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# Appendix 1.

## The Land Inventory

The following pages present a tabular version of the 1999 Open Space Inventory completed for this Plan. The inventory is divided into two sections - the first provides basic information about each area including location, zoning, type of ownership, etc., while the second provides more resource-specific information. Therefore each site is listed twice.

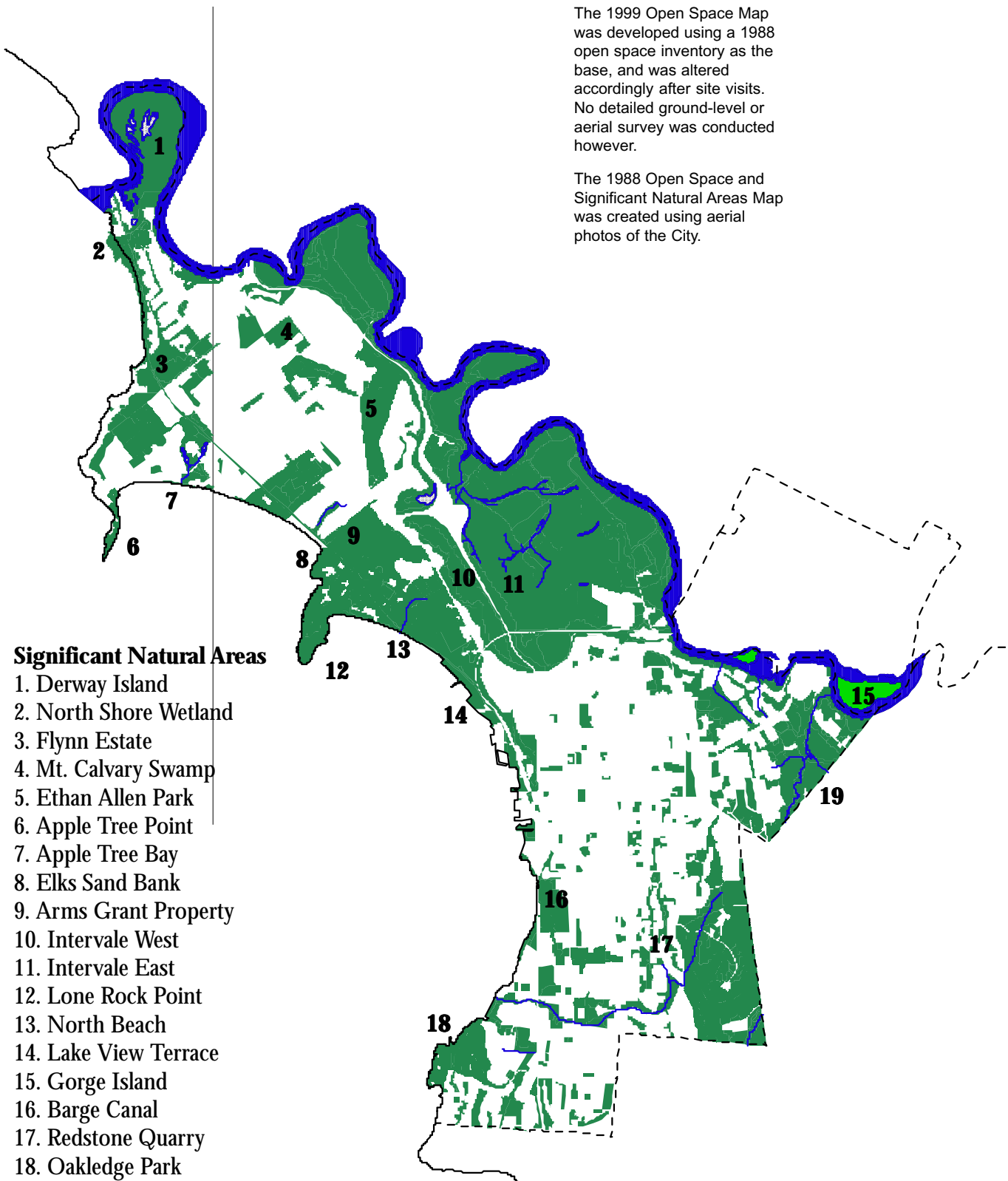
The inventory is largely a collection of previous studies and evaluations of important natural resources in the city. In some cases this information has been revised based on present conditions, but not all.

