City of Corvallis
Natural Features Inventory

Tree Grove Assessment
City Council Acceptance

September 2, 2003

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Introduction

The Tree Grove Assessment (TGA) is designed to evaluate the scenic, aesthetic and other functional values of the tree groves located within the Corvallis Urban Growth Boundary (UGB). It is a supplement to the Wildlife Habitat Assessment (WHA). The inventory methods are based on the *Natural Features Scoping Report* and were refined by Winterbrook Planning in consultation with the City of Corvallis Community Development Department staff.

Tree Grove Assessments were conducted for all areas with trees that are predominantly 25 feet or more in height with continuous canopy cover of one-half acre or more that are located outside:

- Developed areas, which are defined as lots less than 10,000 square feet within the urban area or lots with less than 15,000 square feet and a structure in rural areas; and
- Riparian corridor assessment areas.[12]

There are two types of tree groves in the TGA. The first type is a vegetation subpolygon with predominant tree cover within a WHA area. In these areas, the TGA form is in addition to the Vegetation Assessment form from the WHA assessment. The TGA form provides additional information about the scenic, aesthetic, and other functional values apart from wildlife habitat values. The second type of tree grove is an isolated tree grove, which is less than five acres (the minimum threshold size for a WHA area), but still may have scenic, aesthetic, and other functional values apart from wildlife habitat values.

This report describes the methodology used to conduct the assessment and provides the results with summary tables and analysis. Appendix A contains the Tree Grove Assessment (TGA) data form. Specific data sheets for each tree grove are available and are organized by study area (North, West-Central, South) and by tree grove type (Isolated or part of a WHA site). These forms include the tree grove information and assessment data described in the Methods section, below.

[1] Cautionary Note: Trees that are not within tree groves are addressed in the Corvallis Land Development Code provisions (2002). These provisions specify that "significant trees" are those trees with tree trunks over 8 inches in diameter (measured at 4 feet above grade). The LDC also defines "significant shrubs" as those shrubs that are above 3 feet in height (excluding blackberries, poison oak, and similar noxious vegetation). Individual trees and shrubs are inventoried at the time of development.

[2] Cautionary Note: Because individual trees and shrubs were not inventoried as part of the Natural Features Project, they may continue to be reviewed on a site-by-site basis for land development permit reviews.

Summary

The tree grove assessment field inventory was conducted throughout the Corvallis planning area between June and November, 2002, with additional follow-up in Spring 2003.

One hundred eighty-three (183) tree groves, ranging in size from 0.4 to 136 acres, were identified within the Corvallis UGB. Tree groves sites throughout the UGB totaled 1,956 acres, with a average site size of 10.69 acres. Seventy-four (74) sites were located in North Corvallis (885 acres), 96 sites in West/Central Corvallis (934 acres) and 10 in South Corvallis (137 acres). One hundred fifteen (115), or 63 percent, of the tree groves were located within wildlife habitat sites with the balance classified as isolated groves. Sixty-nine (69), or 62 percent, of the tree groves are located inside the Corvallis city limits, but these groves represent only 23 percent of the acreage because most of them are smaller-smaller sized isolated tree groves.

Overall TGA scores ranged from a high of 30 (Site WC-5a-E) to a low of 12 (Site N-TG-31). The average score for all groves was 18.7. Dominant tree species varied widely with 44 different species or species mixes noted. Oregon white oak was the predominant species, with 80 groves recorded. Douglas fir was the second most common species noted, with 65 fir groves recorded.

Table 1. Tree Grove Assessment Summary

	Corvallis UGB	North	South	West Central	City of Corvallis	Benton County
Within WHA site	1,817	842	137	838	370	1,447
Isolated Grove	139	43	1	95	90	49
Total Tree Groves	**1,956**	**885**	**137**	**934**	**460**	**1,496**
Average Size Within WHA site	16.02	16.19	16.25	15.65	16.09	16.00
Average Score Within WHA site	18.8	17.3	23.9	19.2	19.8	18.6
Average Size of Isolated Groves	2.07	2.06	1	2.03	1.96	2.34
Average Score of Isolated Groves	18.4	16.2	21	19.0	18.8	17.6

Functional Values

Tree groves are an important feature of the Corvallis landscape. They stand in juxtaposition to the built environment, softening the hard edges and straight lines. They are so prevalent in the city that they form a significant part of Corvallis' identity: a green city. The oak groves on the Corvallis hills, for example, are a significant part of what makes Corvallis the special place that it is.

