



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: Taylor Property – Ann Arbor Township

Background

In August 2012, a parcel of property located in Ann Arbor Township was nominated for consideration by the Washtenaw County Natural Areas Preservation Program as part of Round 12. The property is owned by the Taylor Family and comprises approximately 8 acres. Subsequent to receipt of the nomination form, staff was contacted by the City of Ann Arbor who indicated a nomination had also been received for consideration of the property.

The Natural Areas Technical Advisory Committee, along with Parks and Recreation Commission staff and a representative from the Ann Arbor Greenbelt, visited the Taylor Property. It is located on Geddes Road, just east of Huron Parkway. The property is located immediately east of Ruthven Nature Area which is owned and operated by the City of Ann Arbor. It is also immediately north of Gallup Park, another City of Ann Arbor facility. The property is heavily vegetated with both dry upland areas and wetlands. Millers Creek traverses the property, running north to south, just prior to entering the Huron River within Gallup Park. The site visit revealed a number of interesting characteristics, foremost being the presence of Millers Creek. NATAC noted the inherent natural value of the site – its visibility from Geddes Road and the potential for restoration of the property. Members also noted that preservation of the parcel would support current efforts at improving Millers Creek and protecting water quality within the watershed.

Discussion

Based upon the site visit and subsequent review, the Taylor Property has been identified as a high priority for acquisition and preservation (see memorandum from NATAC dated November 13, 2012). The City of Ann Arbor is proposing a collaborative approach. As proposed, the City of Ann Arbor would play the primary role in purchasing the Taylor Property, with NAPP providing support through a contribution toward the cost of purchase. An appraisal prepared by Gerald Alcock Company LLC, dated November 7, 2012, identified a value of \$110,000 for the property. It is NATAC's recommendation that the Natural Areas Preservation Program contribute \$27,500, or 25%, toward the purchase price of the Taylor Property. In return, NAPP ensures the property is protected and also guarantees public access. Management / stewardship responsibility for the property would be assumed by the City of Ann Arbor.

