



2019

CLEVELAND METROPARKS  
Real Estate Report

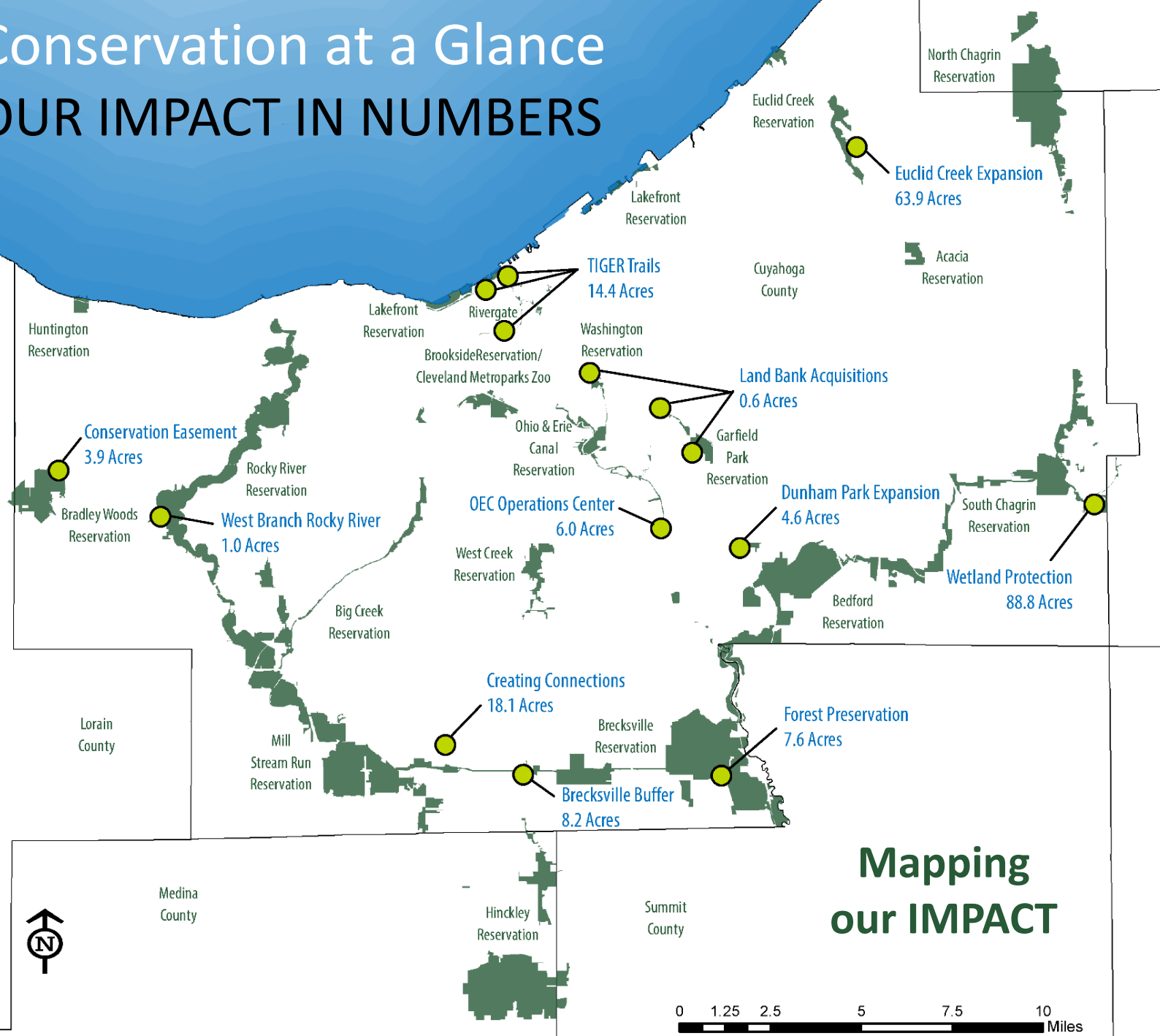


## Overview

- Conservation at a Glance
- Our Years Work
- Conservation by the Numbers
- Real Estate Database
- Land Protection Planning
- Highlights from the Past Decade