Tree groves also moderate micro-climate extremes and the local effects of winds and storms. The microclimate of the grove, created in part by the shade of the vegetation and the transpiration of water from the leaves, helps to maintain surrounding air at a more even temperature. Thus, groves can act as a natural "air conditioner" for adjacent residential areas, cooling the air during the day and warming it at night. Similarly, groves located on the south or west side of buildings can provide shade and help to cool buildings during the summer while allowing sunshine through during the cooler leafless season. In addition to providing a more

comfortable living and work environment, groves can in this manner reduce local energy consumption and expenses.

Other important functions include soil stabilization and enrichment. Trees slow stormwater runoff, thereby minimizing erosion and allowing the ground to filter out sediments and nutrients as the water soaks down into groundwater reserves or passes into streams. By stabilizing the soil and reducing runoff and erosion, groves protect the local community from landslides and other potential natural hazards. By decreasing runoff and increasing groundwater infiltration, groves can help to reduce the impacts of heavy rainfall (e.g., wet basements, flooding) for downstream residents.

Tree groves also serve as an important visual and auditory buffer between different communities, land uses, and between busy roads and residential neighborhoods. The trees and other vegetation can help to mute the noise of roads, and commercial and industrial activities. The vegetation also helps to filter the air, absorbing air pollutants caused by auto, industry, and related emissions.

Methods

The purpose of the Tree Grove Assessment is to document the scenic, aesthetic and other functional values that the trees provide to the community. Prior to conducting field inventories, preliminary GIS maps were created to identify the probable locations of tree groves. The preliminary study areas were based on aerial photo interpretation. The inventory maps were revised based on the field observations to more accurately locate and describe the tree groves.

The fieldwork for the WHA tree groves was undertaken simultaneously with the WHA surveys, which were conducted on-site wherever access permission was granted. Forty-five (or 39 percent) out of 115 WHA tree groves were surveyed on-site. Forty-eight (or 42 percent) were surveyed off-site from adjacent roads or properties. Twenty-two (or 19 percent) were surveyed off-site. Where access was not obtained, off-site assessments were conducted with observations from public lands and adjacent rights-of-way. Virtually all isolated tree groves were assessed off-site regardless as to whether or not access permission was granted because most are visible in their entirety from adjacent streets due to their small size. Also, TGA evaluation factors are primarily based on scenic and aesthetic values that lend themselves to offsite evaluation.

Table 2. Field Survey Results

Method	No.	%	Acres	%
On-site	45	39%	878	48%
Field Verified	48	42%	734	40%
Off-site	22	19%	211	12%
Isolated (Field Verified)	68	100%	140	100%

Tree groves assessed on-site had a mean score of 21.5 (n= 44, S.D. = 4.32) whereas those assessed off-site had a mean of 17.8 (n= 136, S.D.= 3.21). The difference in the mean scores was statistically significant ($p<0.001$, Mann-Whitney test). This difference could be related to

significant differences in their areas, with on-site groves averaging more than twice as large as those assessed off-site. Also, the on-site groves were predominantly inside WHA areas, which means they are a part of a large, undeveloped complex of wildlife habitat, which could be an indicator of higher quality.

Survey Data

Tree Grove Assessment (TGA) survey forms contain information on the general characteristics of the grove (size, location, relationship to habitat sites) and other pertinent information. Stand type, and dominant and secondary species are also recorded for each grove.

The following survey data is recorded on TGA forms in the field (except as noted below).

Tree Grove # – The code has three parts: the first identifies the section of the city (WC, west central; N, north; S, south); the second identifies the WHA site code or "TG" if it is an isolated tree grove; and the third identifies the vegetation subpolygon code (if within WHA) or the isolated tree grove number (1, 2, etc). Hence, an isolated tree grove in the South section is S-TG-5; and a tree grove and vegetation subpolygon B in wildlife habitat site 2a in the South section is S-2a-B.

Map – Field map number for the surveyed site; sites may extend across multiple maps.

Size – Site acreage, as amended in the field; this calculation is provided by GIS.

Score – The score is the cumulative total of points for the ten evaluation categories (see discussion below). The range of potential scores for a given grove is 10 to 30 points. Those sites with the highest scores provide the best or most valued functions.

GPS location – GPS reading of latitude and longitude taken from the approximate center of the site, where possible. In dense forest or where access was limited, readings were taken from the edge of the grove and noted on field maps. GPS readings were generally not taken for offsite assessments.

Observers – Initials of field observers.