The Inventory is intended to be an information tool which will require regular updates and revisions to be completely useful. It is not expected to be a complete and comprehensive listing of all sites and resources in the City that possess important values, but a starting point.

# 1999 Open Space Inventory

The 1999 Open Space Map was developed using a 1988 open space inventory as the base, and was altered accordingly after site visits. No detailed ground-level or aerial survey was conducted however.

The 1988 Open Space and Significant Natural Areas Map was created using aerial photos of the City.



## Significant Natural Areas

1. Derway Island
2. North Shore Wetland
3. Flynn Estate
4. Mt. Calvary Swamp
5. Ethan Allen Park
6. Apple Tree Point
7. Apple Tree Bay
8. Elks Sand Bank
9. Arms Grant Property
10. Intervale West
11. Intervale East
12. Lone Rock Point
13. North Beach
14. Lake View Terrace
15. Gorge Island
16. Barge Canal
17. Redstone Quarry
18. Oakledge Park
19. Centennial Woods

**Burlington Open Space Protection Plan: Land Inventory**

NAME OF SITE	SIZE <sup>3</sup> (acres)	LOCATION (WARD #)							ZONING <sup>1</sup>					OWNERSHIP					NOTES
		1	2	3	4	5	6	7	commercial	residential	university campus	RCO	comments	private	public	quasi-public (cons.)	quasi-public (non-cons.)	comments	
127 Woods								⊙	⊙	⊙				⊙					important corridor
Appletree Bay					⊙				⊙					⊙					threatened lakeshore plant sp, important for migratory waterfowl, shore birds
Appletree Point					⊙				⊙					⊙					2 rare plant spp, important for migratory waterfowl, shore birds, song birds
Arms Grant					⊙						⊙				⊙				important forested area; vernal pools; corridor; wildlife and song bird habitat
Baird Park						⊙			⊙						⊙				
Barge Canal						⊙			⊙			zoned for enterprise		⊙		⊙	GE, Blodgett, Davis Dev. Co.		represents one of the few remaining "wild" areas in city core; habitat will improve with time
Blodgett's						⊙			⊙	⊙				⊙					highly significant for shore birds
Burlington Bikeway				⊙	⊙			⊙	⊙	⊙					⊙				
Burlington Country Club							⊙				⊙	⊙		⊙					large open area; important for wildlife and birds
Calahan Park						⊙			⊙						⊙				
Centennial Woods		⊙									⊙			⊙		UVM Natural Area			significant educational value; NA center is seeking expansion
Champlain School						⊙			⊙					⊙					adjacent to Englesby Ravine
Chittenden Green							⊙		⊙					⊙					
City Hall Park				⊙											⊙				
Crescent Road							⊙		⊙					⊙					corridor value
Crest Road Woods						⊙			⊙					⊙					includes Burlington Skate Park



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		1	2	3	4	5	6	7	commercial	residential	university campus	RCO	comments	private	public	quasi-public (cons.)	quasi-public (non-cons.)	comments		
Derway Island								⊙				⊙								significant natural communities and rare plants
Dewey Drive Woods					⊙					⊙										open space
Elks Sand Bank					⊙					⊙										rare plant sp.
Englesby Brook								⊙		⊙										wildlife corridor; water quality
Ethan Allen Park								⊙				⊙						City Park		2 threatened and 2 rare plant spp; significant communities; topography
Fletcher Allen		⊙									⊙									
Flynn Avenue Woods			⊙			⊙			⊙											
Flynn Estate					⊙					⊙					⊙			City/private		one of few natural sandplain forest areas remaining in City; 2 rare plant spp.
Forest Street Woods								⊙		⊙	⊙									corridor value
Gorge Island		⊙										⊙						Gr. Mtn. Power, WVPD		rare plant sp; significant natural communities
Hardy Avenue Corridor					⊙				⊙											corridor value
Intervale East		⊙										⊙								City's most important natural area; many values
Intervale Southwest				⊙						⊙										part of Intervale system
Intervale West								⊙				⊙						⊙	Winooski Valley Park District	rare plant sp; archaeological sites, wetlands