# Conservation at a Glance

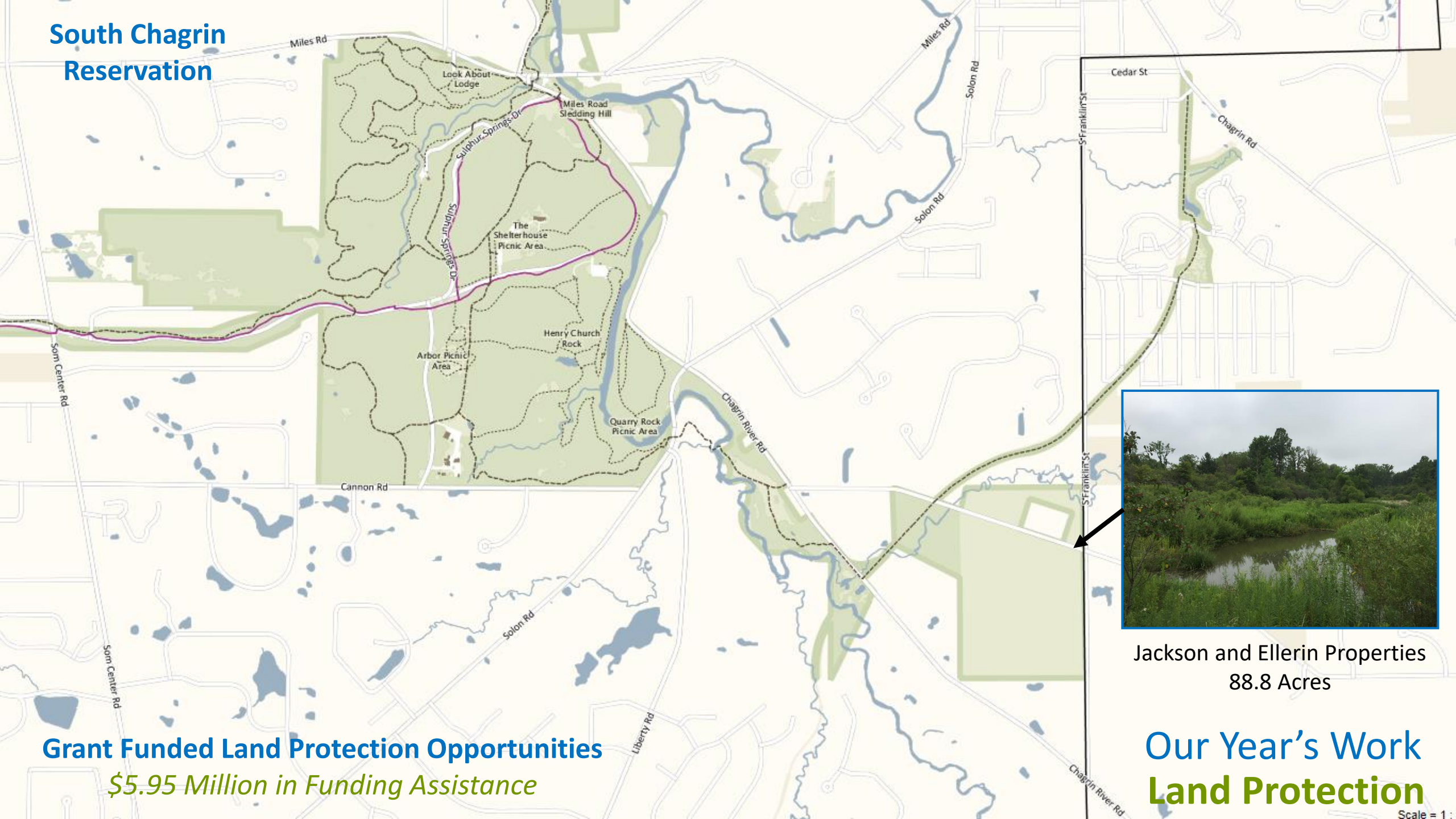
## OUR IMPACT IN NUMBERS



### Mapping our IMPACT

- **26** transactions totaling **217** acres (**12** of the **26** transactions were located in the City of Cleveland)
- Emerald Necklace total acreage: **23,822**
- **45** acres donated at a value of **\$9,759,980**
- Land acquisition costs totaled **\$9,776,174** (which included **\$5,952,074** covered by grant funds, over **60%**)
- Total land value: **\$19,536,154** (with **\$3,824,100** in Cleveland Metroparks funds, just under **20%**)
- New parkland in **12** communities and **10** reservations
