



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Robert L. Tetens, Director
DATE: February 12, 2013
RE: **Recommendation: Ford Road Property, LLC – Superior Township**

Background

In February 2012, a property located in Superior Township was nominated for consideration to the Washtenaw County Natural Areas Preservation Program as part of Round 12. The property is comprised of three parcels totaling approximately 147 acres and is located in the northeast portion of the township. Two of the parcels (totaling approximately 65 acres) were acquired by Parks and Recreation Commission through the Natural Areas Preservation Program (NAPP) in December 2012. The agricultural portion of the property (approximately 82 acres) was not deemed appropriate for outright purchase through NAPP.

Discussion

The Natural Areas Technical Advisory Committee, along with Parks and Recreation Commission staff, visited the Ford Road Property on a number of occasions. The site visits identified a property exhibiting a diversity of land types. The southernmost parcel, while currently in active agricultural use, does include a number of significant natural features. This parcel exhibits a rolling topography similar to that found in the northern portion of the property. In addition, there is a wetland located within the property that serves as a source for a perennial stream. And, as can be noted from the aerial photo (attached), both a lengthy hedgerow and upland woodlot are found within the parcel.

In reviewing this portion of the Ford Road Property, the Natural Areas Technical Advisory Committee noted the valuable role agricultural lands offer in buffering natural areas. Certainly one of the opportunities this property represents stems from its location immediately south of the recently purchased natural area, as well as Schroeter Park – a Superior Township facility. Purchase of a conservation easement on the agricultural portion of the Ford Road Property would offer a valuable buffer to the recently purchased natural area.

The Natural Areas Technical Advisory Committee determined that acquisition of a conservation easement on the Ford Road Property, LLC would make a significant contribution to the protection of the natural features of the adjoining property, which has been acquired through NAPP. A September 2012 appraisal of the property, prepared by Bosserd Appraisal Services, identified a value of \$413,000 for a conservation easement on the 82 acre parcel.

