

## **GSAB**

# **City of Rochester Hills Green Space Advisory Board Status Report December 13, 2006**

- Activities to-date
- Current status & next steps
- Issues & concerns
- Recommendation & requests

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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.”
- ◆ Seven citizen representatives, one City Council representative and three staff members were appointed to the GSAB in December 2005 with the task of making recommendations to the city on how to use millage funds to preserve green space areas in the City of Rochester Hills
  - » Jerry Carvey
  - » Lorraine McGoldrick
  - » Tim Gauthier
  - » Jack Robinson
  - Bill Windscheif
  - Pam Wallace
  - Paul Funk

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## GSAB

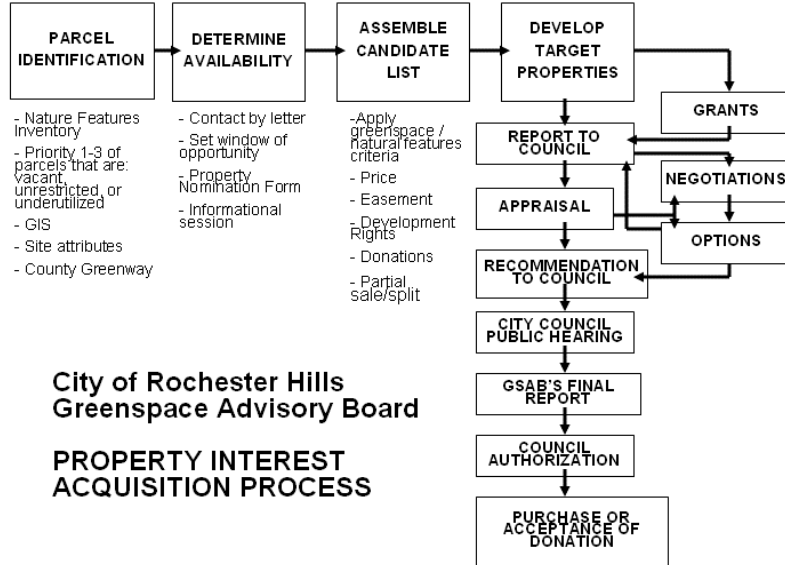
## Media Coverage



## GSAB Committee Activities To-Date

- ◆ Roughly estimate 600 hours have been invested by citizens and staff in 35 meetings / activities
- ◆ Organizing Phase
  - Leadership, meeting schedule, by-laws adopted
  - Education and orientation
  - Input was received from
    - » Numerous citizens attending GSAB meetings
    - » Rochester Hills Natural Features Inventory
    - » Oakland County Planning Dept
    - » Oakland Land Conservancy
    - » Oakland Twp, Washtenaw County, other local & national green space resources
- ◆ Planning Phase
  - Process for developing GSAB recommendations was proposed and approved by City Council
  - Approximately 25 objective and subjective criteria for evaluating parcels were developed and validated
  - Process for nominating specific parcels for consideration was developed

## GSAB Approved Process Flowchart



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## GSAB Property Evaluation Criteria

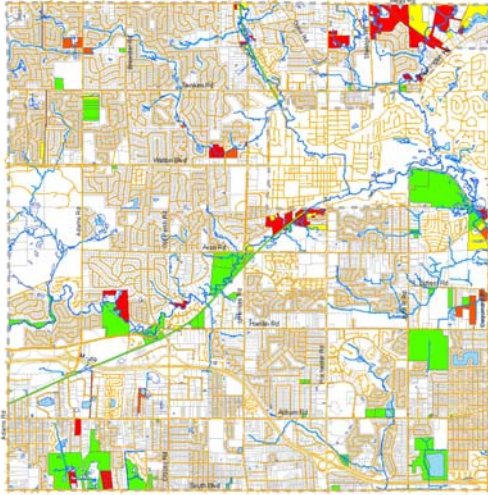
### GREENSPACE / NATURAL FEATURES CRITERIA

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

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# 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.