- Preserved **10,370** feet of headwater streams and **1,985** feet of rivers and creeks
- Acquired **3.4** miles of property for existing and future trail connections
- Protection of **67** acres of wetland and **147** acres of forest

# South Chagrin Reservation



**Grant Funded Land Protection Opportunities**  
*\$5.95 Million in Funding Assistance*



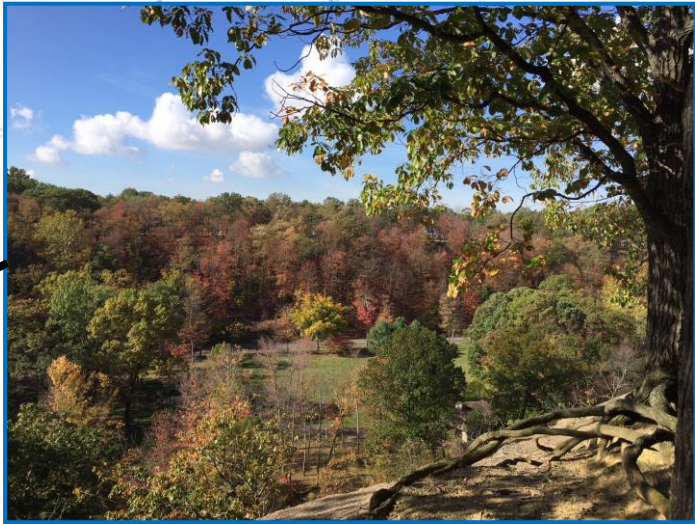
Jackson and Ellerin Properties  
88.8 Acres

**Our Year's Work**  
**Land Protection**

Scale =



# Euclid Creek Reservation



K. Hovnanian Highland Ridge Property  
63.3 Acres

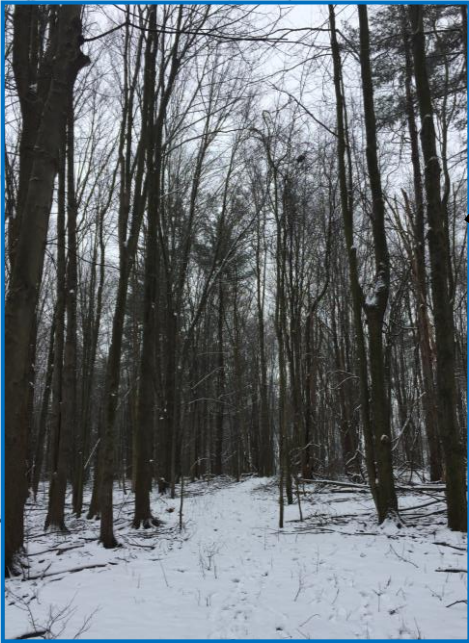
**Grant Funded Land Protection Opportunities**  
*\$5.95 Million in Funding Assistance*

