



## Washtenaw County Parks and Recreation Commission

### MEMORANDUM

**To:** Washtenaw County Parks and Recreation Commission  
**From:** Robert L. Tetens, Director  
**Date:** August 13, 2013  
**Re** Holley Property – Pittsfield Township

#### Background

In June 2010, the Holley Property located in Pittsfield Township was nominated for consideration to the Washtenaw County Natural Areas Preservation Program as part of Round 10. Comprising approximately 3 acres, the Holley Property was originally nominated along with three other adjoining parcels. While all four parcels are still in consideration, this memorandum only addresses the Holley Property.

The Natural Areas Technical Advisory Committee, along with Parks and Recreation Commission staff, visited the Holley Property on a number of occasions. The site visits identified a rich, high quality landscape consisting primarily of native woodland. It is largely devoid of invasive species. Certainly one of the more interesting aspects of the property is its location adjacent to the Pittsfield Preserve – owned and operated by Pittsfield Township. This close proximity offers the opportunity to extend the existing trail network and perhaps utilize the existing access point, removing the necessity of constructing an additional parking lot.

In its review, NATAC noted preservation of the Holley Property was important to the protection and viability of the adjacent woods. The woodlot on the Holley Property is, in fact, part of the larger woods that comprises much of the Pittsfield Preserve south of Textile Road. Clearing of the Holley Property would certainly have a serious, detrimental impact on the adjacent Pittsfield Preserve. Based upon its review, NATAC identified the Holley Property as a high priority for protection / acquisition.

#### Discussion

As required, the following due diligence investigations have been conducted:

- An appraisal, prepared by Bosserd Appraisal Services, LLC, identified a value of \$90,000 or approximately \$30,000 per acre.
- A Phase 1 Environmental Site Assessment prepared by Mannik & Smith Group, Inc., found no evidence of recognized environmental concerns.

- A boundary survey was prepared, including legal description and sealed survey drawing.

### **Recommendation**

As the information provided above reveals, preservation of the Holley Property offers the opportunity to protect a unique resource within Washtenaw County. Based upon the review by the Natural Areas Technical Advisory Committee, along with other background information, it is my recommendation the Washtenaw County Parks and Recreation Commission authorize purchase of the Holley Property at a price of \$90,000.

Attachments