

GSAB

City of Rochester Hills Green Space Advisory Board Recommendations Report May 16, 2007



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GSAB Charter & Assignment

GSAB Charter – 2005 – City Council Resolution

“Be it Resolved that upon passage of the Millage Proposal to Provide Funding to Permanently Preserve Green Spaces and Natural Features within the City of Rochester Hills the Rochester Hills City Council will establish an Open Space Advisory Board for the purpose of planning and developing strategies, recommending acquisitions and maintaining the green space funded through this millage.”

Citizen representatives

Jerry Carvey

Lorraine McGoldrick

Tim Gauthier

Jack Robinson

Bill Windscheif

Pam Wallace

Paul Funk

Staff members

Mike Hartner

Kurt Dawson

Roger Moore

Ravi Yalamanchi (Council Rep)

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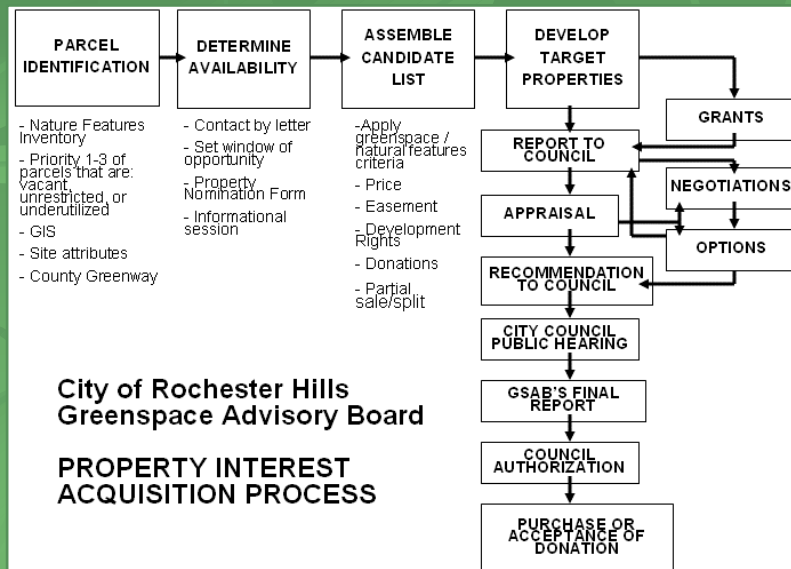
GSAB Committee Activities To-Date

Estimated 700 hours invested by citizens and staff in 40 meetings and activities in the application of due diligence

- Organizing GSAB structure, processes and execution
- Open meetings with regular citizen input
- Public forum to explain the GSAB process
- Frequent media coverage
- 88 property owners invited to nominate parcels
- 15 parcels were nominated
- GSAB and Staff conducted on-site visits of all nominated parcels
- Appraisals were performed by state certified experts for the highest rated parcels
- GSAB is now ready to make recommendation that the city begin acquisition process and negotiations for four parcels

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GSAB Approved Process Flowchart



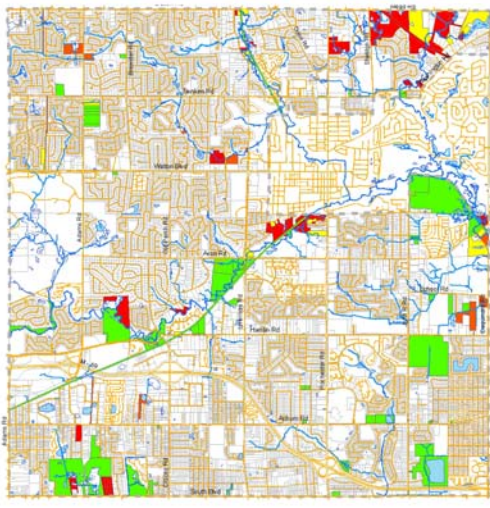
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GSAB Property Evaluation Criteria

GREENSPACE / NATURAL FEATURES CRITERIA

WATER RESOURCES	HABITAT PROTECTION	RECREATIONAL / HISTORICAL RESOURCES	OTHER FACTORS	ADVERSE FACTORS
<ul style="list-style-type: none"> -rivers, streams, ponds, and lakes - wetlands - floodplains 	<ul style="list-style-type: none"> -wildlife habitat - woodlands 	<ul style="list-style-type: none"> -Clinton River greenway corridor - other streams and trail corridors - adjacency / connectivity - scenic views - passive recreation - historical / cultural - community planning 	<ul style="list-style-type: none"> - other unique factors - market value considerations - development risk - steep slopes - size of property 	<ul style="list-style-type: none"> -Environmental hazards - higher than "market value" costs - any unique detractors

GSAB Natural Features Inventory Priority 1, 2 & 3 Green Space Areas



Letters were sent to 88 property owners to determine owner interest in nominating property for GSAB evaluation.