# Burlington Open Space Protection Plan: Land Inventory

NAME OF SITE	ATTRIBUTES <sup>2</sup>																												REFERENCES							
	Natural Values	sust. forest community	important wildlife habitat	shores/wetlands, buffers	geological/soil features	corridors	Natural Heritage Sites	significant topography	research/educational site	floodwater treatment	potential restoration	Working Values	high agr. potential	current agriculture	wooded corridors	working forest	gardened forest	Scenic Values	viewshed	view points	greenways	Recreational & public park	trails	passive rec. value	golf courses	Historical, Cultural, Archaeological Values	archaeological sites	National Register sites		National Register site	Other Urban Open Space Values	access/connectors	streetscape/treebelts	cemeteries	parking/vacant lots	
Derway Island	⊙	⊙	⊙		⊙	⊙		⊙	⊙		⊙											⊙	⊙	⊙											3,4,6	
Dewey Drive Woods																							⊙													6
Elks Sand Bank			⊙		⊙	⊙	⊙											⊙																		2,6,7
Englesby Brook			⊙		⊙		⊙	⊙	⊙							⊙											⊙									4,6
Ethan Allen Park	⊙	⊙			⊙	⊙	⊙	⊙										⊙				⊙	⊙	⊙			⊙								2,3,4,6	
Fletcher Allen															⊙																					5,6
Flynn Avenue Woods									⊙																											
Flynn Estate	⊙				⊙	⊙	⊙	⊙		⊙		⊙										⊙	⊙	⊙											3,4,6	
Forest Street Woods		⊙	⊙	⊙	⊙														⊙				⊙	⊙					⊙						6	
Gorge Island	⊙	⊙	⊙		⊙	⊙		⊙			⊙						⊙					⊙		⊙											3,4,6	
Hardy Avenue Corridor					⊙																															6
Intervale East	⊙	⊙	⊙		⊙	⊙		⊙	⊙	⊙		⊙	⊙	⊙		⊙	⊙	⊙				⊙	⊙	⊙			⊙	⊙			⊙				3,4,5,6	
Intervale Southwest		⊙	⊙				⊙		⊙																											6
Intervale West		⊙	⊙	⊙	⊙	⊙	⊙	⊙										⊙	⊙				⊙	⊙	⊙											2,3,4,6

⊙ Attribute present  
 ⚡ Presence of attribute needs to be checked

**Notes:**

- Zoning districts taken from 1996 Municipal Development Plan.  
 Commercial = CBD, WFC, WFCW, WFCE, WFCN, NC, GC, C, E, WFE  
 Residential = RL, WRL, RM, WRM, RH  
 RCO = RCO, WRC
- See attachment for more detailed attribute category descriptions.
- Size of open spaces to be determined from Burlington GIS

- 1996 Municipal Development Plan
- 1991 Municipal Development Plan
- 1988 Parson's Thompson Study
- 1999 Open Space Maps, Burl. P&Z
- Burlington Parks Department

- 1999 Land•Works consultant team
- 1990 Natural Resource Inventory of Burlington
- 1996 Rock Point
- 1992 Calvary Red Maple Swamp
- 1997 Northshore Wetland
- 1993 Sustainable Forset Communities

**Burlington Open Space Protection Plan: Land Inventory**

NAME OF SITE	SIZE <sup>3</sup> (acres)	LOCATION (WARD #)							ZONING <sup>1</sup>					OWNERSHIP					NOTES	
		1	2	3	4	5	6	7	commercial	residential	university campus	RCO	comments	private	public	quasi-public (cons.)	quasi-public (non-cons.)	comments		
Kingsland Green							⊙		⊙						⊙					
Lakeside Park						⊙			⊙											
Lake View Terrace							⊙		⊙						⊙					endangered plant sp; includes Battery Park
Leddy Park				⊙							⊙			/		City Park				significant wooded area
Lone Rock Point				⊙							⊙			⊙		Episcopal Diocese				several rare plant spp; significant natural communities, important for migratory song birds
Mansfield Avenue		⊙							⊙					⊙						corridor value
Mansfield Avenue Extension		⊙							⊙					⊙						
McCrea Farm							⊙				⊙			⊙		Winooski Valley Park District				agriculture; "wetland"
Mt. Calvary Red Maple Swamp				⊙					⊙					⊙						1 threatened and 2 endangered plant spp.
North Avenue Cemetery							⊙				⊙			⊙						wildlife corridor value; part of larger complex
North Beach				⊙							⊙			⊙		City Park				one of best sand beaches in VT, relict dune is only remaining dune in VT, rare plant sp.
North Gate Road Corridor				⊙					⊙					⊙						corridor value
Northshore Wetland				⊙							⊙			⊙	⊙	Northshore Dev. Co, City of Burlington				2 state threatened plant spp; important geomorphological features



