



## Travis County Commissioners Court Agenda Request

**Meeting Date:** April 10, 2012

**Prepared By:** Wendy Scaperotta Phone #: 854-7655

**Division Director/Manager:** Randy Nicholson, Comprehensive Planning Manager

**Department Head/Title:** Steven M. Manilla, P.E., County Executive-TNR

**Sponsoring Court Member:** County Judge Samuel T. Biscoe

### **AGENDA LANGUAGE:**

Consider and take appropriate action on the following requests:

- A) Discuss the Land Conservation Program Guidelines and Conservation Easement Program Application;
- B) Discuss the resolution to conserve natural and cultural resources in Travis County; and
- C) Approve the setting of a public hearing on Tuesday, April 24, 2012 to receive comments regarding the proposed Land Conservation Program Guidelines, Conservation Easement Program Application, and Resolution to Conserve Natural and Cultural Resources in Travis County.

### **BACKGROUND/SUMMARY OF REQUEST:**

A) Travis County has initiated a program to conserve land through conservation easement agreements with willing land owners. The first phase of the program will be implemented with \$8.3 million of bond funds voters approved for this purpose in 2011. After reviewing project evaluation guidelines used by the public sector throughout the country and close to home (see Exhibit D: Hays County Guidelines for Project Evaluation), staff prepared Land Conservation Program Guidelines for implementing the program fairly and cost effectively. A first draft of these guidelines was presented to the court on November 29, 2011. At that session, court directed staff to A) Assign points to the project selection criteria, B) Define better the type of limited access the county values, and C) Prepare an application form. Staff has completed this work and is presenting it to the court for discussion.

B) The Resolution to Conserve Natural and Cultural Resources in Travis County delineates the county's commitment to promoting the conservation of natural and cultural resources in Travis County. By adopting such a resolution, the county helps landowners qualify their conservation easement contribution as a tax deductible charitable contribution according to the Federal Tax Code which requires that the gift serve a conservation purpose pursuant to a clearly delineated federal, state or local government conservation policy.

C) Staff requests holding a hearing on the Land Conservation Program Guidelines, Conservation Easement Program Application, and Resolution to Conserve Natural

and Cultural Resources in Travis County to receive comments on the respective documents prior to asking the court to adopt. Copies of these documents will be emailed to individuals who have specifically expressed interest in the conservation easement program and/or who have attended public meetings held for the 2011 bond program and posted on TNR's home page at <http://www.traviscountytx.gov/tnr/default.asp>. In addition to speaking at the public hearing, people may email comments to [conservationeasement@co.travis.tx.us](mailto:conservationeasement@co.travis.tx.us) or mail comments to Conservation Easements, Travis County TNR, Wendy Scaperotta, P.O. Box 1748, Austin, TX, 78767. Emailed and mailed comments must be submitted to the county by April 24, 2012, the day of the Public Hearing.

**STAFF RECOMMENDATIONS:**

Staff recommends setting a public hearing for April 24, 2012 to receive comments on the Land Conservation Program Guidelines, Conservation Easement Program Application, and Resolution to Conserve Natural and Cultural Resources in Travis County.

**ISSUES AND OPPORTUNITIES:**

None

**FISCAL IMPACT AND SOURCE OF FUNDING:**

None

**EXHIBITS/ATTACHMENTS:**

- Exhibit A: Land Conservation Program Guidelines
- Exhibit B: Conservation Easement Program Application
- Exhibit C: Resolution to Conserve Natural and Cultural Resources in Travis County
- Exhibit D: Hays County Guidelines for Project Evaluation

**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

**CC:**

Jon White	NREQ Division Mgr	TNR	854-7212
Charles Bergh	Parks Division Mgr	TNR	854-4603
Rose Farmer	NREQ Program Mgr	TNR	854-7214
Tom Nuckols	County Attorney	TNR	854-9415

# Exhibit A: Land Conservation Program Guidelines

## Travis County Land Conservation Program Guidelines (Draft 3-23-12)

### Public Benefits of Conservation Easements

Travis County initiated its Land Conservation Program (conservation program) because of the public benefits derived from acquiring development rights from willing land owners through gifts or purchase of conservation easements. As stated in the order calling for 2011 bond election, BOND PROPOSITION 2, conservation easements "...retain or protect natural, scenic, or open-space values of real property...or assure its availability for agricultural, recreational, or open-space use, protect natural resources, maintain or enhance air or water quality, or conserve water quantity or quality". More specifically, conservation easements can provide the following public benefits:

