

**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 |

g. **Local Food.** Does the farm produce locally produced foods and contribute to local food economy?

<u>Yes</u>	<u>15 pts.</u>
<u>No</u>	<u>0 pts.</u>

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.

<u>Yes</u>	<u>5</u>
<u>No</u>	<u>0</u>

d. **Township PDR Ordinance.** The Township has passed a PDR Ordinance.

<u>Yes</u>	<u>5</u>
<u>No</u>	<u>0</u>

e. **Percent of Farm Nominated** ~~for Easement.~~

<u><50%</u>	<u>low</u>	<u>1</u>
<u>50-89%</u>	<u>medium</u>	<u>2</u>
<u>90% or more</u>	<u>high</u>	<u>4</u>

f. **Percent of Farm Harvested.** (If low percent, may be scored on Open Space criteria):

<30%	low	1
31% - 70%	medium	2
70% or more	high	4

d.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

d.h. **Proximity to Protected Land—Natural Area or Farmland with easement.**

>1 mile (low)		0
Within 1/2+ mile or less of 1 property (medium)		5
Adjacent to one property (med. – high)		9.5
Adjacent to more than one protected property (high)		12

e.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

f.j. **Strategic Plan.** Farm is ~~L~~located within Farmland Complex identified in Strategic Plan.

a. Yes	10
b. No	0

g.k. **Huron River.** Contains Huron River ~~T~~ributary or is along the Huron River.

a. Yes	10
b. No	0

h. ~~There are 5 or more residential homes within 1/2 mile radius~~

a. Yes	10
b. 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

~~c. **Recreation Potential.** With the owners' permission, will the property provide access to public waters or trails, or protect a trail corridor?
6 Yes 0 No~~

~~4. Other factors — 30 points total~~

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.

<u>Yes</u>	<u>5</u>
<u>No</u>	<u>0</u>

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 Protected Land—Natural Area or Farmland with easement.**~~

>1 mile	low	0
1 mile or less	medium	5
adjacent	high	9.5

c. **Proximity to Water Resources Frontage.** Amount of frontage on open water or a perennial stream.

<u>No frontage</u>	<u>0</u>
<u><100 feet</u>	<u>low 5</u>
<u>100-500 feet</u>	<u>medium 10</u>
<u>>500 feet</u>	<u>high 14</u>

~~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.*

<u>Yes</u>	<u>5</u>
<u>No</u>	<u>0</u>

e.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
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1 feature	medium	5
2 or more features	high	9.5

~~f.~~ **Number of Vehicle Trips per Day.** What type of public road does the ~~On~~ which kind of public road does the
~~g.~~ property ~~have~~have frontage? (National Functional Classification)

Local	low	0
Collector	medium	0.5
Minor arterial	high	1

~~f.h.~~ **Strategic Plan.** The property is loc~~at~~ed within Strategic plan Farmland Complex identified in the Greenbelt Strategic Plan.

Yes	10
No	0

~~i.~~ **Huron River.** ~~g.~~ Contains Huron River Tributary or is along the Huron River

Yes	10
No	0

~~j.~~ **Percent of Land Nominated for Easement / Purchase.**

<u><50%</u>	<u>low</u>	<u>1</u>
<u>50-89%</u>	<u>medium</u>	<u>2</u>
<u>90% or more</u>	<u>high</u>	<u>4</u>

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	<u>54</u>
2 possible sources	<u>108</u>
3 or more possible sources	<u>144</u>

b. **Landowner Contribution.** Percent of the appraised value of development rights the landowner is willing to donate.

No contribution	0	
<10%	low	<u>52</u>
10-20%	medium	<u>84</u>
>20%	high	<u>116.5</u>

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

<u>159</u> Yes	<u>0</u> No
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4. Other factors—26 points