

**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 [168.5 points]

1. Characteristics of the Land [73.5 possible points; 43.6% of points]
2. Context [69.5 possible points; 41.3% of points]
3. Acquisition Considerations [25.5 possible points; 15.1% of points]

B. Open Space Land [172 points]

1. Characteristics of the Land [58.5 possible points; 34% of points]
2. Context [73 possible points; 42.4% of points]
3. Acquisition Considerations [40.5 possible points; 23.6% of points]

SCREENING /REVIEW CRITERIA

A. Agricultural Land [168.5 points]

1. Characteristics of the Land [73.5 possible points; 43.6% of points]

- a. ***Type of Agricultural Land.*** Percent of the property with prime or unique, or locally important soil types. [Possible points = 13]

| | |
|--------|--------|
| <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 [69.5 possible points; 41.3% of points]

- 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. **Agricultural Preservation District.** Parcel is located within an Agricultural Preservation District, as designated in the Township's Master Plan.
- | | |
|-----|---|
| Yes | 5 |
| No | 0 |
- d. **Township PDR Ordinance.** The Township has passed a PDR Ordinance.
- | | |
|-----|---|
| Yes | 5 |
| No | 0 |
- e. **Percent of Farm Nominated.**
- | | | |
|-------------|--------|---|
| <50% | low | 1 |
| 50-89% | medium | 2 |
| 90% or more | high | 4 |
- f. **Percent of Farm Harvested.**
- | | | |
|-------------|--------|---|
| <30% | low | 1 |
| 31% - 70% | medium | 2 |
| 70% or more | high | 4 |

- g. **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 |

- h. **Proximity to Protected Land—Natural Area or Farmland with easement.**
- | | | |
|---|--|-----|
| >1 mile (low) | | 0 |
| Within 1/2 mile of 1 property (medium) | | 5 |
| Adjacent to one property (med. – high) | | 9.5 |
| Adjacent to more than one protected property (high) | | 12 |

- i. **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 |

- j. **Strategic Plan.** Farm is located within Farmland Complex identified in Strategic Plan.
- | | | |
|-----|--|----|
| Yes | | 10 |
| No | | 0 |

- k. **Huron River.** Contains Huron River tributary or is along the Huron River.
- | | | |
|-----|--|----|
| Yes | | 10 |
| No | | 0 |

3. **Acquisition Considerations. [25.5 possible points; 15.1% of points]**

- 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 |

B. Open Space Land [172 possible points]

1. Characteristics of the Land [58.5 possible points; 34% of points]

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 |

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 |

g. Huron River BioReserve Sites. Does the property contain areas or features identified as a priority for preservation by the Huron River Watershed Council's BioReserve project.

| | | |
|-----|--|---|
| Yes | | 5 |
| No | | 0 |

2. Context [73 possible points; 42.4% of points]

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 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 |
- d. **Proximity to Protected Land—Natural Area or Farmland with easement.**
- | | | |
|---|--|-----|
| >1 mile (low) | | 0 |
| Within 1/2 mile of 1 property (medium) | | 5 |
| Adjacent to one property (med. – high) | | 9.5 |
| Adjacent to more than one protected property (high) | | 12 |
- e. **Township Natural Features or Open Space Preservation Ordinance.** *The Township has passed a Natural Features or Open Space Preservation Ordinance.*
- | | | |
|-----|--|---|
| Yes | | 5 |
| No | | 0 |
- f. **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 |
- g. **Number of Vehicle Trips per Day.** What type of public road does the property have frontage? (National Functional Classification)
- | | | |
|----------------|--------|-----|
| Local | low | 0 |
| Collector | medium | 0.5 |
| Minor arterial | high | 1 |
- h. **Strategic Plan.** The property is located within Strategic plan Farmland Complex identified in the Greenbelt Strategic Plan.
- | | | |
|-----|--|----|
| Yes | | 10 |
| No | | 0 |
- i. **Huron River.** Contains Huron River Tributary or is along the Huron River
- | | | |
|-----|--|----|
| Yes | | 10 |
|-----|--|----|

No 0

j. Percent of Land Nominated for Easement / Purchase.

| | | |
|-------------|--------|---|
| <50% | low | 1 |
| 50-89% | medium | 2 |
| 90% or more | high | 4 |

3. Acquisition Considerations [40.5 possible points; 23.6% of points]

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

15 Yes 0 No