Date – Date of the field survey.

Trees – General type of trees (deciduous, evergreen, or mixed) and the dominant species (minimum 20%). Secondary species are also listed.

Assessment

The assessment section of the survey focuses on the functional characteristics of the tree grove. Ten functional categories are evaluated and each receives a score of low (1), medium (2), or high (3) based on threshold factors established in each category as described below. The range of potential scores for a given grove is 10 to 30 points. Following is a summary of the ten functional categories and their assessment factors.

Tree size/Grove Maturity
Scenic values tend to be a function of tree size or age. Also, mature trees are difficult or take a long time to replace. The primary assessment factor in this category is the percent of large trees (greater than 18" diameter at breast height (dbh)) in the grove.

Health
This category assesses the general health and condition of a grove, including signs of dieback, threats, and disturbance.

Visibility
Groves that are clearly visible from major streets or public open space have greater value to the community. Assessment factors include visibility from an arterial or local street and/or public or private open space.

Accessibility
Public access provides more opportunity for public use and enjoyment. Accessibility is a function of ownership (public or private) and physical features (topography, trail access, etc.).

Screening/Buffering
Groves may serve as land use buffers. The value of buffering or screening is a function of the grove size, location and nearby uses. The greatest value to the community is when the tree grove provides a buffer between different types of uses, primarily between industrial/commercial use and residential/open space uses. Also, as a growth management goal, Corvallis seeks to maintain a buffer between it and the City of Philomath.

Rarity
Unusual features, such as large size, rare species, or historic/landmark values, add to community value. This category considers whether such features are present, and whether they are uncommon or unique within the City.

Recreation Potential
Groves with public or semi-public access and trail networks offer passive recreation values. Important factors include public ownership or private ownership as common open space.

Education Potential
Groves with public access and noteworthy features offer increased educational values. This category is a function of rarity and recreation potential.

Existing Development
Groves located on undeveloped or partially developed sites offer the opportunity to protect groves through site planning. Groves surrounded by development tend to be more at risk.

Potential Development
Less intensive uses, based on comprehensive plan designation, offer more flexibility in protecting groves through site planning.

Inventory Results

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The following tables summarize the tree grove assessments. The tables are organized by the geographic study area (north, west/central, south) and by whether a grove is isolated or part of a wildlife habitat site.

North Corvallis

Fifty-two (52) tree groves totaling 842 acres were assessed within WHAs in North Corvallis (Table 1). Grove scores ranged from 27 (N-9a-A) to 13 (N-8a-H). The mean score for this group was 17.3.

Table 1. Tree Groves within WHAs - North

Tree Grove #	Size	Score	Dominant species
N-1a-A	80.37	18	Douglas fir, Oregon white oak, big leaf maple
N-1a-C	3.02	16	Oregon white oak
N-1a-D	23.87	18	Douglas fir
N-1a-E	1.34	15	Oregon white oak, Douglas fir
N-1a-F	2.51	16	Douglas fir, big leaf maple, Oregon white oak
N-1a-G	0.72	16	Oregon white oak
N-2a-A	10.24	19	Douglas fir, Oregon white oak, big leaf maple
N-2a-B	8.77	17	Douglas fir, big leaf maple, Oregon white oak
N-2a-C	1.60	15	Douglas fir
N-3a-A	46.16	17	Douglas fir (dense 30-40 year-old stand)
N-4a-B	12.45	15	Douglas fir
N-4a-C	2.30	16	Douglas fir, Oregon white oak
N-4a-D	56.10	20	Douglas fir
N-4a-G	11.19	17	Douglas fir, Oregon white oak
N-5a-A	65.66	26	Oregon white oak, big leaf maple
N-6a-B	1.63	22	Oregon white oak
N-6a-C	13.46	22	Oregon white oak, Douglas fir
N-6a-D	2.42	22	Oregon white oak, Douglas fir
N-6a-F	12.81	16	Oregon white oak
N-6a-G	5.47	20	Oregon white oak
N-6a-I	4.09	16	Douglas fir, Oregon white oak
N-6a-J	20.83	16	Oregon white oak
N-6a-K	33.80	16	Douglas fir
N-6a-L	11.34	17	Oregon white oak
N-6a-M	2.55	15	Oregon white oak
N-6a-N	7.82	15	Douglas fir, Oregon white oak
N-7a-A	29.58	17	Douglas fir, Oregon white oak
N-7b-A	11.51	14	Douglas fir
N-7b-B	1.98	16	Oregon white oak
N-8a-A	13.06	16	Douglas fir
N-8a-C	3.86	17	Oregon white oak
N-8a-F	17.12	14	Oregon white oak, big leaf maple, Douglas fir
N-8a-G	0.71	20	Oregon white oak
N-8a-H	21.51	13	Douglas fir
N-8a-I	9.61	14	Oregon white oak
N-8a-K	1.71	18	Douglas fir, Oregon white oak
N-8a-L	6.83	23	Douglas fir, Oregon white oak, big leaf maple
N-8a-M	4.35	20	Douglas fir, Oregon white oak
N-8a-N	3.52	15	Douglas fir (young plantation)