Legend

■	Wildlife Habitat Priority 1 (Vacant Parcel)
■	Wildlife Habitat Priority 2 (Vacant Parcel)
■	Wildlife Habitat Priority 3 (Vacant Parcel)
■	Land Value Greater Than 50% of Total Value
■	City Owned Or Protected

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15 Properties were Nominated



Nominated Parcels
are shown in red

15 total Parcels
Nominated

10 different
locations widely
disbursed through
out the City

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GSAB First Round Selection of Nominees

- After visiting all of the nominated parcels and using the selection criteria the GBAS focused on four parcels to recommend for possible acquisition at this time.
 - The four parcels are actually being presented tonight as two candidates, they are:
 - Cloverport, West Childress & East Childress (total 14 acres)
 - Mead Road (35.2 acres)

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Cloverport – 7.4 Acres



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West Childress – 4.0 Acres



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East Childress – 1.5 Acres

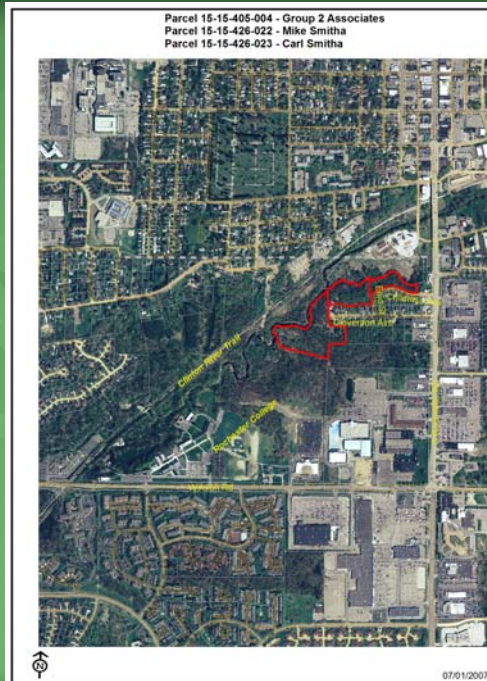


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**Cloverport,
West Childress
and East
Childress
parcels**

Total 14 Acres

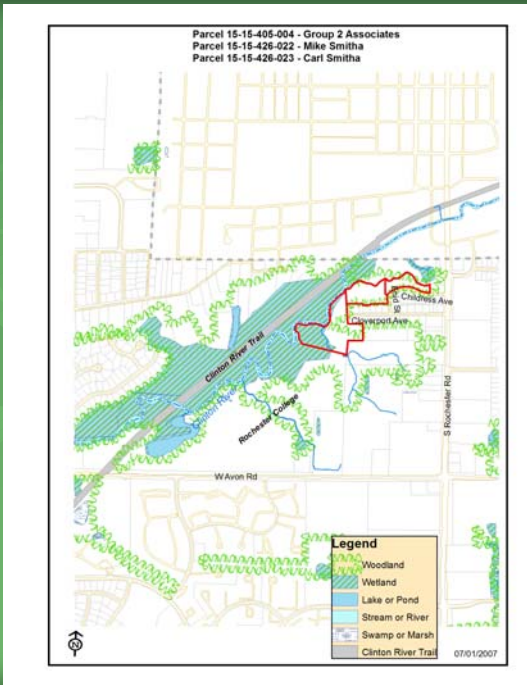


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Cloverport,
West Childress
and East
Childress
parcels