- Protect our water resources and drinking water supply;
- Mitigate storm water damage by reducing the intensity of runoff entering waterways;
- Preserve working farms and ranches, particularly prime agricultural lands;
- Protect natural areas and wildlife habitat;
- Preserve rural character, cultural resources, and scenic views;
- Protect critical environmental features such as bluffs, canyon rim rock, sinkholes, and springs;
- Protect woodlands, native prairies, grasslands, and riparian areas;
- Buffer different land uses;
- Promote more efficient use of infrastructure dollars;
- Protect land more cost effectively than fee simple acquisition of properties;
- Keep property on the tax rolls (County-owned properties are not taxed);
- Enhance desirability of properties adjacent to conserved land; and
- Leverage Travis County's investments in the transactions through matching contributions from other public and private entities.

The County will work to secure these benefits for the citizens of Travis County by encouraging landowners to donate or sell conservation easements that provide these benefits to Travis County or to qualified non-profit land conservation organizations working in Travis County.

### Purpose

The purpose of these guidelines is to set the parameters of the land conservation program, to define the respective roles of Travis County and partnering entities, and to identify criteria for selecting projects for county funding. These guidelines are also intended to encourage and facilitate the donation of easements that provide the public benefits identified in these guidelines.

## **Program Administration**

The conservation program is administered by Travis County Natural Resources and Environmental Quality (NREQ). Applications will be reviewed and ranked by a panel of NREQ, Development Services, Parks, and Planning staff for recommendation to the Travis County Commissioners Court for receipt of county contributions. Projects must score a minimum of 70 points out of possible 100 to be considered for county participation. Calls for applications will be made quarterly.

## **Protection of Travis County Investments**

Conservation easements shall protect the County's interest in real estate and soundness of the public's investment.

Conservation easements shall define conservation values to be protected and shall state clearly how the terms of the easements will be administered and enforced.

## **Project Threshold Criteria**

The following threshold criteria will be used to determine whether an application meets the minimum requirements of the conservation program:

**Criteria 1: Does the candidate project have an identifiable benefit for Travis County?**

**Criteria 2: Is the conservation easement perpetual?**

**Criteria 3: Will Travis County hold, co-hold, or hold the contingent rights<sup>1</sup> of the conservation easement? If the County does not hold the easement, is the holder or co-holder a qualified organization?**

The criteria for determining whether an organization meets Travis County's "qualified organization" standards can include but are not limited to the following:

- Is it a 501(c)(3) land trust? Is some, or part, of its mission to protect the conservation values of land in perpetuity?
- If the organization is not a 501 (c)(3) land trust, is it a governmental agency?
- Does it hold any conservation easements in Texas? If not, does the organization own land that is managed for conservation purposes to protect its natural, recreational, scenic, historic, or agricultural value?

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<sup>1</sup>A "holder" is the person or entity primarily responsible for overseeing the landowner's compliance with the terms of the conservation easement and enforcing those terms if necessary. A "contingent rights holder" is a person or entity that steps in to oversee or enforce compliance with the terms of the conservation easement only when the holder is either unable or unwilling to do so. The County prefers to be a "contingent rights holder" but will consider holding or co-holding a conservation easement on a case-by-case basis, for example, in the case where the proposed conservation project is adjacent to a Travis County park or BCP property.

- Is it accredited, or is it planning to apply for accreditation? If not, has it adopted the Land Trust Alliance's Standards and Practices?
- Does it demonstrate the capability for easement monitoring and stewardship with good policies and procedures and/or dedicated staff?

**Criteria 4: Is the land owner or partnering entity willing to pay the cost of the appraisal and other transaction costs?** (Prior to closing, Travis County may require an appraisal. This appraisal will be done by an appraiser accepted by Travis County using accepted appraisal standards to determine the value of the conservation easement).

