

Parcel: 15-33-401-005

**A. WATER RESOURCES**

**1. Rivers, streams, ponds and lakes** Does the property have frontage on or contain a perennial stream or lake?

Yes = 5 points  
No = 0 points

**No** 0

**2. Wetlands** Does the property contain wetlands identified by the City of Rochester Hills Natural Features Inventory (NFI)

a. Measure the percentage of wetlands within the property:

50% - 100% = 5 points  
20% - 49% = 3 points  
>1% - <20% = 1 point

**16.82 %** 1

b. Measure the total acreage of wetlands within the property:

>20 acres = 5 points  
10 - 20 acres = 3 points  
>1 acre = 1 point

**1.60 ac** 1

c. Does the property border city-designated wetlands identified by the City of Rochester Hills Natural Features Inventory (NFI)?

Yes = 5 points  
No = 0 points

**No** 0

**3. Floodplain** Does the property contain floodplain designation?

100 Year = 5 points  
500 Year = 3 points

**No** 0

**Total: Water Resources** 2

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**B. HABITAT PROTECTION**

<b>1. Wildlife Habitat</b>	Does the property contain Priority 1, 2 or 3 natural areas as identified in the City's Natural Features Inventory?  Priority 1 = 5 points Priority 2 = 3 points Priority 3 = 1	<b>Priority 1</b>	<b><u>5</u></b>
<b>2. Woodlands</b>	Does the property contain woodlands identified by the City's Natural Features Inventory?  a. Measure the percentage of woodlands within the property  >50% = 5 points 20% - 49% = 3 points <20% = 1 point	<b>95.46 %</b>	<b><u>5</u></b>
	b. Measure the total acreage of woodlands within the property  >20 acres = 5 points 10 - 20 acres = 3 points <10 acres = 1 point	<b>9.05 ac</b>	<b><u>1</u></b>
		<b>Total: Habitat Protection</b>	<b><u>11</u></b>

**C. RECREATIONAL / HISTORICAL VALUE**

<b>1. Clinton River Greenway Corridor</b>	Does the property have frontage on the Clinton River?  Yes = 7 points No = 0 points	<b>No</b>	<b><u>0</u></b>
<b>2. Other Stream and Trail Corridor</b>	Does the property have frontage on:  a. Sargent Creek, Stony Creek, Paint Creek, Galloway Creek, Red Run or other stream corridor?  Yes = 5 points No = 0 points	<b>No</b>	<b><u>0</u></b>
	b. Clinton River Trail or Paint Creek Trail?  Yes = 5 points No = 0 points	<b>No</b>	<b><u>0</u></b>
<b>3. Adjacency / Connectivity</b>	Is the property adjacent to or potentially linked to "Hubs or Sites" as identified in the Oakland County Green Infrastructure Network?  Yes = 5 points No = 0 points		
<b>4. Scenic Views</b>	Does the property contain scenic views or provide access to a scenic view?  Yes = 1 - 5 points No = 0 points		<b><u>0</u></b>

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**C. RECREATIONAL / HISTORICAL VALUE continued**

5. **Passive Recreation** Is the property accessible for passive recreation (i.e., hiking, biking, fishing, etc.) from a publicly owned road, safety path or trail?

Yes = 5 points  
No = 0 points

Yes 5

6. **Historical / Cultural** Does the property include the location or remains of a site of historic significance, such as a pioneer homestead, Native American village or trail, burial or ceremonial ground?

Yes = 5 points  
No = 0 points

0

7. **Community Planning** Is the property located in a voting district that is underserved by existing parklands or public open space? District with:

<50 acres = 5 points  
50 - 149 acres = 3 points  
150 - 200 acres = 1 point

122.10 ac 3

**Total: Recreational / Historical** 8

**D. OTHER FACTORS**

1. **Other Unique Factors** Examples include threatened or rare native plants or animals, old growth native and/or rare canopy trees, bike paths, etc.  
Describe Briefly

Yes = 1 - 5 points  
No = 0 points

0

2. **Market Value Consideration** Is the property offered at below "market value," (i.e., less than 2 X State Equalized Value) or is a significant portion of the value offered as a donation or match for a grant?

Yes = 1 - 5 points  
No = 0 points

0

3. **Development Risk** Is the property in imminent danger of being developed or altered?

Yes = 1 - 5 points  
No = 0 points

0

4. **Steep Slopes** Does the property contain significant steep slopes

Yes = 1 - 5 points  
No = 0 points

Yes 0

5. **Size of Property** Total size of property in acres:

>10 acres = 5 points  
5 - 10 acres = 3 points  
2 - 5 acres = 1 point

9.48 ac 3

**Total: Other Factors** 3

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**E. ADVERSE FACTORS**

**1. Environmental Hazards**

a. Is the property currently being used or has it been used in the past for the following purposes: gas station, motor vehicle service or repair facility, commercial printing facility, dry cleaners, photo developing lab, junkyard, landfill, waste treatment, storage, processing, recycling or disposal facility?

Yes = -1 to -5 points  
Unknown = 0 points

0

b. Are any of the following currently being stored, discarded, or used or have they been used in the past on the property: automotive or industrial batteries, pesticides or other chemicals, paints, industrial waste, or other chemicals in drums or other containers or storage tank?

Yes = -1 to -5 points  
Unknown = 0 points

0

**2. Higher than "Market Value" Cost**

Is the property offered at a cost greater than 2 X the SEV established by the City of Rochester Hills assessor?

Yes = -1 to -5 points  
No = 0 points

0

**3. Any Unique Detractors**

Are there other unique factors not covered in these criteria that would detract from the property or cause it to be a detriment to our community?

Yes = -1 to -5 points  
No = 0 points

0

**Total: Negative Factors** \_\_\_\_\_ 0

**Total Score** 24