

SCORING AND EVALUATION SYSTEM

INCORPORATING BOTH STATE PDR AND NATURAL AREAS FUNDING

PART	TOTAL POINTS = 100 STATE PDR	TOTAL POINTS = 104 NAPP FARMLAND
I. Eligibility	-----	-----
II Characteristics of Farmland	32	34
III Potential for development pressure	23	25
IV Leveraged Properties	25	25
V. Programs/Partnerships	15	0
VI Open space/Natural area value	5	20

I. Eligibility:

- A. Local unit of government's approval of the County PDR Program and County's PDR Ordinance Consistent with Local Plan. (PDR ONLY)
- B. Land already protected.
- C. Agricultural a permitted use according to local zoning.
- D. Current land use of nominated property. (agriculture or 'other eligible land')
- E. Local Government Master Plan calls for agriculture.
- F. Washtenaw County Comprehensive Plan calls for Agriculture.
- G. Site is free of contamination (see timeline)

II. Characteristics of Farmland

A. Quality of Soils

Total acres of prime, unique and locally important soils on the applicant property  


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 X 10 = Score

Total Acres of the applicant property

B. Size of parcel offered for development rights purchase

ACREAGE	PDR	NAPP	SCORE
	80 acres or more	80 acres or more	10
	20 acres - 79 acres	16 acres - 79 acres	7
	5 acres to 19 acres	5 acres - 15 acres	3

C. Farmland in Agricultural Use

% OF PROPERTY IN AGRICULTURAL USE (Includes fence rows for NAPP money only)	SCORE
90% +	10
76 - 90%	8
61 - 75%	6
51 - 60%	4

D. Irrigation  
2 points if irrigated

E. Scenic, historical or architectural features

FEATURES	SCORE
Farm site provides a scenic vista, unique historical or topographic features	2
Farm site provides an accent	1

III. Potential for Development Pressure

A. Adjacent Land Use

Percent of perimeter in Ag. Use (include natural areas for NAPP scoring)	SCORE
75 - 100%	6
50 - 74%	4
25 - 49%	2
Less than 25%	0

B. Adjacent Land Use Designation

PERCENT OF PERIMETER DESIGNATED AS AG. LAND USE/ZONING (include conservation zoning or its equivalent for NAPP)	SCORE
75-100%	5
50-74%	3
25-49%	1
Less than 25%	0

C. Amount of Road Frontage

FRONTAGE	SCORE
1000 or more feet	5
500 - 999 feet	3
100 - 499 feet	1
0 - 100 feet	0

D. Proximity to Existing and Proposed Public Sanitary Sewer/Water Service Area

PROXIMITY	SCORE PDR	NAPP
2 miles or more (minimal development pressure)	4	4
1/2 mile - 2 miles w/out master planned utilities	7	7
Less than 1/2 mile	0	2

IV. Leveraged Properties

A. Farmland in which matching funds from other sources accompany application

% funding from other sources	SCORE
75%+	15
50 - 74%	12
25 - 49%	9
>0 to 24%	6

B. Applicant's willingness to accept a % of appraised value of the development rights of the property

% APPRAISED VALUE ACCEPTED	SCORE
< 40%	10
40 - 59%	8
60 - 75%	6
76 - 90%	4
>90%	0

V. Programs/Partnerships (recommended for state PDR only - PROVIDES EXTRA POINTS FOR STATE PROGRAM)

A. Local zoning and other preservation programs

LOCAL ZONING TECHNIQUES TO PROMOTE PRESERVATION	SCORE for PDR only
3 plus techniques	3
2 techniques	2
1 technique	1
None	0

B. PA 116 participation

2 points if enrolled

C. Conservation Plan or Comprehensive Nutrient Management Plan

EXTENT OF CONSERVATION PLAN/CNMP	SCORE for PDR only
NRCS Plan implement; CNMP plan written	3
Documented conservation practices used	2
Limited or no conservation practices	0

Note: NRCS plan, CNMP or other appropriate conservation plans should be required as part of easement

D. Intergovernmental Cooperation

TYPE OF INTERGOVERNMENTAL COOPERATION	SCORE for PDR only
Joint planning commission	2
Part of Greenbelt	2
Local unit endorsed regional plan	1
Part of 425 agreement	1
Government collaborates with neighbors	1

VI. Open Space Value - Note: Higher points recommended for County program than for state.

A. Proximity to Existing Private and/or Public Protected Lands

PROXIMITY	State PDR	NAPP
Directly adjacent	5	5
Within 1 mile	3	3
Greater than one mile	0	0

B. Natural features supported by protection of agricultural land

NATURAL FEATURE	NAPP ONLY
Protection of Public Water Resources/Watershed	5
Special Plants, animals and plant communities as described by the Michigan Natural Features Inventory (MNFI)	5
Recreation and Scientific value	5