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		1	2	3	4	5	6	7	commercial	residential	university campus	RCO	comments	private	public	quasi-public (cons.)	quasi-public (non-cons.)	comments		
Oakledge Park						⊙			⊙		⊙				⊙	⊙			City Park	2 rare plant spp; important for migratory song birds
Old Landfill			⊙	⊙							⊙				⊙					part of Intervale system
Pomeroy Cemetery		⊙							⊙						⊙					corridor value
Pomeroy Park			⊙						⊙							⊙				
Redstone Quarry						⊙			⊙								⊙	UVM Natural Area		educational and scenic values
Roosevelt Park			⊙						⊙							⊙				
Salmon Hole		⊙							⊙		⊙				⊙					endangered plant sp; important for water birds
Schifilliti Park									⊙							⊙				
Smalley Park						⊙			⊙							⊙				
South Campus		⊙									⊙					⊙				
South Woods						⊙			⊙						⊙					
Southern Connector ROW																				
Stirling Place Woods					⊙				⊙						⊙					open space
Summit Ridge Green									⊙						⊙					
Sunset Cliff					⊙				⊙						⊙					migratory song birds; has old field

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	Natural Values	sust. forest community	important wildlife habitat	shoreslines, wetlands, buffers	geological/soil features	corridors	Natural Heritage Sites	significant topography	research/educational site	floodwater treatment	potential restoration	Working Values	high agr. potential	current agriculture	wooded corridors	working forest	gardened forest	Scenic Values	viewshed	view points		greenways	Recreational & public park	trails	passive rec. value	golf courses	Historical, Cultural, Archaeological Values	archaeological sites	historical/cultural sites	National Register site	Other Urban Open Space Values	access/connectors	streetscape/treebelts	cemeteries	parking/vacant lots			
Oakledge Park	⊙	⊙	⊙	τ		⊙	⊙	⊙										⊙	⊙	⊙		⊙	⊙	⊙		⊙									⊙	3,4,6		
Old Landfill		⊙	⊙				⊙		⊙	⊙																											6	
Pomeroy Cemetery					⊙														⊙				⊙	⊙													6	
Pomeroy Park																							⊙	⊙													5,6	
Redstone Quarry			⊙	⊙			⊙	⊙															⊙	⊙			⊙										1,3,4,6	
Roosevelt Park																								⊙													5	
Salmon Hole		⊙	⊙	τ	⊙	⊙	⊙	⊙										⊙				⊙	⊙	⊙		⊙			⊙								2,4,6,7	
Schifilliti Park																							⊙	⊙													5,6	
Smalley Park																							⊙	⊙													5,6	
South Campus																																						
South Woods					⊙																																6	
Southern Connector ROW																				⊙				⊙													6	
Stirling Place Woods																																					6	
Summit Ridge Green					⊙		⊙												⊙				⊙														6	
Sunset Cliff	⊙	⊙	⊙							⊙									⊙																			6

⊙ Attribute present

τ Presence of attribute needs to be checked

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Urban Reserve								⊙					⊙	waterfront conservation		⊙			State of Vermont	unusual stretch of open land	
UVM Admissions								⊙					⊙			⊙					
UVM Athletics								⊙					⊙			⊙					
UVM Campus		⊙											⊙			⊙					
UVM Green		⊙											⊙			⊙					
UVM Redstone								⊙					⊙			⊙					
Venus Avenue Woods								⊙				⊙				⊙					
VT National Guard Armory								⊙				⊙				⊙					
Waterfront Park				⊙								⊙				⊙					
Western Avenue Area					⊙							⊙				⊙				recreation	
Winooski River		⊙	⊙													⊙	⊙			fisheries; recreation	