## **Project Selection Criteria**

### **1: Purpose (0-10 points)**

Projects that serve multiple conservation purposes are prioritized over land that does not. Valued purposes include but are not limited to the following:

- Protects water resources
- Protects working farms and ranches
- Protects prime agricultural lands
- Protects natural areas and wildlife habitat
- Protects cultural resources
- Protects rural character and scenic landscapes (as viewed from public places)
- Protects critical environmental features such as bluffs, canyon rim rock, sinkholes, and springs
- Protects woodlands, native prairies, grasslands, wetlands, and riparian areas

### **2: Consistency with Planning Priorities (0-15 points)**

Projects that fulfill priorities set in Travis County plans and policies or plans and policies by other entities are prioritized over projects that do not. Such plans are as follows:

- *Travis County Parks and Natural Areas Master Plan*
- *Travis County Conservation Development Ordinance*
- *Colorado River Corridor Plan* (to be completed)
- *Travis County Comprehensive Plan 2035* (to be completed)
- *SOUTHWEST TRAVIS COUNTY GROWTH DIALOG, Advisory Panel Final Report*
- Other Travis County adopted plans and policies (to be specified as developed)
- The Trust for Public Land's *The Travis County Greenprint for Growth*
- City of Austin's *Imagine Austin Preferred Growth Scenario*
- *CAMPO 2035 Regional Transportation Plan* (e.g., Environmental Justice Area)
- Other non-Travis County plans and policies (to be specified as developed)

### **3: Limited Access (0-15 points)**

Projects that provide greater access for educational, scientific, and education of the general populace purposes and are perpetual are prioritized over projects that provide less access and/or are not perpetual. The target audience, frequency of scheduled events, number of people to be accommodated, and consistency with county investment will be considered. The

County particularly values projects that provide access to the general population, youth, at-risk youth, and other populations that have limited opportunities to visit farms, ranches, and natural areas.

**4: Cost Effectiveness (0-20 points)**

Projects that are a more cost effective use of County dollars are prioritized over projects that are less so. Cost effective strategies include but are not limited to the following:

- Bargain sales
- Donations
- Financial participation by others

**5: Site Characteristics (0-20 points)**

Projects that have the following site characteristics are prioritized over projects that do not:

- Meets the minimum size requirement of partnering land trust or governmental agency
- Buffers park land
- Buffers endangered species habitat
- Extends boundary of conserved areas and/or connects to other conserved areas
- Beneficially buffers different land uses
- Is part of a clearly-defined, larger conservation project

**6: Uniqueness (0-10 points)**

Projects that have unique natural or cultural value are prioritized over those that do not.

**7: Development Threat (0-10 points)**

Projects that are more threatened by development if not conserved are prioritized over projects that are less threatened by development.

**SUMMARY OF PROJECT SELECTION CRITERIA SCORES**

Criteria 1: Purpose	0 – 10 points
Criteria 2: Consistency with Planning Priorities	0 – 15 points
Criteria 3: Controlled Public Access	0 – 15 points
Criteria 4: Cost Effectiveness	0 – 20 points
Criteria 5: Site Characteristics	0 – 20 points
Criteria 6: Uniqueness	0 – 10 points
Criteria 7: Development Threat	<u>0 – 10 points</u>
	0 – 100 points

At its discretion, the review panel may award a maximum of 5 bonus points to projects that provide benefits – such as ecological restoration work – that are not addressed in the above scoring criteria

# Exhibit B: Conservation Easement Program Application



## Step 1 - Conservation Easement Program Application

Application No. \_\_\_\_\_

### Procedural Note:

The County will send you written confirmation of its receipt of your application within one week after the conservation easement applications are due. County staff will then review your application to determine whether it meets all of the Conservation Easement Threshold Criteria in the *Travis County Land Conservation Program Guidelines*. If staff determines that your application meets all of the Conservation Easement Threshold Criteria, you will be asked to submit a Step 2 Application for further staff review. After staff members complete the review of all Step 2 Applications, staff will make a recommendation to the Travis County Commissioners Court as to whether to begin negotiations on any of the proposals. Whether chosen or not, you will be notified of the status of your application as soon as that decision has been made. Notwithstanding any provision to the contrary, the Travis County Commissioners Court has complete discretion as to whether to approve a conservation easement project on behalf of the County. (Please note that all information you submit is subject to the Public Information Act).

### I. APPLICANT/PROJECT INFORMATION

**Applicant Name:** \_\_\_\_\_

Individual or Organization: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**Contact Person:** \_\_\_\_\_ **Contact Title:** \_\_\_\_\_

Daytime Phone # (\_\_\_\_) \_\_\_\_ - \_\_\_\_ Fax # (\_\_\_\_) \_\_\_\_ - \_\_\_\_

Email: \_\_\_\_\_

**Property Owner(s):** \_\_\_\_\_

(As listed on deed - If multiple owners, attach a sheet listing the name, mailing address, and percent ownership interest of each owner.)

