

**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
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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