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Urban Reserve			⊙	⊙			⊙			⊙									⊙	⊙			⊙																		4,6							
UVM Admissions																⊙																												6				
UVM Athletics																									⊙																				6			
UVM Campus																																												6				
UVM Green																									⊙																				6			
UVM Redstone																																														6		
Venus Avenue Woods																																														6		
VT National Guard Armory																																																
Waterfront Park																																															6	
Western Avenue Area																																																6
Winooski River																																																2,4,6

⊙ Attribute present

⌚ Presence of attribute needs to be checked

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# Appendix 2.

## An Acquisition Process Step-by-Step

The acquisition process, outlined below, establishes a system that the City can employ in identifying priority parcels; receiving authorization to pursue their purchase; and defining and implementing strategies for the negotiation, funding, and management of the property. This process acknowledges throughout, that any decisions regarding which land to acquire, and how, should be grounded in an understanding of:

- The community's goals for land conservation and protection;
- The natural, scenic, cultural, or recreational attributes of the land;
- Projected future use and management of the property;
- The projected cost of acquisition and/or management;
- Applicable protection and funding options;
- The potential for cooperative partnerships to further program goals.

### **Step 1: Prioritize Sites for Acquisition**

**Community Goals:** This Plan provides three important tools in prioritizing properties for acquisition. The *Geography of Open Space* (Chapter 4.2) identifies the major landforms, natural features, and community development patterns of significance to the open space protection needs of the City. It also defines a citywide vision for open space protection.

The *Open Space Inventory* (Chapter 4.3) identifies many of the City's remaining undeveloped lands, together with an overview of their natural, cultural, and recreational attributes. The Inventory will require regular updating if it is to remain accurate and useful.

Finally, citizen input gathered in open neighborhood meetings, formal and informal surveys, and public hearings reveals the public's strong interest in seeing important City lands protected, and their views on the relative importance of particular areas to natural and recreation needs city-wide. The public's attitudes and priorities for open space protection should be consulted on a regular basis in the future.

With the help of these tools, the Conservation Board can develop a rating system that provides a clear and objective system for evaluating lands for possible public acquisition. In addition to lands identified by the Conservation Board, landowners and interested citizens should be encouraged to offer their suggestions to the Board. As it finalizes its ranking system, the Board may decide to assign numerical rankings, or simply establish a review checklist of significant issues. While only one or two properties might be pursued for acquisition at any one time, it is advisable for the Board to work from a list of up to 5-10 priority sites. The City's Board of Finance should be kept advised of the Conservation Board's work plan on a regular basis.

Initial ranking of the properties require the following three steps.

**a) Site Visit:** To verify the site's natural, recreational, or cultural attributes and inform management decisions, a site visit by appropriate staff and/or volunteers should be done for each potential acquisition. A report or checklist should be developed by the Conservation Board to record the findings of each site visit.

**b) Assess Relative Importance:** Many issues contribute to the relative importance of a property. The priority for protection begins with the presence and quality of natural, scenic, cultural, or recreational resources and functions on the site. Sometimes, an evaluation will identify a site with such superlative

attributes that it is a clear priority for protection. More often, however, one site may have outstanding views, but little in the way of natural amenities, or be a very sensitive natural site with little or no recreational value. To decide between otherwise dissimilar, but highly valuable sites, the City will need to consider a wide range of factors in order to determine relative importance.

What is the quality of the resource(s) present?

Is it contiguous to existing open space?

Is it in a neighborhood with relatively little open space?

How important is it to surrounding neighborhood as open space?

What would be the impact to the surrounding area if the site were to be developed?

How big is the site/parcel?

**c) Assessment of Threat, Potential Cost, & Availability:** Finally, the City must try to determine the level of threat present to the resources on the site, and its potential availability. Obviously very sensitive resources that are under an imminent threat are of a higher priority. But if an owner is unwilling to sell, or wants an exorbitant price, other options may have to be considered. These and other relevant issues should be included in the review process. Once a priority list is established, the principal goals and purpose of each proposed acquisition should be clearly identified.