**Contact Name:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Daytime Phone # (\_\_\_\_) \_\_\_\_ - \_\_\_\_ Fax # (\_\_\_\_) \_\_\_\_ - \_\_\_\_

Email: \_\_\_\_\_

**Property Name:** \_\_\_\_\_

**Street Address or Location:** \_\_\_\_\_

### Legal Description:

Subdivision \_\_\_\_\_ Lot(s) \_\_\_\_\_

Block \_\_\_\_\_ Phase \_\_\_\_\_ Section \_\_\_\_\_

Acres \_\_\_\_\_ Out of \_\_\_\_\_ Survey # \_\_\_\_\_

**Tax Parcel ID #(s)** \_\_\_\_\_

**Acquisition Costs:**

What is the approximate value of the proposed conservation easement? \$ \_\_\_\_\_

How much is Travis County being requested to contribute? \$ \_\_\_\_\_

How much are other partners contributing?

Name/Contribution of Partner 1: \_\_\_\_\_ \$ \_\_\_\_\_

Name/Contribution of Partner 2: \_\_\_\_\_ \$ \_\_\_\_\_

Name/Contribution of Partner 3: \_\_\_\_\_ \$ \_\_\_\_\_

Name/Contribution of Partner 4: \_\_\_\_\_ \$ \_\_\_\_\_

If your proposal includes other contributions as part of this project, describe the source and amount of those contributions:

\_\_\_\_\_  
\_\_\_\_\_

**Describe any mortgages or liens on the property.** (Lenders will need to subordinate the mortgage, making it subject to the conservation easement prior to closing).

\_\_\_\_\_  
\_\_\_\_\_

**II. THRESHOLD CRITERIA INFORMATION**

**1. Briefly describe site characteristics and how the conservation easement benefits Travis**

**County:** (attach additional pages if needed)

a) Site characteristics (including existing land use and ecological and cultural features): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b) Benefits to Travis County: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. Will the proposed conservation easement be perpetual?** (Proposals will not be considered if they do not provide for perpetual conservation) **Yes No**

**3. Who will hold the conservation easement and what are the qualifications of the holder ?**

**Describe the capabilities of each holder to hold, manage, and enforce conservation easements.** \_\_\_\_



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**4. If Travis County agrees to participate in this conservation easement project, is the property owner or partnering entity willing to pay transactional costs for:**

a) Appraisal? Yes   No  
(Prior to closing, an appraisal will be done by an appraiser acceptable to Travis County using accepted appraisal standards to determine the value of the conservation easement).

b) Baseline Document Report? Yes   No

c) Other transaction costs such as Phase One Environmental Site Assessment, Survey, etc.  
Yes   No

d) If you answered "No" to any of the items listed above, describe other contributions you are willing to make to offset the cost to the county for this project: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**III. ADDITIONAL INFORMATION**

**Attach to this application:**

- A recent Travis Central Appraisal District Map with the subject parcels highlighted
- Any aerial map showing location, boundaries, land uses, structures and adjacent properties.
- Any diagram showing features of the property such as buildings, agricultural areas, creeks or rivers, springs, cultural sites, etc.
- Any photographs of unique natural, agricultural or cultural features of the property.

**Additional comments:**

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I certify that all statements on this application and all information attached to it are true and correct to the best of my knowledge.

\_\_\_\_\_  
**SIGNATURE (Person Responsible for Submitting Application)**

\_\_\_\_\_  
**DATE Signed**

\_\_\_\_\_  
**PRINTED NAME of Person Signing**

\_\_\_\_\_  
**Owner or Organization**

**Submit application to:**  
**Rose Farmer**  
**Travis County Conservation Easement Program**  
**Travis County –TNR**  
**PO Box 1748**  
**Austin, Texas 78767**

**Office: (512) 854-7214**  
**Fax: (512) 854-6474**  
**Email: [rose.farmer@co.travis.tx.us](mailto:rose.farmer@co.travis.tx.us)**

FOR OFFICE USE	
Date Received: _____	Staff initials: _____ Application complete? _____
Additional information needed: _____	
Comments: _____	
_____	
_____	
_____	

## ***Step 2 - Conservation Easement Application***

**Procedural Note:** If County staff has determined that the project proposed in your Step 1 Conservation Easement Application meets all of the Conservation Easement Threshold Criteria set forth in in the *Travis County Land Conservation Program Guidelines*, you will be asked to complete this Step 2 Application so that County staff can further evaluate your proposal. In addition to the information specifically requested in the Step 2 Application, you may submit any additional information that you think would be relevant to County staff's evaluation of your proposal. After staff members complete the review of all Step 2 Applications, staff will make a recommendation to the Travis County Commissioners Court as to whether to begin negotiations on any of the proposed projects. Scoring point information is provided here for information purposes only. Scoring will be completed by staff according to the criteria points listed here. Whether chosen or not, you will be notified of the status of your application as soon as that decision has been made. Notwithstanding any provision to the contrary, the Travis County Commissioners Court has complete discretion as to whether to approve a conservation easement project on behalf of the County. (Please note that all information you provide is subject to the Public Information Act).

### **A. Partnerships**

**Describe any proposed or anticipated easement partnerships for cost sharing and/or land management. Describe the capabilities of each partner to hold, manage, and enforce conservation easements. Describe any existing conservation easements with which each partner is involved. Discuss the general terms of any existing or proposed conservation easement documents.**

### **B. The Seven Evaluation Criteria**

#### **1: Describe the conservation purposes that the conservation easement will serve:**

(0-10 points)

Projects that serve multiple conservation purposes will be prioritized over projects that do not. Conservation purposes include but are not limited to the following:

- Protects water resources
- Protects working farms and ranches
- Protects prime agricultural lands
- Protects natural areas and wildlife habitat
- Protects cultural resources
- Protects rural character and scenic landscapes (as viewed from public places)
- Protects critical environmental features such as bluffs, canyon rim rock, sinkholes, and springs
- Protects woodlands, native prairies, grasslands, wetlands, and riparian areas

#### **2: Describe how the proposal is consistent with the County's planning priorities:**

(0-15 points)

Projects that fulfill priorities set forth the plans and policies listed below will be prioritized over projects that do not.

Such plans are as follows:

- *Travis County Parks and Natural Areas Master Plan*
- *Travis County Conservation Development Ordinance*
- *Colorado River Corridor Plan* (to be completed)
- *Travis County Comprehensive Plan 2035* (to be completed)

- *SOUTHWEST TRAVIS COUNTY GROWTH DIALOG, Advisory Panel Final Report*
- Other Travis County adopted plans and policies (to be specified as developed)
- Other non-Travis County plans and policies (to be specified as developed)
- The Trust for Public Land's *The Travis County Greenprint for Growth*
- City of Austin's *Imagine Austin Preferred Growth Scenario*
- *CAMPO 2035 Regional Transportation Plan* (e.g., Environmental Justice Area)

**3: Describe how the proposal allows for controlled public access where compatible: (0-15 points)**

Projects that provide greater public access for educational and recreational purposes will be prioritized over projects that provide less. The target audience, frequency of scheduled events, and number of people to be accommodated will be considered. The County particularly values projects that provide access to the general population as well as youth, including at-risk youth, and other populations that have limited opportunities to visit farms, ranches, and natural areas.

**4: Describe how the proposal is cost effective for the County: (0-20 points)**

Projects that are a more cost effective use of County dollars will be prioritized over projects that are less so. Cost effective strategies include but are not limited to the following:

- Bargain sales
- Donations
- Financial participation by others

**5: Describe the desirable site characteristics of the property: (0-20 points)**

Projects that have the following desirable site characteristics will be prioritized over projects that do not:

- Meets the minimum size requirement of partnering land trust or governmental agency
- Buffers park land
- Buffers endangered species habitat
- Extends boundary of conserved areas
- Buffers different land uses
- Is part of a clearly-defined, larger conservation project

**6: Describe the unique natural or cultural values of the property: (0-10 points)**

Projects that have unique natural or cultural value will be prioritized over those that do not.

**7: Describe how the property is threatened by development: (0-10 points)**

Projects that are more threatened by development if not conserved will be prioritized over projects that are less threatened by development.

**Bonus Points may be added for a pledge of future habitat enhancement projects:**

(0-5 points)

Describe any planned restoration projects such as planting/management of native tall grass prairie, vegetation restoration project along a creek, erosion restoration projects, etc.

## **Exhibit C: Resolution to Conserve Natural Resources**

### **RESOLUTION SUPPORTING CONSERVATION OF NATURAL AND CULTURAL RESOURCES IN TRAVIS COUNTY**

WHEREAS, Travis County has a wealth of natural and cultural resources including its lakes, rivers, creeks, springs, and seeps; working farms and ranches; historic places and structures; rural landscapes and scenic views; canyons, bluffs, and rolling hills; woodlands, prairies, grasslands, wetlands, and riparian areas; and wildlife habitat; and

WHEREAS, the quality of the water and the lands in Travis County is an integral part of the quality of life enjoyed by Travis County residents and enhances the attractiveness of the County for business investments; and

WHEREAS, the population of Travis County is forecasted to increase by 51% to approximately 1.5 million people by 2035; and

BE IT SO ORDERED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

By: \_\_\_\_\_  
Samuel T. Biscoe, County Judge

\_\_\_\_\_  
Ron Davis, Commissioner  
Precinct One

\_\_\_\_\_  
Sarah Eckhardt, Commissioner  
Precinct Two

\_\_\_\_\_  
Karen Huber, Commissioner  
Precinct Three

\_\_\_\_\_  
Margaret Gómez, Commissioner  
Precinct Four

# Exhibit D: Hays County Guidelines for Project Evaluation

## Hays County Parks and Recreation Criteria Guidelines for Project Evaluation

1. Recipient will provide matching funds for the project:
  - (a). Matching funds equal to or greater than 3 to 1 ratio: \_\_\_\_\_ (5 pts.)
  - (b). Matching funds equal to or greater than 2 to 1 ratio: \_\_\_\_\_ (4 pts.)
  - (c). Matching funds equal to or greater than 1.5 to 1 ratio: \_\_\_\_\_ (3 pts.)
  - (d). Matching funds equal to or greater than 1:1 ratio: \_\_\_\_\_ (2 pts.)
  - (e). Matching funds equal to or greater than 0.5:1 ratio: \_\_\_\_\_ (1 pt.)
  
2. Project is a priority in an approved Parks and Open Space Master Plan:
  - (a). Project includes High Priority facilities listed in the current Hays County Parks and Open Space Master Plan; \_\_\_\_\_ (10 pts.)
  - (b). Project includes Moderate Priority facilities listed in the current Hays County Parks and Open Space Master Plan; \_\_\_\_\_ (5 pts.)
  - (c). Project includes Low Priority facilities listed in the current Hays County Parks and Open Space Master Plan; \_\_\_\_\_ (2 pts.)
  - (d). or Project includes High Priority facilities or projects from a locally adopted Parks and Open Space Master Plan, if within that jurisdiction. \_\_\_\_\_ (5 pts.)
  
3. Recipient can demonstrate the ability to complete the proposed land acquisition and improvements within three years or sooner: \_\_\_\_\_ (up to 7 pts.)
  
4. Recipient can demonstrate the ability for the continued operation and maintenance of the property and/or improvements: \_\_\_\_\_ (up to 10 pts.)
  
5. Site will be open for general public use during normal hours of operation. \_\_\_\_\_ (up to 10 pts.)
  
6. Recipient can demonstrate that a variety of users will be accommodated by the project facilities, for example:
  - (a). Accommodates various age groups;
  - (b). Provides for culturally diverse users;
  - (c). Opportunities for low income citizens.\_\_\_\_\_ (up to 10 pts.)
  
7. Project will provide for environmentally responsible development, for example:
  - (a). Use of native plants
  - (b). Limits impervious cover
  - (c). Incorporates current landscape
  - (d). Controls invasive non-native plants
  - (e). Employs water conservation methods\_\_\_\_\_ (up to 10 pts.)

8. Project provides for the re-use or renovation of existing facilities.  
\_\_\_\_\_ (up to 10 pts.)
9. Project creates new recreational opportunities in the jurisdiction or intended service area or meets a demonstrated need for additional services.  
\_\_\_\_\_ (up to 15 pts.)
10. Project provides accommodation to those with mobility or other impairments.  
\_\_\_\_\_ (up to 5 pts.)
11. Project does not create need for additional off-site infrastructure, such as roadway enhancements or lengthy utility extensions, to adequately service the needs of the facility.  
\_\_\_\_\_ (up to 5 pts.)