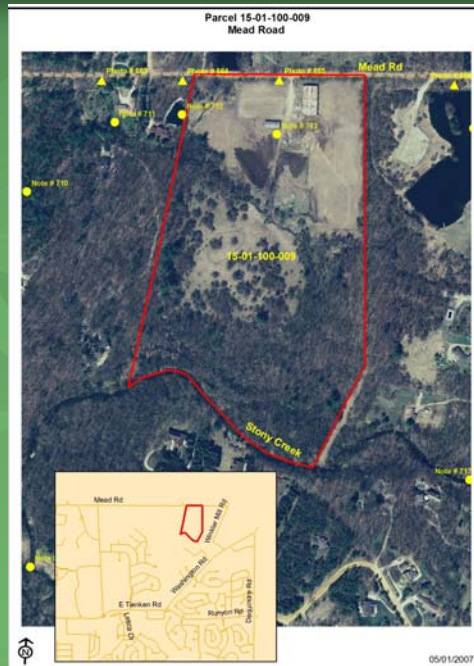
Total 14 Acres



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Mead Road

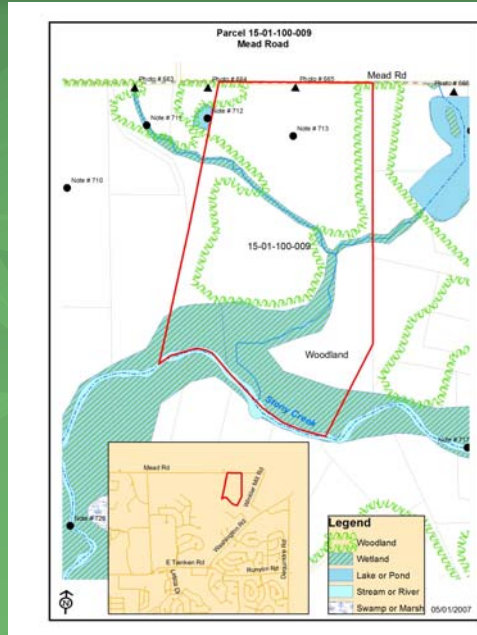
35.2 Acres



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Mead Road

35.2 Acres

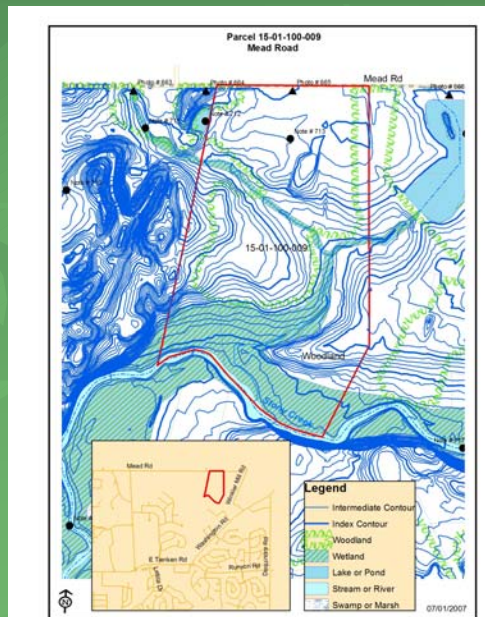


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Mead Road

35.2 Acres



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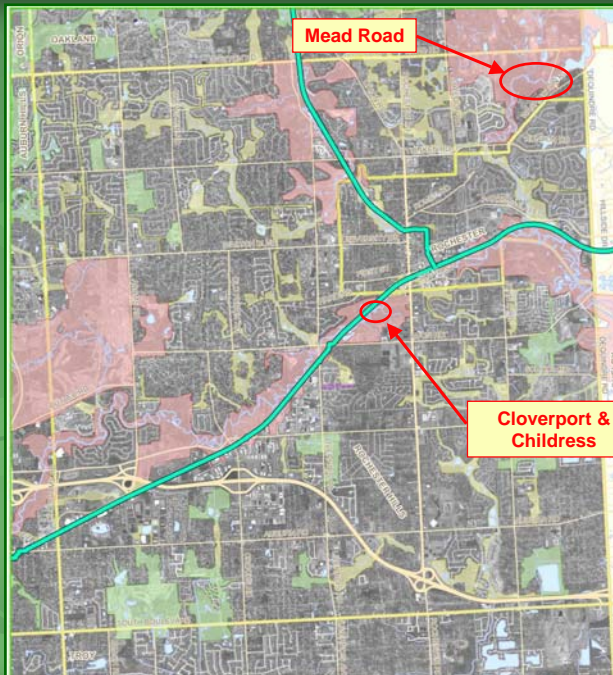
GSAB Parcels Recommended for Acquisition

	Cloverport	West Childress	East Childress	Mead Road
GSAB Criteria Scores				
Water Resources	24	20	5	21
Habitat Protection	11	11	11	13
Recreational Value	30	28	18	28
Other Factors	6	7	1	2
Adverse Factors	0	-1	-3	0
Total Score: All Criteria	71	65	32	64
Pros	Beautiful wooded steep slopes with high bluffs overlooking the Clinton River corridor. Opportunity to protect and expand a green space river (and Clinton River Trail) corridor that connects with Rochester College (nearly from Avon Road to Rochester Road)			Direct access to and views of Stoney Creek
	Elevated scenic views of, and direct access to the Clinton River	Elevated scenic views of the Clinton River valley		
	Contiguous to Rochester College green space corridor			
	Large size			Very large size
	"Spokes" in the Greenways strategy			Significant "Hub" in the Greenways strategy
Cons		Some noise and views of cement plant	Directly facing noise and view of cement plant	Cost
			Small size	
			Access is difficult due to steep slopes except for small areas at the top and bottom	
General Comments	Value of these parcels would be maximized as part of a contiguous green space Clinton River corridor ranging from Rochester College nearly to Rochester Road			Water & sewer services planned for future
Acreage	7.4	4.0	1.5	35.2
GSAB recommended procurement strategy	Cash Purchase			Matching Grant

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- ✓ Provide Greenway Connectivity
- ✓ Fit into OC's Spoke & Hub Strategy
- ✓ Part of the Clinton River & Stoney Creek Corridors



GSAB Recommendation

GSAB has reached a consensus decision on what properties to recommend for purchase at this time

Why were these properties chosen ...

- ❖ All properties were compared used criteria relating to protection of water resources, habitat protection, steep slopes, woodlands, recreational value and natural features
- ❖ Site contribution to the Oakland County Greenways vision of hubs and spokes was considered
- ❖ Support the Master Transportation Plan and Master Recreation Plan
- ❖ Of the 15 nominated parcels, these best support the GSAB 'Vision'

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GSAB Proposed Resolution Language



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