

MASTER PLAN FOR THE FUTURE OPEN SPACE SYSTEM

“AT-RISK” OPEN SPACE – GENERAL AREAS FOR PRESERVATION

The previous chapter identified and mapped the open lands with desirable characteristics for protection. If we eliminate from this category the lands that have *high* and *moderate-to-high* degrees of protection, we are left with the desirable land that *does not have* existing protection. This land is “at risk” (from an Open Space perspective) and is shown on the *Open Space Opportunities* map.



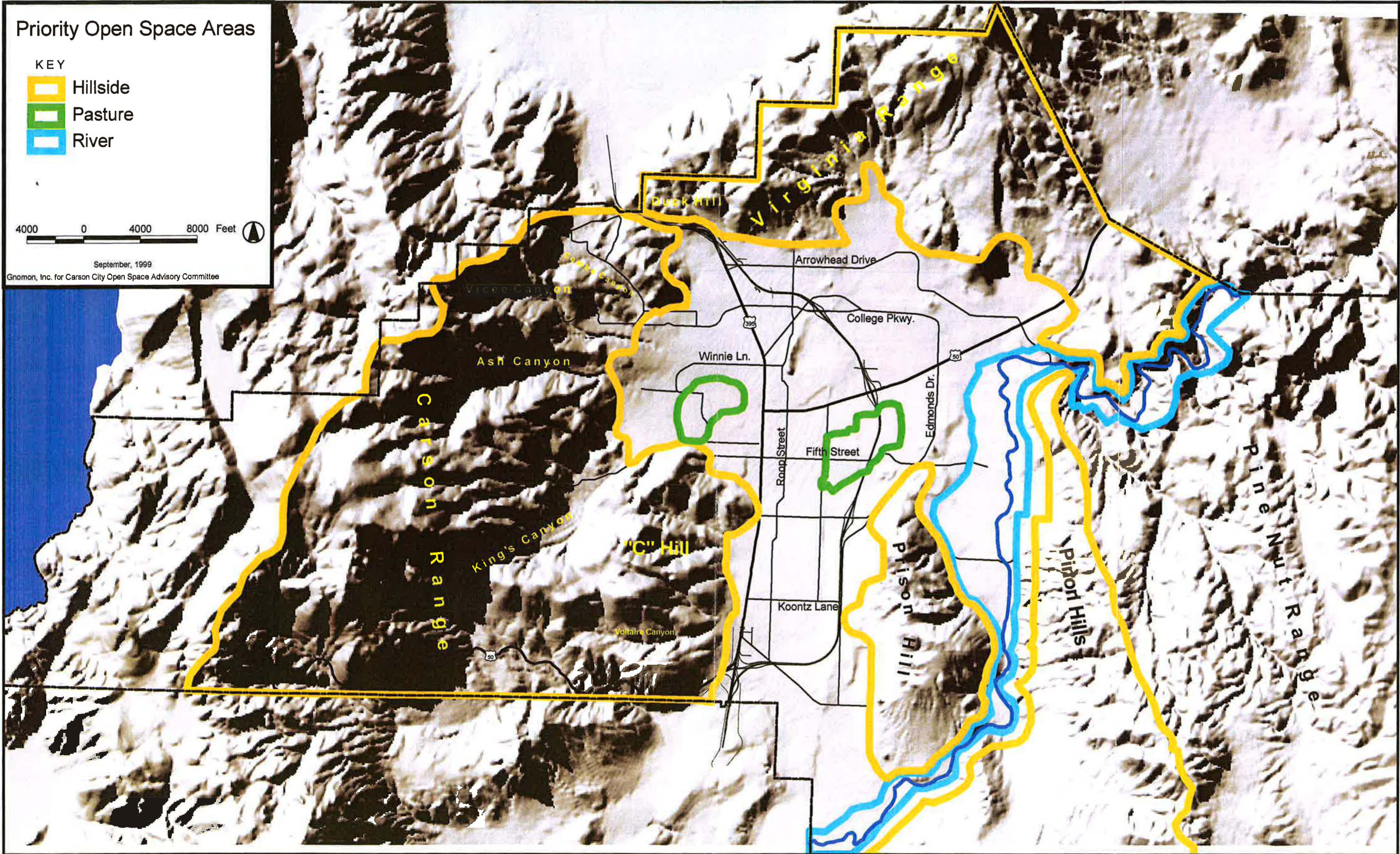
Figure 10: We can not assume that all of the visible hillsides are already protected from development

CRITERIA FOR OPEN SPACE PRESERVATION

Within the general areas identified in the Open Space Opportunities Map, there are many individual parcels to choose from. Furthermore, throughout the life of the Open Space program many other parcels will be recommended or offered for inclusion. Rational decision-making is greatly aided by a consistent evaluation/prioritizing process.

The evaluation and prioritizing of sites is fundamentally subjective. To make this process somewhat more rigorous and replicable, a set of criteria can be used, which are outlined below. The criteria are divided into two categories: A) the physical characteristics of the land, and B) Prioritizing factors or relative to its acquisition and value to the overall system.

