

**CITY OF ANN ARBOR  
GREENBELT PROGRAM**

**SCREENING AND SCORING SYSTEMS FOR REVIEW  
OF POTENTIAL ACQUISITIONS**

The screening and scoring system for review of potential land and easement acquisitions consists of two land types, each with three major categories. The system is intended to identify high-quality agricultural and open space lands that are appropriate for protection through the Greenbelt Program.

**SUMMARY OF CATEGORIES**

- A. Agricultural Land
  - 1. Characteristics of the Land
  - 2. Context
  - 3. Acquisition Considerations
  
- B. Open Space Land
  - 1. Characteristics of the Land
  - 2. Context
  - 3. Acquisition Considerations

**SCREENING /REVIEW CRITERIA**

**A. Agricultural Land**

- 1. Characteristics of the Land
  - a. **Type of Agricultural Land.** Percent of the property with prime or unique soil types.

<60%	low
60-80%	medium
>80%	high

For scoring, divide number of acres of quality soils by total acres nominated to gain a percentage and then multiply that by 13 to produce the score.

- b. **Parcel Size.**

<40 acres	low	2
40-80 acres	medium	10
>80 acres	high	15
  
- c. **Road Frontage.**

<500 feet	low	0
500-1,000 feet	medium	1
>1,000 feet	high	2

- d. **Wetlands and/or Floodplain.** Percent of the property with those features.
- |        |        |   |
|--------|--------|---|
| >20%   | low    | 2 |
| 10-20% | medium | 5 |
| <20%   | high   | 8 |
- e. **Groundwater Recharge.** Percent of property serving as groundwater recharge.
- |        |        |     |
|--------|--------|-----|
| <50%   | low    | 2   |
| 50-75% | medium | 4   |
| >75%   | high   | 5.5 |
- f. **Natural Features.** Are stream corridors, woodlots or rare species present, or is the property enrolled in or eligible for governmental conservation programs?
- |                 |        |    |
|-----------------|--------|----|
| 0 features      | low    | 0  |
| 1-2 features    | medium | 7  |
| 3 or 4 features | high   | 15 |

2. Context

- a. **Distance to City Limit.** Is the property located within one mile of the Ann Arbor city limit?
- 1   Yes      0   No
- b. **Adjacent Zoning Classification.** Percent of the property's perimeter in agricultural or open space zoning.
- |             |        |   |
|-------------|--------|---|
| <50%        | low    | 1 |
| 50-89%      | medium | 2 |
| 90% or more | high   | 4 |
- c. **Adjacent Land Use.** Percent of the property's perimeter in an open space use.
- |             |        |     |
|-------------|--------|-----|
| <50%        | low    | 2   |
| 50-89%      | medium | 4   |
| 90% or more | high   | 6.5 |
- d. **Proximity to Protected Land—Natural Area or Farmland with easement.**
- |                |        |     |
|----------------|--------|-----|
| >1 mile        | low    | 0   |
| 1 mile or less | medium | 5   |
| adjacent       | high   | 9.5 |
- e. **Scenic and/or historical value.** Does the site provide a broad, sweeping view from publicly accessible sites, or does it have unique or historical features?
- |                    |        |   |
|--------------------|--------|---|
| 0 features         | low    | 0 |
| 1 feature          | medium | 5 |
| 2 or more features | high   | 8 |
- f. Located within Farmland Complex
- |        |    |
|--------|----|
| a. Yes | 10 |
| b. No  | 0  |

- g. Contains Huron River Tributary or is along the Huron River
  - a. Yes 10
  - b. No 0
  
- h. There are 5 or more residential homes within ½ mile radius
  - a. Yes 10
  - b. No 0

3. Acquisition Considerations.

- a. **Matching Funds.** Number of possible sources of matching funds the property will qualify for—Township, State and / or Federal programs.

No matching funds		0
1 possible source		5
2 possible sources	10	
3 or more possible sources		14

- b. **Landowner Contribution.** Percent of the appraised value of development rights the landowner is willing to donate.

No contribution		0
<10% low		5
10-20% medium		8
>20% high		11.5

- c. **Recreation Potential.** With the owners' permission, will the property provide access to public waters or trails, or protect a trail corridor?

  6   Yes      0   No

4. Other factors – 30 points total

**B. Open Space Land**

1. Characteristics of the Land

- a. **Mature Trees or Rare Species**

early successional plant communities	low	5
mature native forest or grassland elements	medium	10
species or habitats of special concern present	high	14

- b. **Parcel Size.**

<20 acres	low	2
20-40 acres	medium	3
>40 acres	high	4.5

- c. **Road Frontage.**

No frontage		0
<500 feet	low	1
500-1,000 feet	medium	2
>1,000 feet	high	3

**d. Wetlands and/or Floodplain.** Percent of the property with those features.

No features		0
<10%	low	3
10-20%	medium	7
>20%	high	11

**e. Groundwater Recharge.** Percent of property serving as groundwater recharge.

<50%	low	2
50-75%	medium	4
>75%	high	6

2. Context

a. **Distance to City Limit.** Is the property located within one mile of the Ann Arbor city limit?

  2   Yes   0   No

b. **Adjacent Land Use.** Percent of the property's perimeter in an open space use.

None		0
<50%	low	3
50-89%	medium	4
90% or more	high	5.5

c. **Proximity to Protected Land—Natural Area or Farmland with easement.**

>1 mile	low	0
1 mile or less	medium	5
adjacent	high	9.5

d. **Proximity to Water Resources Frontage.** Amount of frontage on open water or a perennial stream.

No frontage		0
<100 feet	low	5
100-500 feet	medium	10
>500 feet	high	14

e. **Scenic and/or historical value.** Does the site provide a broad, sweeping view from publicly accessible sites, or does it have unique or historical features?

0 features	low	0
1 feature	medium	5
2 or more features	high	9.5

f. **Number of Vehicle Trips per Day.** On which kind of public road does the property have frontage? (National Functional Classification)

Local	low	0
Collector	medium	0.5
Minor arterial	high	1

f. Located within Strategic plan Farmland Complex

Yes	10
No	0

g. Contains Huron River Tributary or is along the Huron River

Yes	10
No	0

3. Acquisition Considerations.

a. **Matching Funds.** Number of possible sources of matching funds the property is eligible for—Washtenaw County, State, Federal, or Township programs.

No possible matching funds	0
1 possible source	4
2 possible sources	8
3 or more possible sources	11

b. **Landowner Contribution.** Percent of the appraised value of development rights the landowner is willing to donate.

No contribution	0
<10% low	2
10-20% medium	4
>20% high	6.5

c. **Recreation Potential.** Can or will the property provide access to public waters or trails, or protect a trail corridor?

10 Yes 0 No

4. Other factors – 26 points