**Our Year's Work**  
**Land Protection**

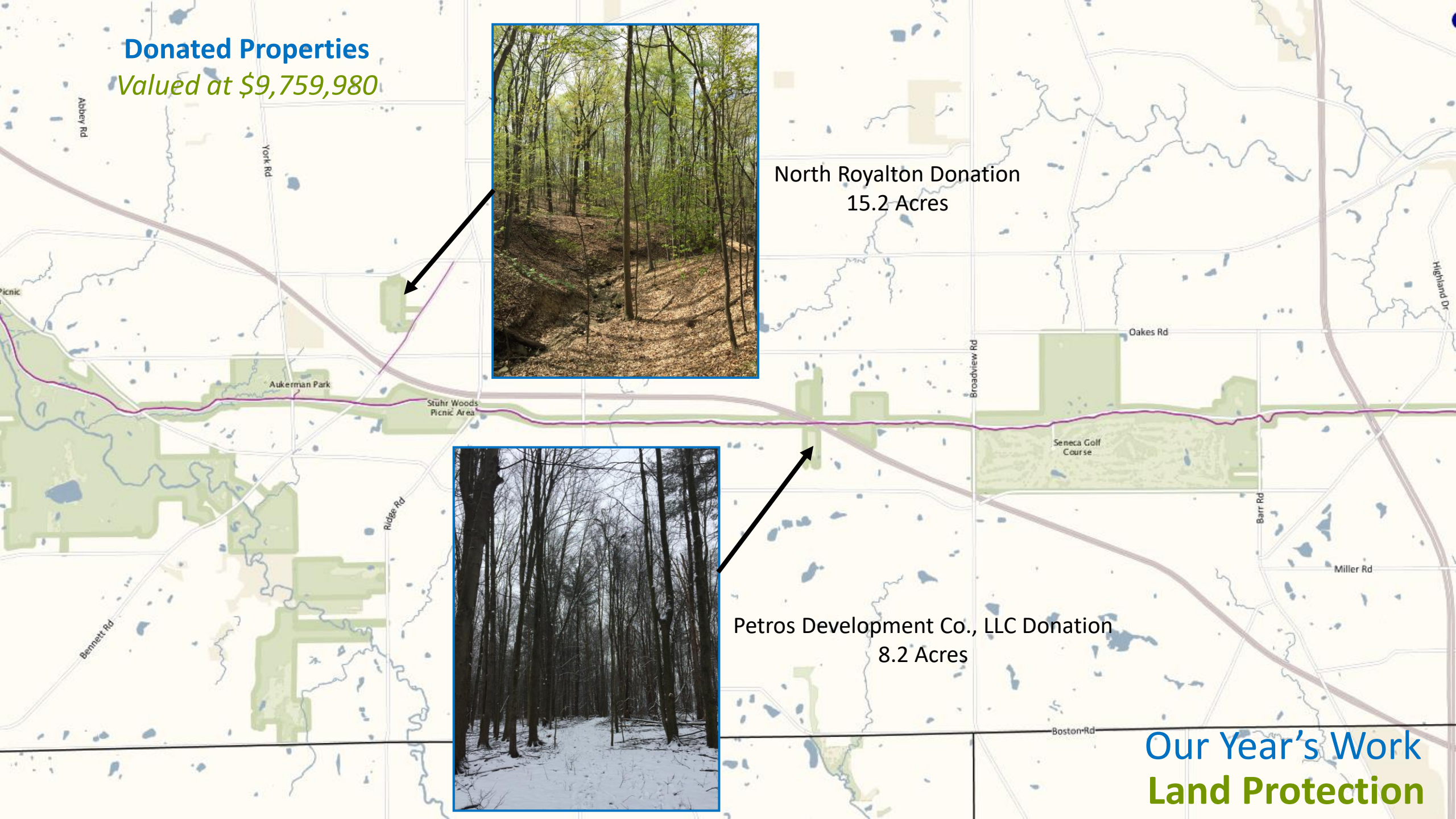
**Donated Properties**  
*Valued at \$9,759,980*