These criteria (also see the Open Space Evaluation Form in the Appendix), are intended to provide a general framework for evaluation and consistent discussion of the merits and potential of each parcel.



Priority Open Space Areas

- KEY
- Hillside
 - Pasture
 - River



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Carson Range

King's Canyon

Ash Canyon

"C" Hill

Voltaire Canyon

Pipe Rock Hill

Virginia Range

Arrowhead Drive

College Pkwy.

Winnie Ln.

Ramp Street

Fifth Street

Edmonds Dr.

Koontz Lane

Plisnon Hill

Pipon Hills

Pine Nut Range

Open Space Opportunities

KEY

- Undeveloped Land with Desirable Open Space Attributes
 - Developable Land In Desirable Areas
 - BLM Recreation & Public Purpose Lands
 - Undeveloped Federal and State Lands

- Existing Protected Open Space
 - BLM Urban Interface Open Space

- Other Protected Open Areas
 - City Parks
 - Schools
 - Private Recreation (variable protection)

Priority Open Space Areas

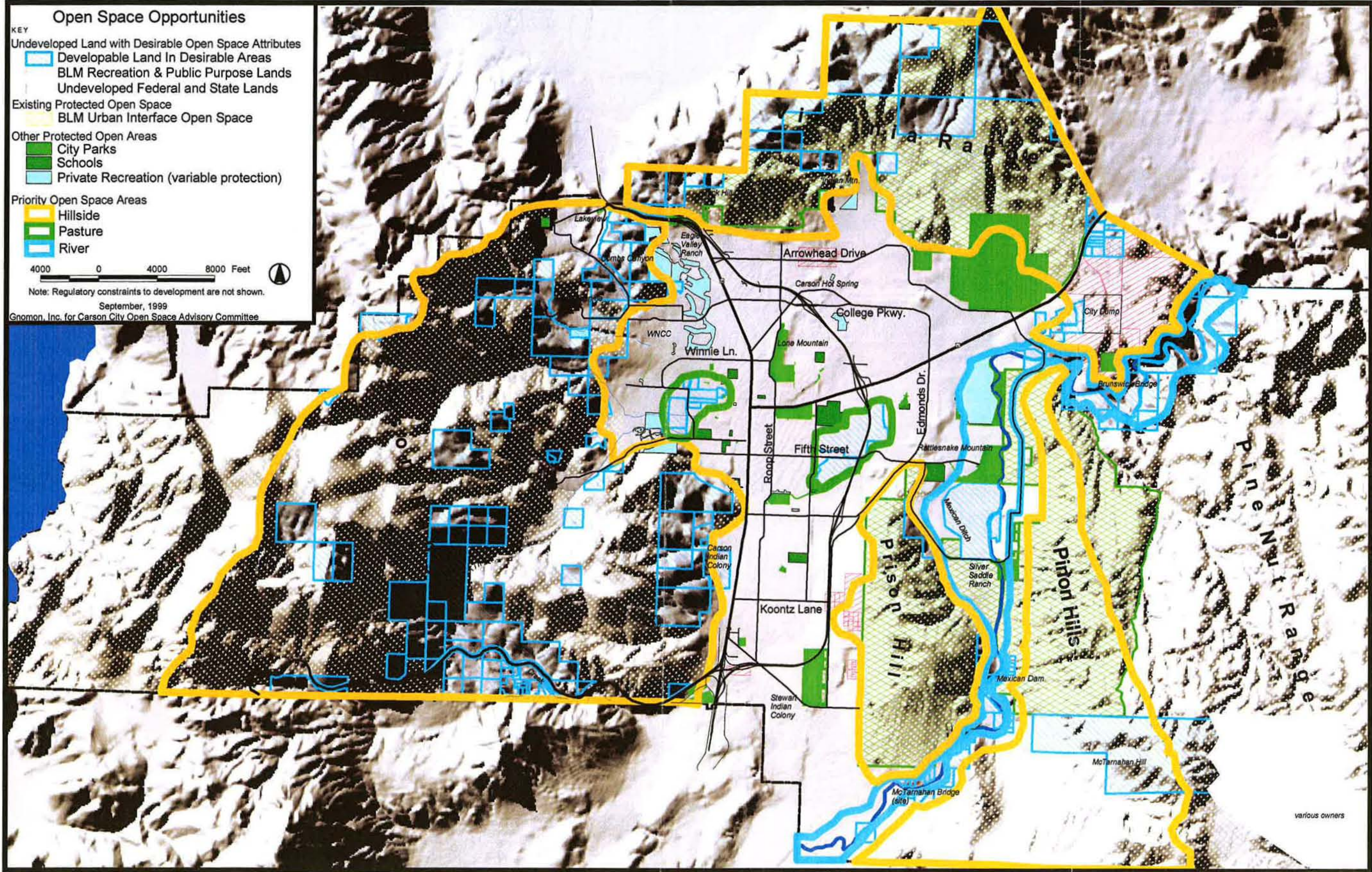
- Hillside
- Pasture
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Note: Regulatory constraints to development are not shown.