Recommendation

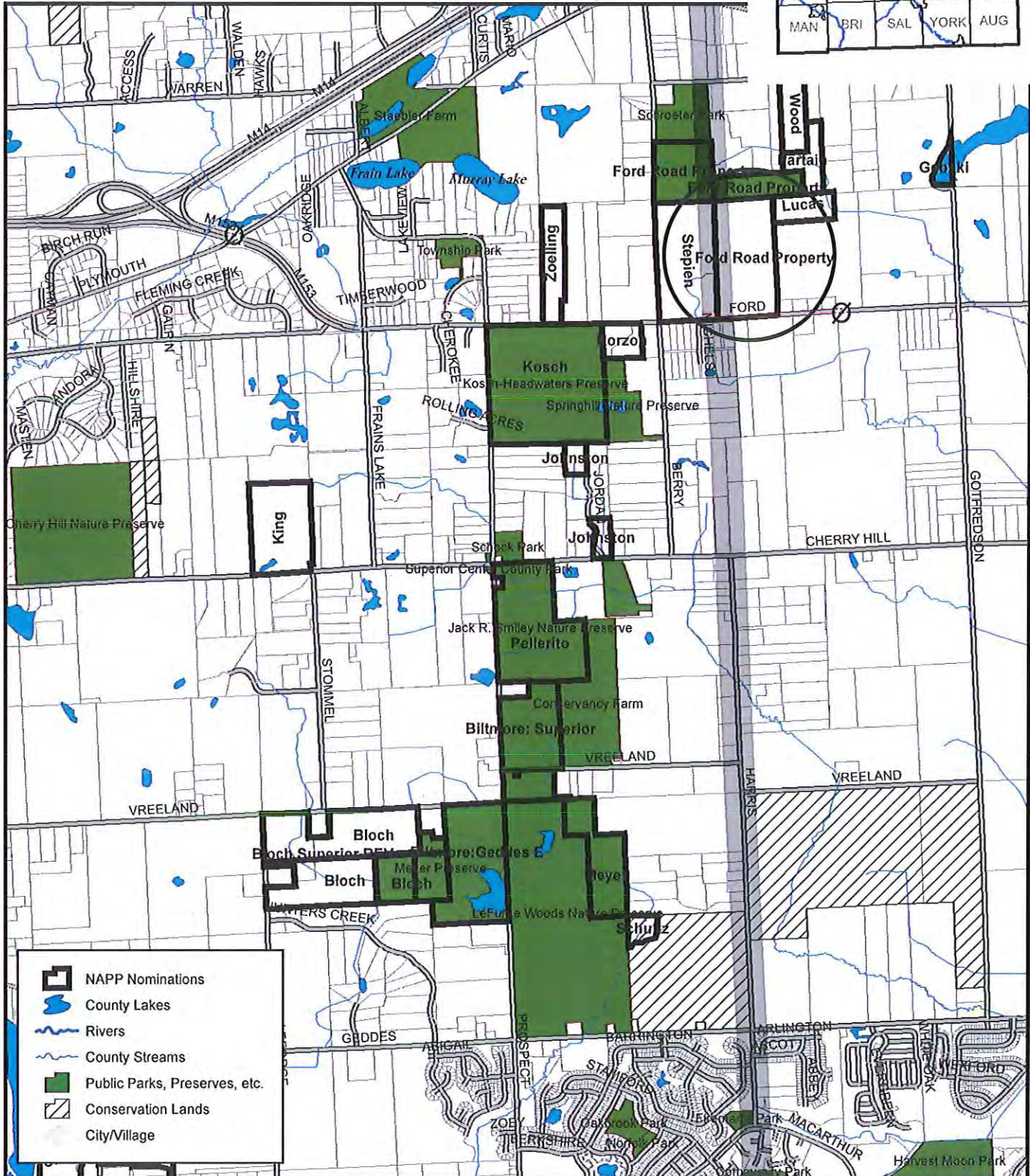
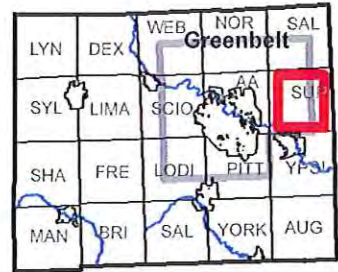
Based upon the review by the Natural Areas Technical Advisory Committee and staff it is my recommendation the Washtenaw County Parks and Recreation Commission authorize preparation of a purchase offer for the southern portion (approximately 82 acres) of the Ford Road Property, LLC (Superior Township) at a price of \$413,000, contingent upon completion of all necessary due diligence examination of the property and the Commission's final approval.

Attachments

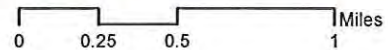
NAPP Round 12: Local Area

Ford Road Property
 Superior Township
 82 +/- acres under consideration

Washtenaw County
 Locator Map



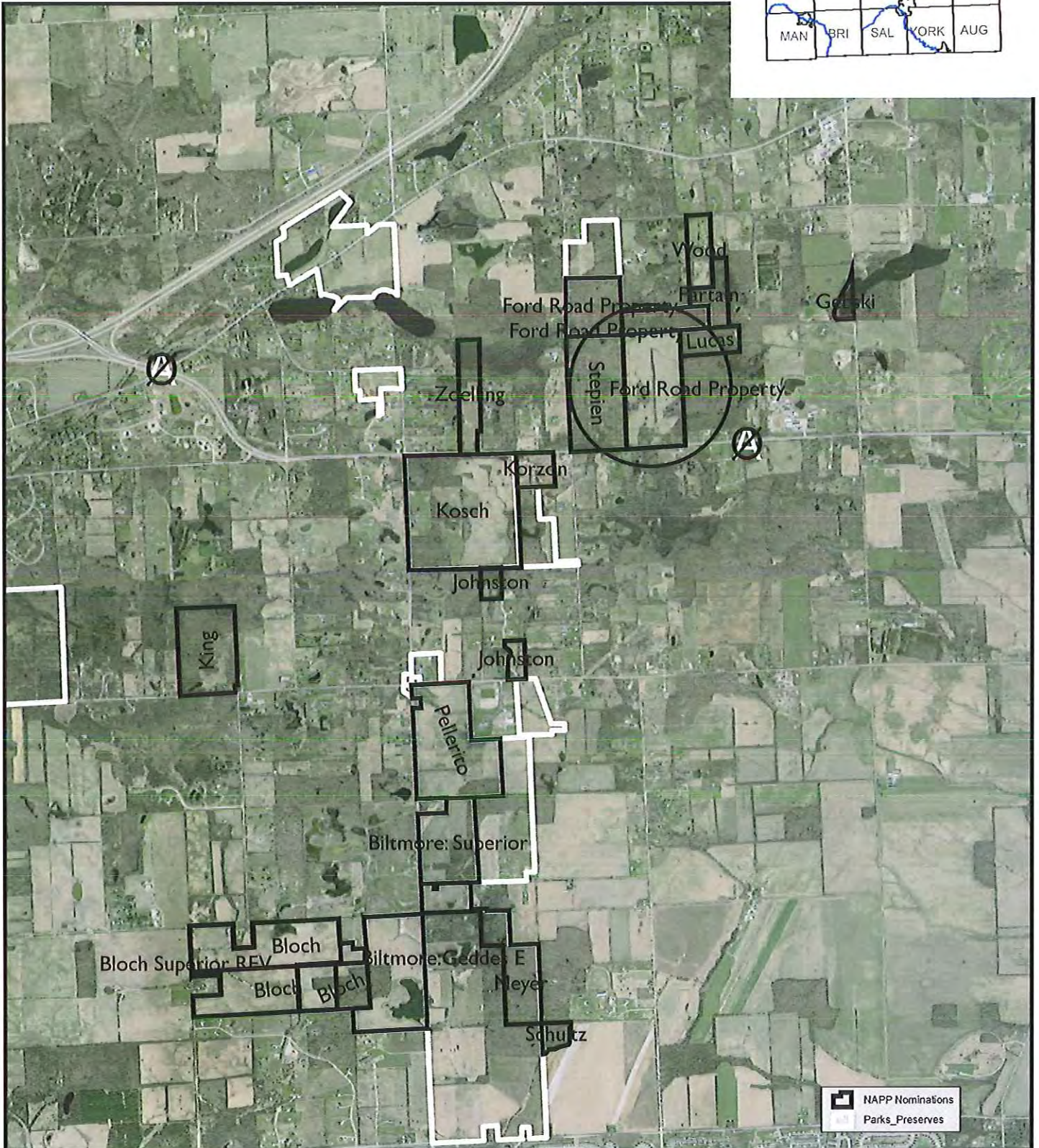
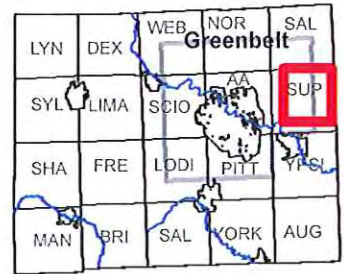
- NAPP Nominations
- County Lakes
- Rivers
- County Streams
- Public Parks, Preserves, etc.
- Conservation Lands
- City/Village



NAPP Round 12: Local Area Aerial

Ford Road Property
 Superior Township
 82 +/- acres under consideration

Washtenaw County
 Locator Map

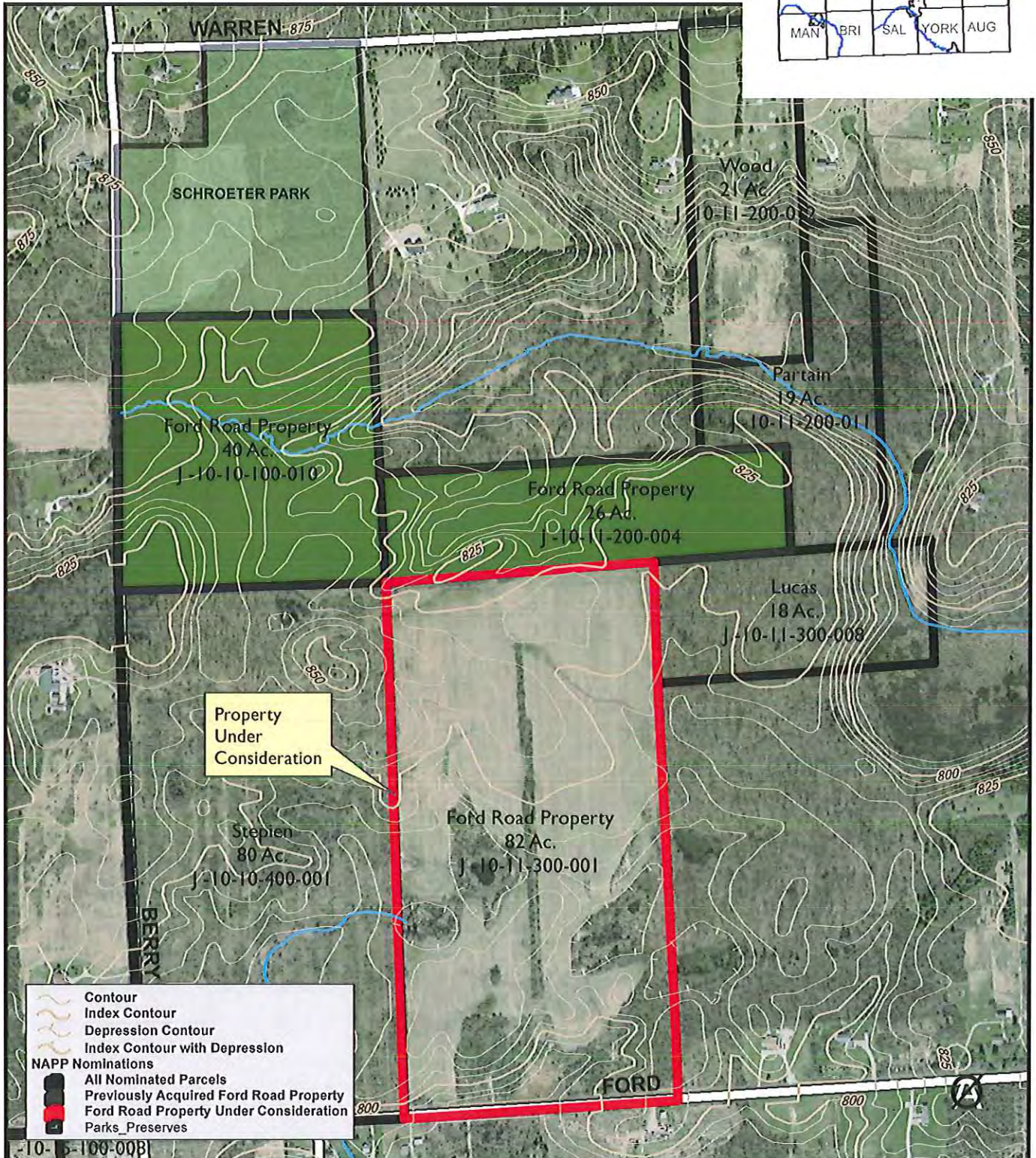


NAPP Round 12: Aerial & Soils

Ford Road Property
 Superior Township
 82 +/- acres under consideration

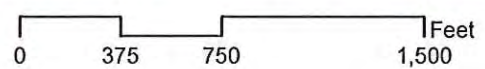
Washtenaw County
 Locator Map

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| LYN | DEX | WEB | NOR | SAL |
| SYL | LIMA | SCIO | SU | |
| SHA | FRE | LODI | PIT | YPS |
| MAN | BRI | SAL | YORK | AUG |



Legend

- Contour
- Index Contour
- Depression Contour
- Index Contour with Depression
- NAPP Nominations**
 - All Nominated Parcels
 - Previously Acquired Ford Road Property
 - Ford Road Property Under Consideration
 - Parks_Preserves



NAPP Round 12: Topography

Ford Road Property
Superior Township
82 +/- acres under consideration

Washtenaw County
Locator Map