Tree Grove #	Size	Score	Dominant species
N-8a-O	40.31	18	Oregon white oak
N-8a-P	60.42	23	Douglas fir
N-8a-R	3.92	18	Oregon white oak
N-8a-S	5.68	18	Oregon white oak
N-9a-A	73.16	27	Douglas fir, Oregon white oak, big leaf maple
N-9a-B	20.04	19	Douglas fir
N-9a-D	21.08	17	Oregon white oak, Douglas fir
N-9a-E	3.46	16	Oregon white oak, Douglas fir, big leaf maple, Oregon ash
N-9a-F	2.60	17	Oregon white oak
N-9a-H	10.14	15	Oregon white oak, Douglas fir
N-9a-I	6.54	17	Oregon white oak
N-11a-A	19.70	20	Black walnut
N-12a-A	6.80	18	Oregon ash
Subtotal/mean score	841.72	17.32	

Twenty-one (21) isolated tree groves totaling 43 acres were assessed in North Corvallis (Table 2). The high grove score was 21 (N-TG-24). This group included the lowest ranking grove in the City: N-TG-31 (12). The mean score for this group was 16.2.

Table 2. Isolated Tree Groves - North

Tree Grove #	Size	Score	Dominant species
N-TG-1	4.86	16	Douglas fir, big leaf maple, Oregon white oak
N-TG-4	1.34	17	Douglas fir, Oregon white oak
N-TG-6	1.25	17	Oregon white oak, big leaf maple
N-TG-9	1.90	14	Douglas fir
N-TG-10	0.90	14	Pine (undetermined species)
N-TG-11	0.86	14	Douglas fir, big leaf maple
N-TG-12	1.85	17	Planted conifers, fruit, and nut trees
N-TG-16	2.50	17	Douglas fir
N-TG-19	0.61	15	Douglas fir
N-TG-20	7.57	20	Douglas fir
N-TG-21	1.56	15	Miscellaneous ornamentals, fruit, and nut trees.
N-TG-23	2.55	18	Douglas fir
N-TG-24	1.35	21	Oregon white oak
N-TG-25	6.01	18	Oregon white oak
N-TG-27	1.18	15	Oregon ash
N-TG-28	0.73	12	Western red cedar
N-TG-29	0.91	19	Ornamentals
N-TG-30	0.60	17	Douglas fir
N-TG-31	0.42	12	English hawthorn, sweet cherry, cascara
N-TG-38	3.84	17	Douglas fir
N-TG-39	0.41	15	Douglas fir
Subtotal/mean score	43.20	16.2	

West/Central Corvallis

Fifty-four (54) tree groves totaling 838 acres were assessed within WHAs in the West/Central Study Area (Table 3). This group includes the highest ranked grove in the Corvallis planning area, WC-5a-E, which scored 30. Groves WC-1a-C and WC-5a-D received low scores of 13. The mean score for this group was 19.2.