North Royalton Donation  
15.2 Acres



Petros Development Co., LLC Donation  
8.2 Acres



**Our Year's Work**  
**Land Protection**

# Our Year's Work Land Protection

Crocker Road II, LLC Donation  
3.9 Acres



O'Donnell/Frank/Madden/  
Filby/Kuhn Donation  
0.6 Acres

Donated Properties  
Valued at \$9,759,980



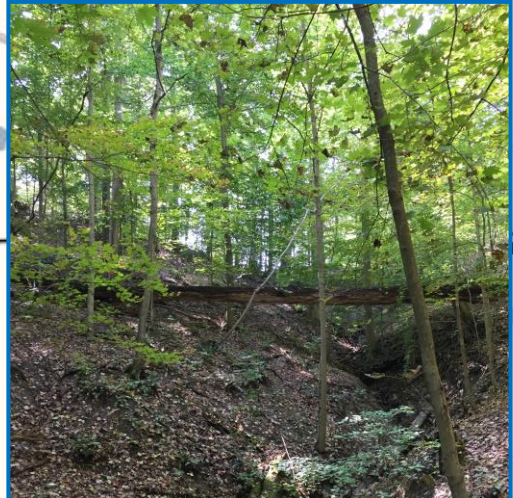


# Our Year's Work Land Protection

Rodriguez Property  
2.9 Acres



Brecksville

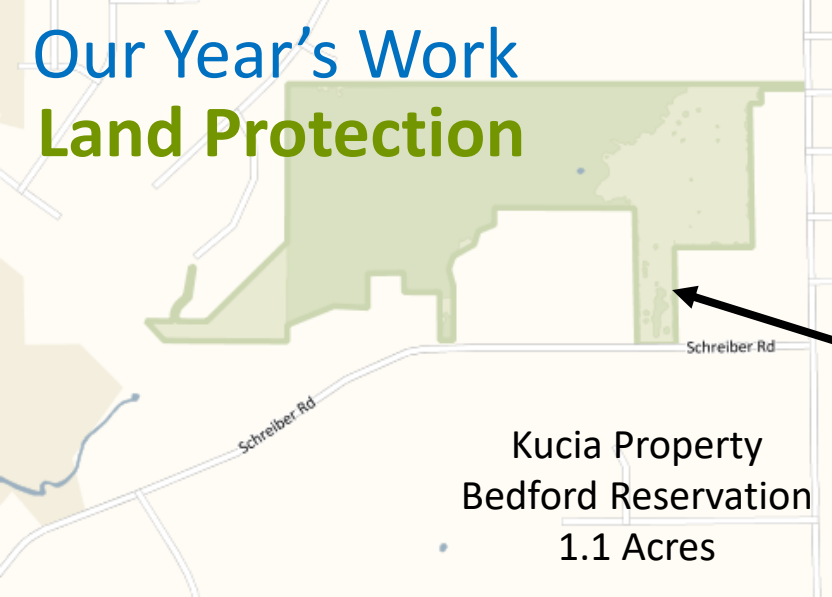


Eibel Property  
7.6 Acres

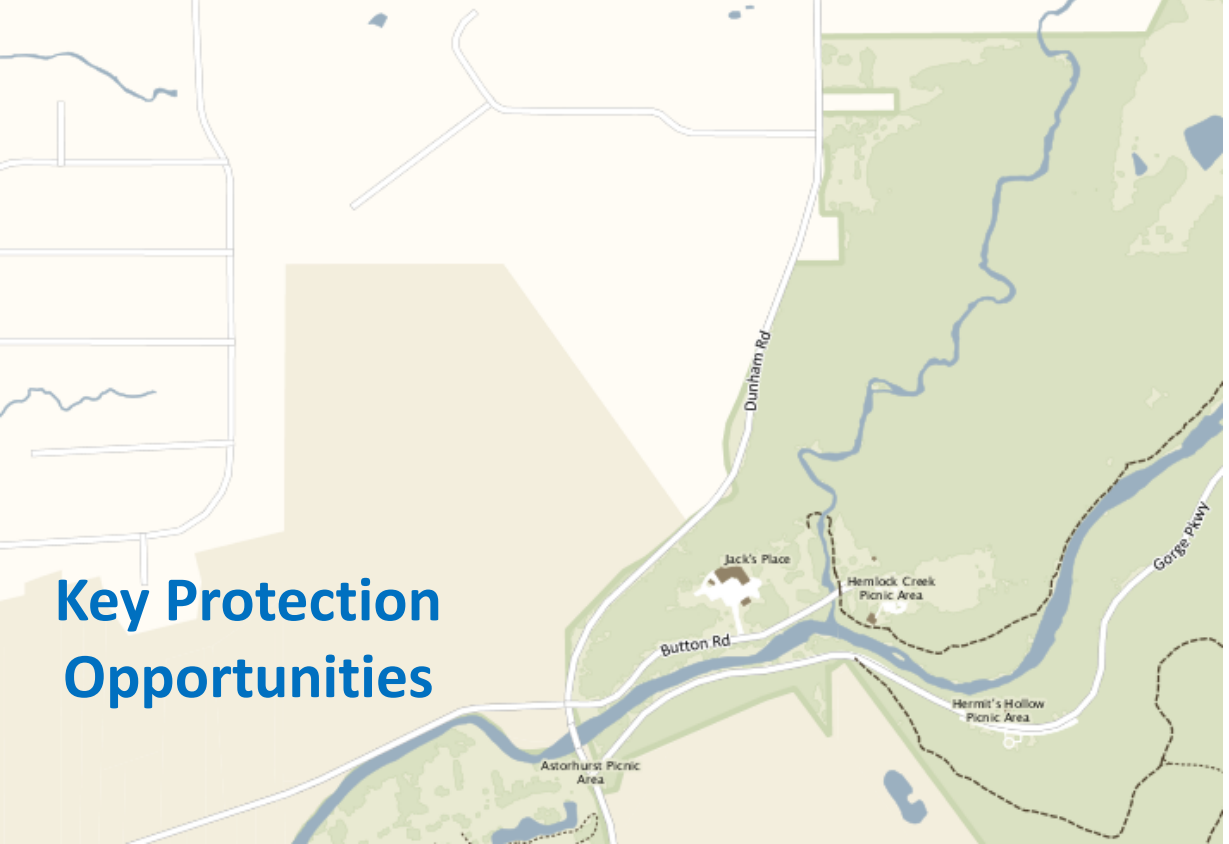
Key Protection  
Opportunities