Recommendation

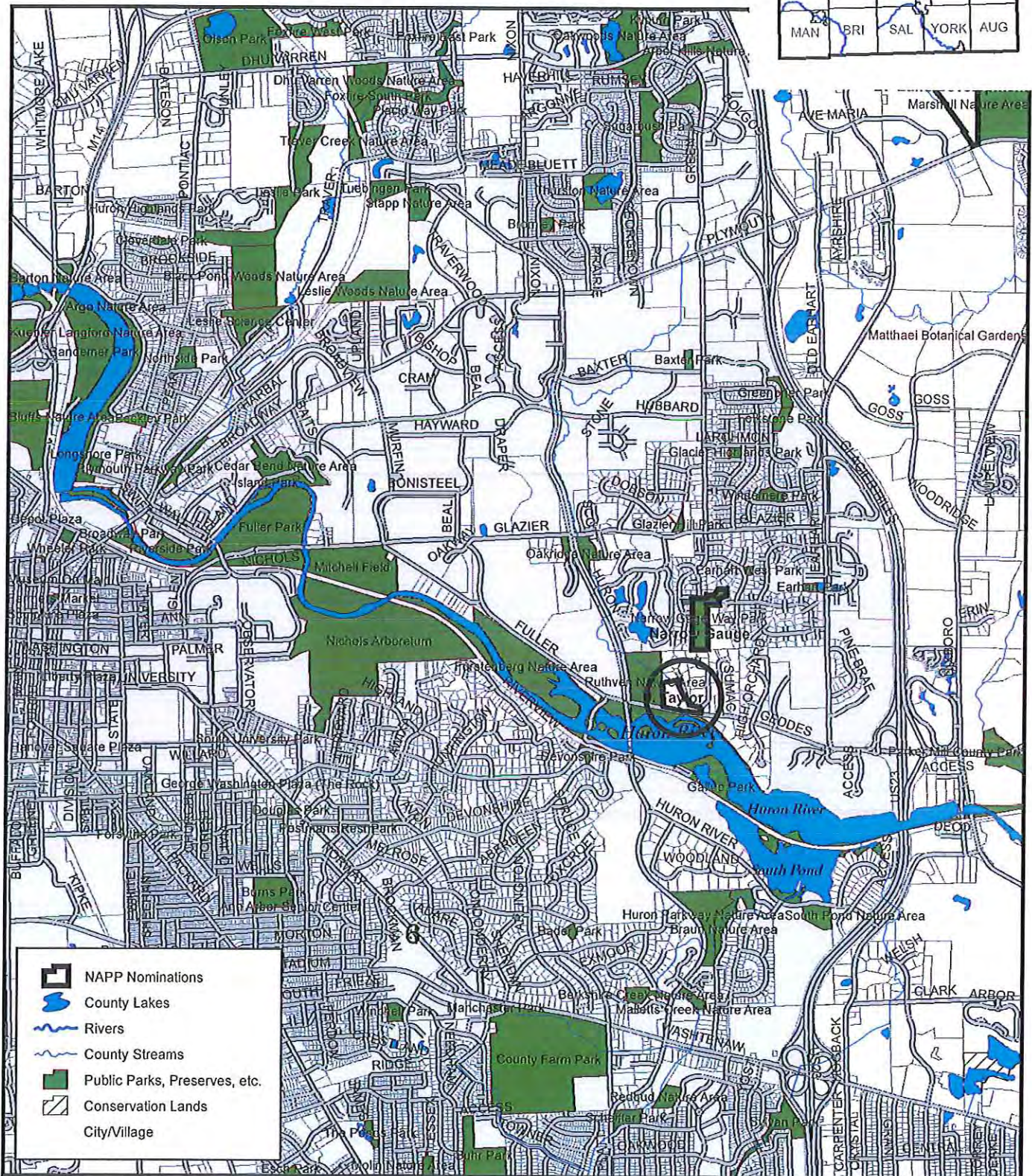
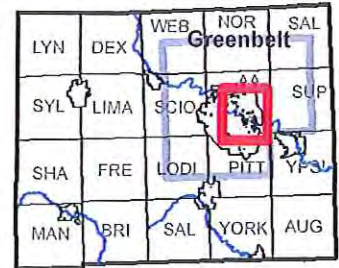
Based upon the review by both staff and the Natural Areas Technical Advisory Committee, it is my recommendation the Washtenaw County Parks and Recreation Commission authorize commitment of \$27,500 toward the purchase of the Taylor Property (Ann Arbor Township), contingent upon completion of all necessary due diligence and final approval by the Parks and Recreation Commission.