Table 3. Tree Groves within WHAs – West/Central

Tree Grove #	Size	Score	Dominant species
WC-1a-C	0.64	13	Oregon white oak
WC-1a-D	4.02	15	Douglas fir (Planted in rows)
WC-1a-E	0.87	15	Oregon white oak
WC-1a-F	0.99	17	Oregon white oak
WC-1a-G	1.86	19	Oregon white oak
WC-1a-I	2.56	16	Ponderosa pine (Planted)
WC-1a-J	6.86	16	Douglas fir
WC-1a-K	0.95	18	Oregon white oak
WC-1a-N	8.59	15	Douglas fir, Oregon white oak
WC-2a-A	23.67	17	Oregon white oak, Douglas fir
WC-2a-B	2.71	18	Oregon white oak, Douglas fir
WC-2b-B	21.25	16	Douglas fir
WC-2b-C	5.40	17	Douglas fir, Oregon white oak
WC-2b-D	11.88	17	Oregon white oak
WC-2b-E	86.37	21	Douglas fir, Oregon white oak
WC-2b-F	2.74	17	Douglas fir, Oregon white oak
WC-2b-H	9.54	22	Douglas fir, Oregon white oak
WC-3a-C	9.47	15	Douglas fir
WC-3a-D	21.81	18	Douglas fir
WC-3a-F	3.09	17	Oregon white oak, Douglas fir
WC-3a-G	9.57	24	Douglas fir, Oregon white oak
WC-3a-H	50.24	23	Oregon white oak, Douglas fir
WC-3b-B	135.84	24	Oregon white oak
WC-3b-C	3.18	21	Douglas fir, Oregon white oak
WC-4a-B	16.25	24	Oregon white oak
WC-4a-C	47.09	24	Oregon white oak
WC-4a-E	3.33	25	Oregon ash
WC-4b-A	54.60	24	Oregon white oak, Douglas fir
WC-4b-D	7.11	24	Oregon white oak, Douglas fir
WC-5a-B	1.95	20	Douglas fir
WC-5a-C	1.47	17	Douglas fir
WC-5a-D	2.22	13	Oregon white oak, Douglas fir
WC-5a-E	1.72	30	Oregon white oak
WC-5a-F	3.55	29	Oregon white oak
WC-5a-G	2.23	25	Oregon white oak, Douglas fir
WC-6a-B	21.28	25	Oregon ash, Oregon white oak
WC-6a-D	12.97	25	Douglas fir, Oregon white oak
WC-6a-E	65.7	24	Oregon white oak

Tree Grove #	Size	Score	Dominant species
WC-7a-A	3.13	15	Black walnut
WC-7a-B	2.20	16	Douglas fir, big leaf maple, Oregon white oak
WC-7a-D	15.72	19	Oregon white oak
WC-8a	10.75	19	Oregon white oak
WC-8b-A	8.22	17	Oregon white oak
WC-9a-A	13.01	17	Oregon white oak
WC-9a-B	1.82	16	Oregon white oak (widely scattered)
WC-10a-A	66.49	17	Oregon white oak, Douglas fir
WC-11a-B	4.77	19	Oregon white oak
WC-11a-C	5.80	17	Oregon white oak, Douglas fir
WC-11a-D	9.04	18	Douglas fir
WC-11a-E	8.68	17	Oregon white oak
WC-11a-F	4.07	16	Oregon white oak
WC-11a-I	3.12	18	Oregon white oak
WC-12a-A	8.32	15	Douglas fir
WC-13a-A	7.57	19	Oregon white oak, sweet cherry
Subtotal/mean score	838.28	19.2	

Forty-six (46) isolated tree groves totaling 95.82 acres were assessed in West/Central Corvallis (Table 4). The high grove score was 29 (WC-TG-25) and the low score was 14 (WC-TG-18, WC-TG-26, WC-TG-27). The mean score for this group was 19.0.

Table 4. Isolated Tree Groves – West/Central

Tree Grove #	Size	Score	Dominant species
WC-TG-1	0.80	17	Oregon white oak
WC-TG-2	2.23	15	Oregon white oak, Douglas fir
WC-TG-3	2.15	15	Oregon white oak, Douglas fir
WC-TG-5	1.78	15	Oregon white oak, Douglas fir
WC-TG-6	4.67	20	Oregon white oak
WC-TG-7	4.90	20	Douglas fir
WC-TG-8	2.32	16	Oregon white oak
WC-TG-9	3.52	16	Oregon white oak
WC-TG-10	0.80	17	Douglas fir
WC-TG-11	0.81	15	Douglas fir, Oregon white oak
WC-TG-14	3.59	26	Oregon white oak
WC-TG-15	3.47	26	Oregon white oak
WC-TG-16	0.50	24	Douglas fir, Oregon white oak
WC-TG-17	2.18	26	American elm (American Elm)
WC-TG-19	0.61	26	Oregon white oak
WC-TG-20	0.90	28	Variety of native and introduced species.
WC-TG-21	3.14	27	Douglas fir, American elm
WC-TG-22	1.95	26	American elm
WC-TG-23	1.98	25	Ponderosa pine, Basswood
WC-TG-24	1.06	23	Black cottonwood
WC-TG-25	3.43	29	Ornamental trees-oaks, maples, elms
WC-TG-26	1.48	14	Mix of ornamentals, escapees, and natives