September, 1999

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various owners

A. Physical characteristics

The extent to which a property possesses qualities that will meet the purposes of Open Space. Desirable qualities of Open Space for Carson City include the following:

- Wildlife habitat - provides valuable habitat and migration corridors
- Natural areas - riparian area, wetlands,
- Visibility - will protect mountain backdrop and is visible from many viewpoints
- Land forms have topographic variety and visual interest
- Size - larger parcels generally better than small ones for natural Open Space
- Accessible - public access is preferred
- Historic, cultural resources - archeology, historic and local landmarks
- Health, safety and welfare - protects water supply, avoids flood hazards and improves air quality
- Will help preserve the Carson River Corridor
- Carson Foothill Area - close enough to be convenient for public access
- Provides connection to Open Space or trails
- Preserves existing agriculture irrigation or grazing



Figure 11: Trail connections to Open Space are a key objective of the Master Plan

B. Acquisition circumstances and value to the system

Over and above a property's physical condition, there are a variety of circumstances that can dramatically affect a property's cost and relative ease of acquisition. They include the following:

Does the parcel represent a unique physical condition?

Even though the parcel may be small, the physical characteristics may be of such critical nature that the parcel is more important than another larger parcel or one with conditions that are more common to the Carson City area.

Can the property be acquired relatively easily? Are the terms favorable? Is there a potential to leverage funds?

The ability to acquire a parcel with out adversity, and with partners will lower the net cost and enables limited resources to be spread further. The disposition and motivation of the landowner is important. Cases where the landowner is interested in conservation will generally result in a more affordable project.

Is there urgency?

Sometimes the threat of development or the loss of an opportunity makes one parcel more important at a given time, than another.

Is the parcel part of the Open Space Element of the Carson City Master Plan?

A parcel that will fill in a key part of the plan may be more valuable in the long run, than a more unique parcel that cannot be connected to the system.

Is there community support for conserving the parcel as Open Space?

Parcels that have demonstrable community support for conservation, as Open Space, should be strongly considered particularly where such support might lead to opportunities for public-private partnerships for conservation and management. Community partnerships are essential for obtaining many types of funding, particularly grants.

Does the parcel present any unusual maintenance or development costs?

Unusual costs may stem from the presence of environmental contaminants, or the need for drainage or other improvements. Parcels with such characteristics should be evaluated in light of the additional costs.

DESIRED OPEN SPACE AREAS

After applying these Open Space criteria, the Open Space Advisory Committee has identified several key areas for initial Open Space preservation:

- Carson River corridor
- Scenic vistas and visible hillsides
- Working agricultural areas in or near the City
- Linkages for trails, trail heads and connection of Open Space parcels (these are shown in the Valley Floor Connectivity map)

These areas are shown on the *Priority Open Space Areas* map.

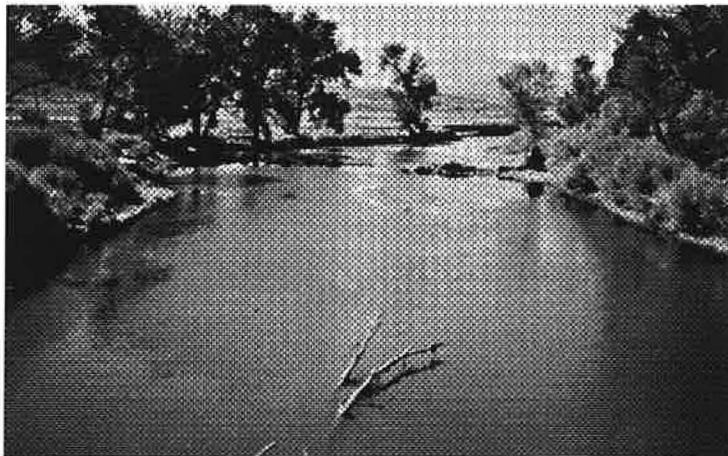




Figure 12: The Carson River corridor is one of Carson City's key desired Open Space areas

The Open Space Access and Linkage map shows all the Open Space opportunities and existing parks, in the context of the City's proposed trail system. This map shows how the trails system can potentially link parks and Open Space into a continuous, diverse system that will serve all quadrants of the City. It also helps identify general corridors through developable land that should be preserved, even if the entirety of the parcel is not preserved.

Open Space Access and Linkages

Proposed and Existing Trails, Paths, Lanes, Shared Roadways*

-  Route Lying on Developable Land (note - approximate route only)
-  Proposed and Existing Trails, Bike Lanes, Shared Roadways

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 Developable Land In Desirable Areas
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* Bike and pedestrian improvements are shown for illustrative purposes only. Please refer to the Transportation Master Plan and the Eagle Valley Trail Plan for location of these elements as part of the Carson City Master Plan.

4000 0 4000 Feet

September, 1999

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