Attachments

NAPP Round 12: Local Area

J. Taylor Property
Ann Arbor Township
8+/- acres

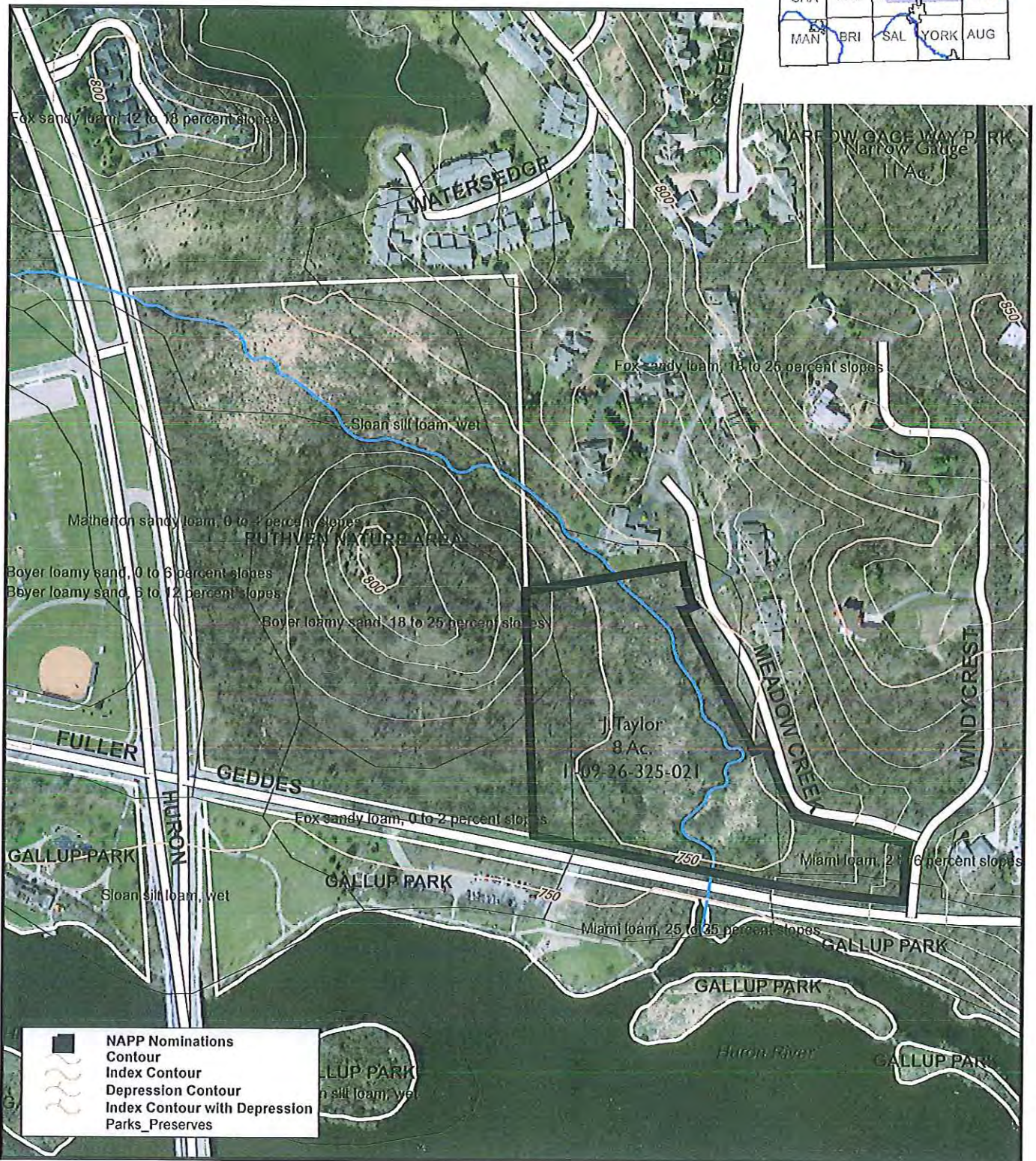
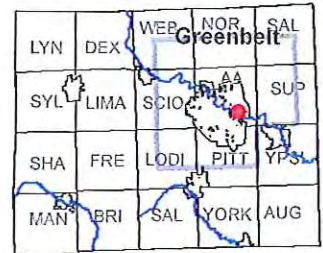
Washtenaw County
Locator Map



NAPP Round 12: Aerial & Soils

J. Taylor Property
Ann Arbor Township
8+/- acres

Washtenaw County
Locator Map



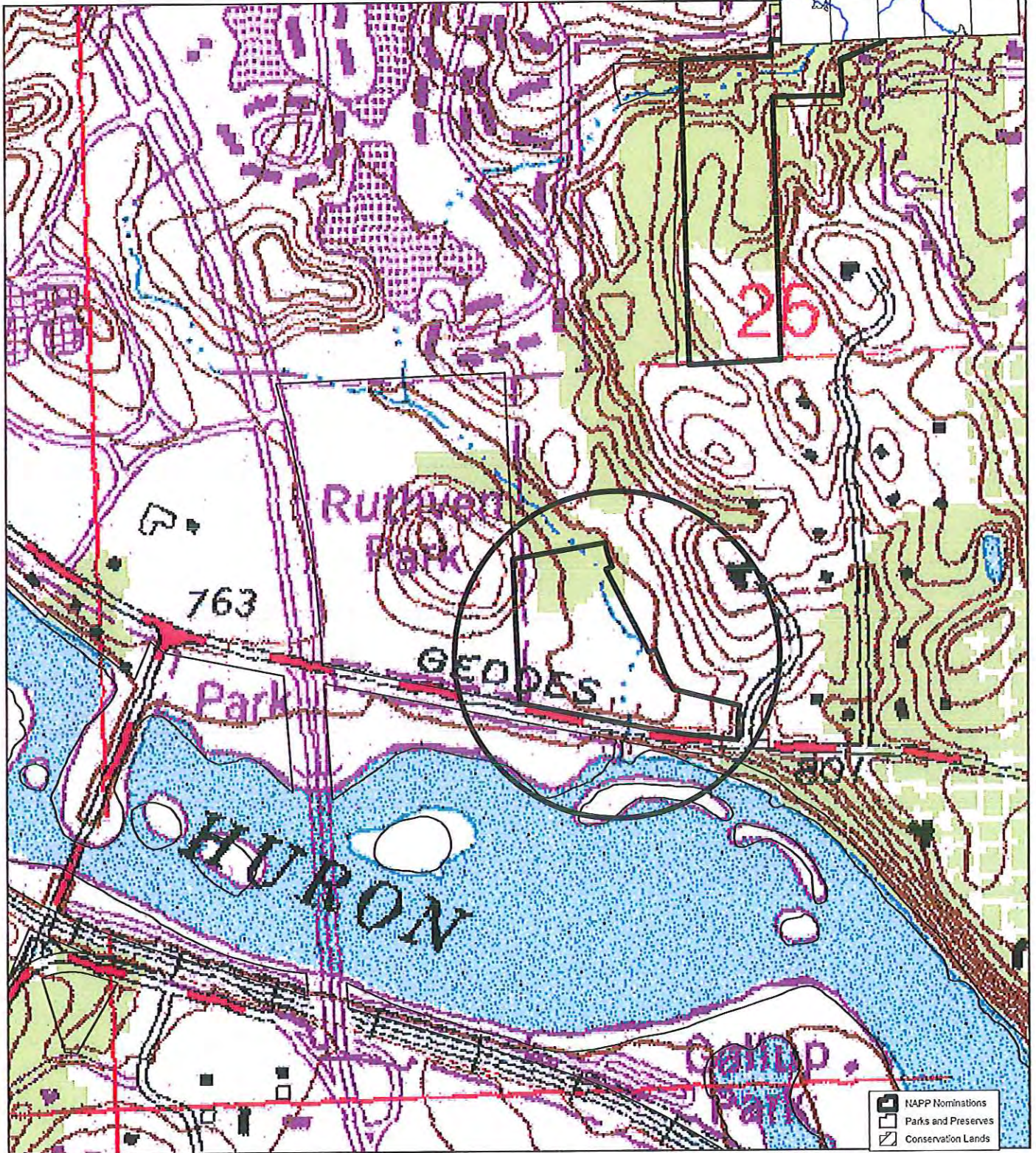
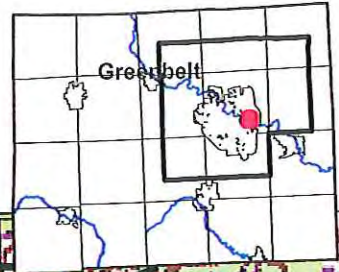
Prepared by Washtenaw County Parks & Recreation Commission
2010 Aerial Photo; USGS Topographic Contours (1:24,000)



NAPP Round 12: Topography

J. Taylor Property
Ann Arbor Township
8+/- acres

Washtenaw County
Locator Map



Prepared by Washtenaw County Parks & Recreation Commission
USGS Topo Quad (7.5 minute series, 1:24,000)