Tree Grove #	Size	Score	Dominant species
WC-TG-28	1.78	16	Douglas fir
WC-TG-29	3.63	17	Giant sequoia, Oregon ash, ornamentals
WC-TG-31	3.16	21	Oregon white oak
WC-TG-33	0.38	18	Oregon white oak, Douglas fir
WC-TG-34	1.58	17	Oregon white oak
WC-TG-37	0.85	17	Douglas fir
WC-TG-38	1.76	18	Douglas fir, western red cedar
WC-TG-39	1.57	17	Douglas fir
WC-TG-40	2.41	16	Douglas fir
WC-TG-42	1.71	16	Douglas fir
WC-TG-43	5.68	19	Oregon white oak
WC-TG-44	6.05	17	Oregon white oak
WC-TG-45	4.63	20	Oregon white oak, Douglas fir
WC-TG-46	1.35	18	Oregon white oak
WC-TG-47	1.69	21	Oregon white oak
WC-TG-48	0.91	17	Oregon white oak
WC-TG-49	2.71	16	Black cottonwood
WC-TG-50	1.55	18	Oregon white oak
WC-TG-51	1.28	16	Oregon white oak
WC-TG-52	0.77	16	Oregon white oak
WC-TG-53	0.39	20	Black cottonwood
WC-TG-54	0.40	20	Giant sequoia
WC-TG-55	0.76	17	Port Orford cedar
WC-TG-56	0.55	17	Douglas hawthorn
Subtotal/mean score	95.82	18.96	

South Corvallis

Eight (8) tree groves totaling 137 acres were assessed within WHAs in South Corvallis (Table 5). Scores were generally high for this small group, with a mean of 22.8. The scores ranged from 15 (S-2a-I) to 28 (S-2a-F).

Table 5. Tree Groves within WHAs - South

Tree Grove #	Size	Score	Dominant species
S-1a	37.77	23	Oregon white oak, big leaf maple, Oregon ash
S-2a-A	13.70	25	Black cottonwood, big leaf maple, Oregon ash
S-2a-B	23.70	25	Big leaf maple
S-2a-C	8.14	23	Big leaf maple, Oregon ash
S-2a-D	6.03	23	Big leaf maple, Oregon ash
S-2a-E	15.90	21	Oregon ash
S-2a-F	20.97	28	Big leaf maple, Oregon white oak
S-2a-G	1.74	23	Big leaf maple, Oregon ash
S-2a-I	8.93	15	Douglas fir
Subtotal/mean score	136.88	22.8	

There is only one isolated tree groves in South Corvallis (Table 6).

Table 6. Isolated Tree Groves - South

Tree Grove #	Size	Score	Dominant species
S-TG-13	0.48	21	Oregon white oak

Appendix A

CORVALLIS
Tree Grove Assessment Form

BASIN-SITE#: (WHA code)	**SIZE: (GIS)**		**SCORE:**
SUBPOLYGON#:	**MAP:**	**DATE:**	**OBSERVERS:**
GPS LOCATION:			**PHOTOS? ___ Roll/exp# ____**

TREES
❑ Decid. ❑ Evergreen ❑ Mixed Dominant Species:
Secondary Species:

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic values tend to grow with age and mature trees are difficult to replace		>50% of trees have dbh of 18" or more		25-50% of trees have dbh of 18" or more		<25% of trees have dbh of 18" or more
Health General condition and signs of dieback, threats, disturbance or poor health		Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Accessibility Greater access provides more opportunity for public use and enjoyment		Unrestricted public access (park, school)		Some physical or legal limits on access		Privately owned or inaccessible
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Btwn industrial/commercial and residential/open space land uses or Corvallis and Philomath communities		Between similar land uses		No buffer function
Rarity Unusual features (e.g., large size or rare species) or historical value		Unique natural or cultural features		Rare or uncommon features		No uncommon features
Recreational Potential Groves with public access and trail networks offer passive recreational values		Publicly owned		Privately owned with public access		Privately owned with no public access
Educational Potential Groves with public access and note-worthy features offer educational values		High accessibility and unique features		Some accessibility and rare features		Inaccessible or common features
Existing Development Groves with development		Undeveloped (<.5 units per acre)		Partially developed		Developed (surrounded/enclosed)
Potential Development Comprehensive Plan designation		Public Institutional and Open Space		Low and Medium Density Residential		Industrial, Commercial, Mixed Use, HDR
SUB-TOTALS		X 3		X 2		X 1
SCORE						**TOTAL**

COMMENTS: