



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Robert L. Tetens, Director
DATE: December 11, 2012
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. 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 (approximately 82 acres) is currently in active agricultural use. The two parcels of interest (totaling approximately 65 acres) contain a number of significant natural features. This portion of the property was investigated by a naturalist in 1992 as part of a study of environmentally significant areas in Superior Township undertaken on behalf of the Superior Land Conservancy. Because of the high quality of the plant types found within the property, the study identified this property as "Site X, Section 37" (a fictitious location used by the author to protect these resources). The property contains high quality upland woodlots, comprised of red and white oaks, along with a small area of hardwood swamp filled with red maples. A perennial stream cuts through a steeply sloped topography.

Certainly one of the more interesting aspects of the property is its location immediately south of Schroeter Park – a Superior Township facility. Schroeter Park has both an existing parking lot and trail system, which could easily be extended into the Ford Road Property. In addition, the 2011-2015 Superior Township Parks, Recreation and Open Space Plan includes a recommendation that this parcel be acquired as an addition to Schroeter Park, serving as a nature area protecting natural systems.

The Natural Areas Technical Advisory Committee, in its memorandum dated November 13, 2012, identified the Ford Road Property, LLC as a high priority property for acquisition.

Discussion

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

- An appraisal of the property, prepared by Bosserd Appraisal Services, identified a value of \$500,000 for the two parcels totaling 65 acres, approximately \$7,632 / acre.
- A Phase I Environmental Site Assessment, prepared by Mannik & Smith Group, Inc., did not indicate any recognized environmental condition with the property.
- A boundary survey was prepared, including legal description and certified survey drawing.

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 purchase of approximately 65 acres of the Ford Road Property, LLC (Superior Township) at a price of \$500,000.

Attachments