# Our Year's Work

## Land Protection



Kucia Property  
Bedford Reservation  
1.1 Acres



Key Protection  
Opportunities



Sharma Property  
Rocky River Reservation  
1.0 Acres



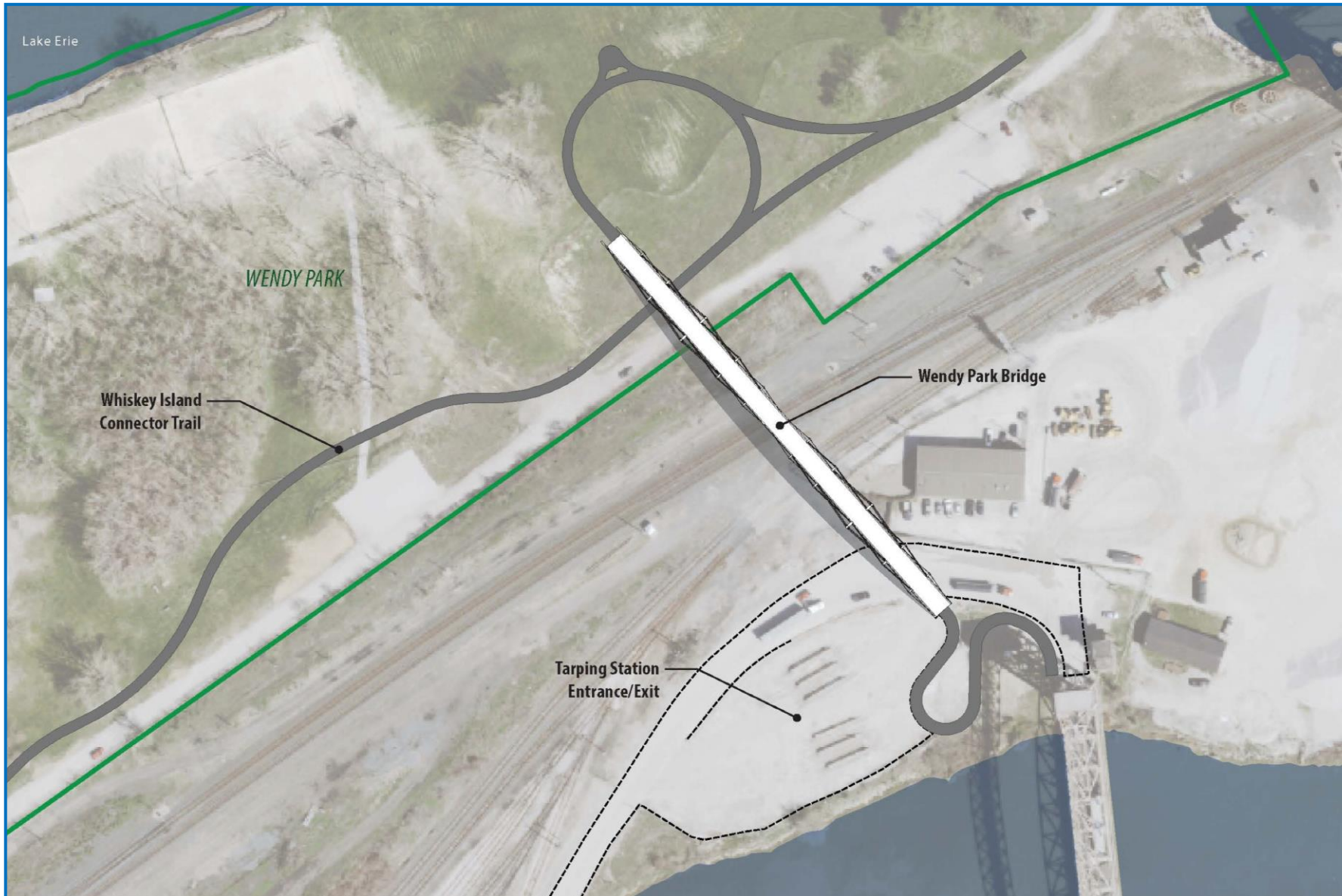
# Our Year's Work

## Land Protection

# TIGER Trails

## Wendy Park Bridge (0.2 Acres)

- Links the Cleveland Foundation Centennial Trail to Wendy Park
- Bridge is 500' feet across and approaches totaling 0.2 miles
- **2018**
  - Acquired 0.29-acre easement from Ontario Stone
- **2019**
  - City of Cleveland Easement (0.04 acres)
  - City of Cleveland Encroachment Permit (0.21 acres)
- **2020**
  - Acquired Norfolk Southern interests in July
- **2021**
  - Anticipated completion date



# Our Year's Work

## Land Protection

# TIGER Trails

## Whiskey Island Connector (3.2 Acres)

- Links Wendy Park to Edgewater Park
- 1.3 mile 10' wide trail that will parallel Whiskey Island Drive
- **2019**
  - Cleveland Cuyahoga County Port Authority Easement (2.72 acres)
  - Cleveland Cuyahoga County Port Authority Sublease (0.29 acres)
  - City of Cleveland Easement (0.18 acres)
- **2020**
  - Acquired Norfolk Southern interests in July
- **2021**
  - Anticipated completion date