## **Step 2: Project Design**

As a property is identified for potential acquisition, a detailed plan or strategy must be developed in order to articulate the public interests in the property, propose likely uses and stewardship responsibilities, identify the most appropriate method of acquisition, and identify likely funding sources and project partners. At this point, the Conservation Board will need to consult with the Department of Parks & Recreation - particularly if the property is to be owned and managed by the City. The prioritization process outlined above will help to identify the public values and likely uses of any given site.

Among the many issues to be considered and addressed, include:

- The capacity of the City to advance the project in a timely manner and/or the need to enter into strategic partnerships with outside groups;
- The lead entity or team responsible for negotiating the acquisition process.
- A preliminary outline of future use and management.
- The most appropriate acquisition method;
- The estimated cost of acquisition and long-term stewardship;
- The most appropriate funding source(s) and strategy for obtaining them;
- The lead entity or team responsible for long-term monitoring and/or stewardship.

**Step 3: Present Recommendations to City Council**

Once the Conservation Board has identified and prepared an acquisition plan for one or more properties, the next step is to present the Board's findings to the Mayor and City Council, and request authorization to act. Due to the need to preserve confidentiality concerning transactions and negotiations, this presentation must be made to the Council in Executive Session. Conservation projects where the City will not hold any specific interests in land do not require City Council approval. However, the Mayor and the City Council should be kept apprised of acquisition efforts where the Conservation Board is involved.

The Conservation Board presentation should include a summary of the decision-making process leading to the selection of the recommended acquisition priorities, including the principle purpose of each proposed acquisition, anticipated funding sources, acquisition strategy, potential partnerships, and future uses.

If the Council is satisfied that the priorities, goals and strategy outlines are well supported, its preliminary vote to proceed will authorize the Conservation Board to work with the City Attorney's office and project partners to secure preliminary agreements/contracts with the landowners and/or a partner organization to acquire the approved properties.

Once a contract is in place, the Conservation Board will return to the Council for final approval of the acquisition, and, if local funding is needed, to appropriate funds towards the purchase.

**Step 4: Negotiate Agreement to Purchase/ Perform Due Diligence**

Once the project design is in place, authorization to proceed is obtained, and it is clear who will be negotiating with the landowner, the negotiation process begins. Negotiations can be protracted, or go very quickly, depending on the circumstances. Often they will require many iterations and consultation between the parties. The objective is usually a signed, written agreement, which will entitle the City, or other project partner, to purchase the property at a price and on terms that are achievable and agreeable to both the buyer and seller. A common condition of such an agreement involves the performance of various legal and physical inspections of the property, known as "due diligence."

**Step 5: Request Final Approvals - Secure Final Funding**

Once a Purchase and Sale agreement is in place, the Conservation Board will return to the City Council for final approval of the acquisition under the terms of the negotiated agreement, as well as approval of any local funding necessary to complete the project. By this time, all sources of funding should be specifically identified if not yet secured. This is the final City approval step unless the terms or fund-raising status of the project changes unexpectedly, in which case the Board would likely have to return to the Council before closing.

**Step 6: Close and Convey Property  
Responsibility to Management Entity**

If steps 1 through 6 have been done well, step 7 should be routine. Final details are worked out in the legal paperwork and the interest in the property is conveyed to the buyer. At this point, the management of the property also transfers to the buyer or its management partner or contractor. Management agreements, baseline reports and monitoring schedules for easements would also be developed.

**Step 7: Complete/Update Stewardship  
Plan. Implement & monitor regularly.**

It is often impossible to fully understand or predict the uses that any property will be put to prior to owning it. Once a piece of property has been purchased by the City, a more thorough *Stewardship and Management Plan* must be prepared – even if it is for an interim period or for property that is not intended for “active use.” Furthermore, management is an ongoing enterprise. It is important to monitor or inspect the property regularly, to put a management plan in place, and to periodically update the plan as circumstances dictate and resources allow.

**Step 8: Annual Reporting**

Once a year, the Conservation Board should prepare a report to the Council and the community detailing the program’s initiatives, successes, and challenges, including a list of properties acquired under the program to date, and any issues related to the management of properties acquired through the program or under the oversight of the Conservation Board.