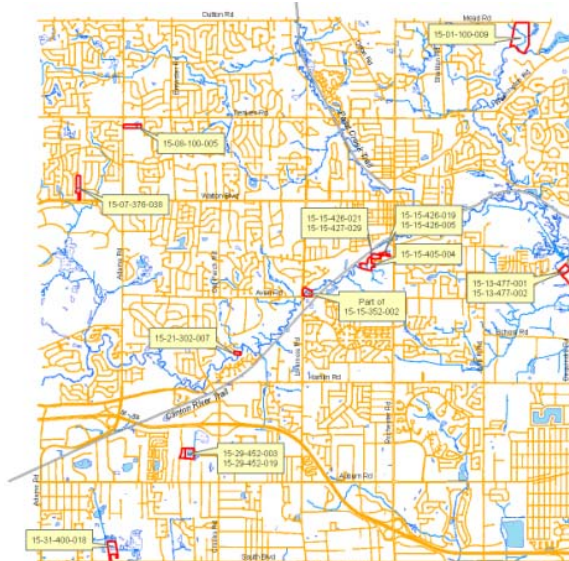
### Legend

- 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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# GSAB

## 15 Properties were Nominated



15 Parcels were nominated (shown in red)

10 different locations widely disbursed through out the City

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## **GSAB      Committee Activities To-Date**

### **◆ Execution Phase**

- 88 property owners received letters inviting them to consider nominating their properties for donations, conservation easements, or for sale to the city through the Green Space process (June 12)
- GSAB hosted a public forum explaining the GSAB nomination process, the advantages of donations and conservation easements and the GSAB evaluation criteria that would be applied to evaluate properties (July 13)
- Property owners who did not respond received a second letter inviting them to nominate their property (early Aug)
- 15 parcels were nominated by their owners
- GSAB conducted on-site assessments of all nominated properties; evaluation criteria was applied individually and as a group consensus
- Information gathering interview with the owners of each parcel
- GSAB prioritized the properties based on evaluation criteria and interview information. Appraisal bids have been solicited following established City purchasing procedures for the Top 7 ranked parcels (November)

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## **GSAB      Current Status, Next Steps**

- ◆ Appraisals are expected to be completed in first quarter 2007
  - Priority of parcels may be revised depending on asking price versus appraisal value
  - GSAB will make formal recommendations to city council for consideration at that time
- ◆ One property owner (Nino Tocco; adjacent to River Crest Banquet Center) has offered to donate a parcel on the Clinton River
  - NE corner of Avon and Livernois roads

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## GSAB

## Issues & Concerns

- ◆ High priority nominated properties that are at risk of development
- ◆ High priority properties that were not nominated and are at risk of development
- ◆ Ability of the city to provide stewardship for conservation easement areas and property purchased under the Green Space program

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## GSAB

## Recommendation & Requests

- ◆ Request support for a strategy to better manage stewardship of property interests acquired through the green space millage
  - Key elements of a sustainable stewardship program include
    - » Initial baseline assessment & documentation
    - » Regular education & communication with nearby residents and property owners
    - » Annual on-site review
    - » Enforcement
- ◆ Request meeting with Council in first Quarter of 2007 to make recommendations on property acquisition.

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## GSAB

## Parcel Offered as Donation to City



One property owner (Nino T. River Crest Banquet Center) has offered to donate a parcel on the Clinton River.



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## GSAB

## Recommendation

- ◆ GSAB recommends approval of the resolution to proceed with acceptance of the Tocco property donation

*“Be it resolved, that the Rochester Hills City Council hereby authorizes the acceptance of the donation of this parcel of land by Mr. Anthony Tocco for open space preservation pending a property assessment, an acceptable environmental evaluation and title search, and authorizes the Mayor to proceed with this process and pay all costs and closing fees associated with the transfer of this property to the City of Rochester Hills.”*

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