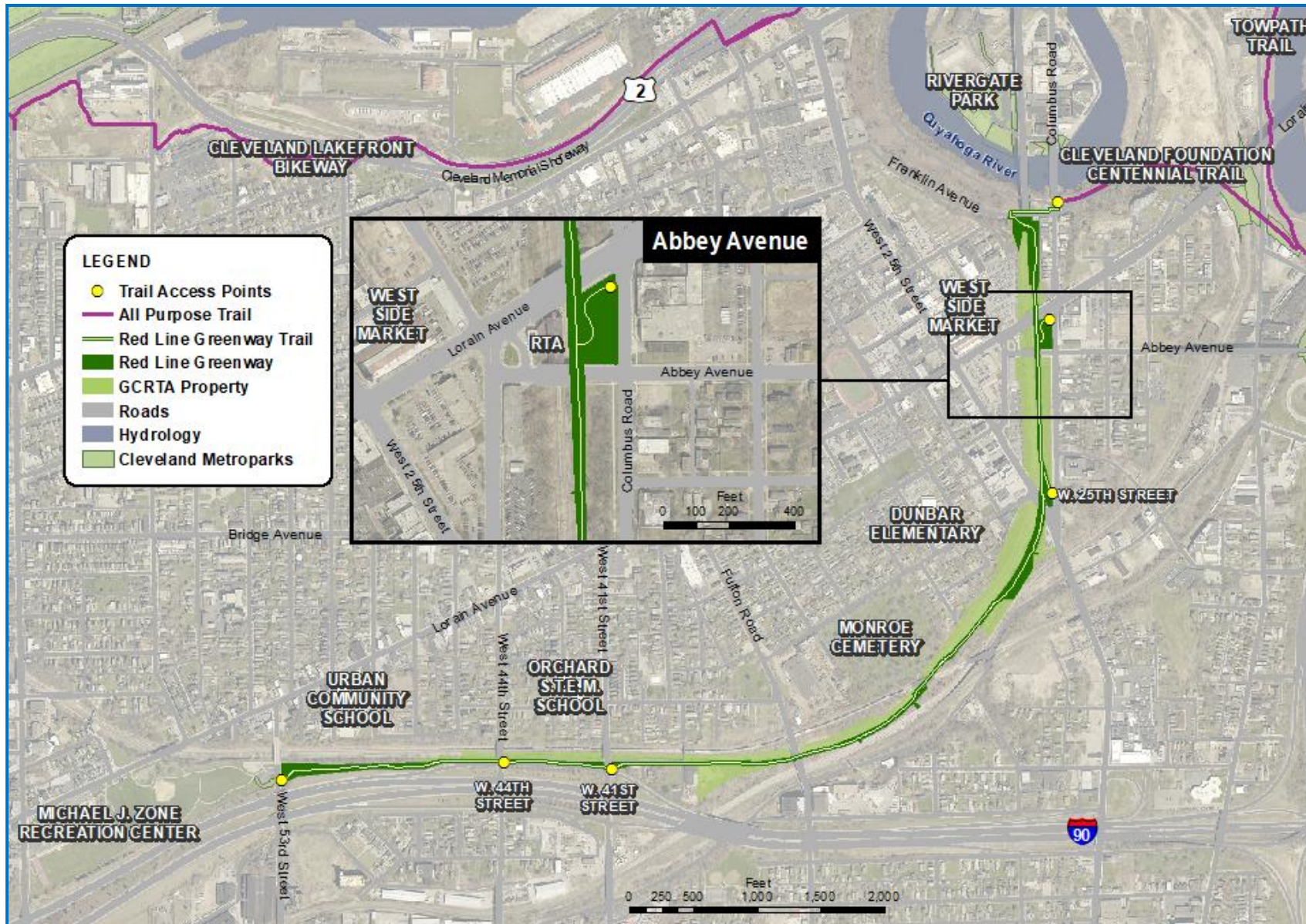
# Our Year's Work

## Land Protection

# TIGER Trails

## Red Line Greenway (11.0 Acres)

- Links the Cleveland Foundation Centennial Trail to two RTA Red Line Rapid Transit stations
- 1.8 mile 10' wide trail paralleling the Red Line Rapid Transit corridor
- **2019**
  - Greater Cleveland Regional Transit Authority Easement (6.65 acres)
  - Ohio Department of Transportation Lease (2.26 acres)
  - Flats Industrial Easement (0.8 acres)
  - City of Cleveland Easement (0.09 acres)
  - City of Cleveland Encroachment Permit (1.19 acres)
- **2021**
  - Anticipated completion date

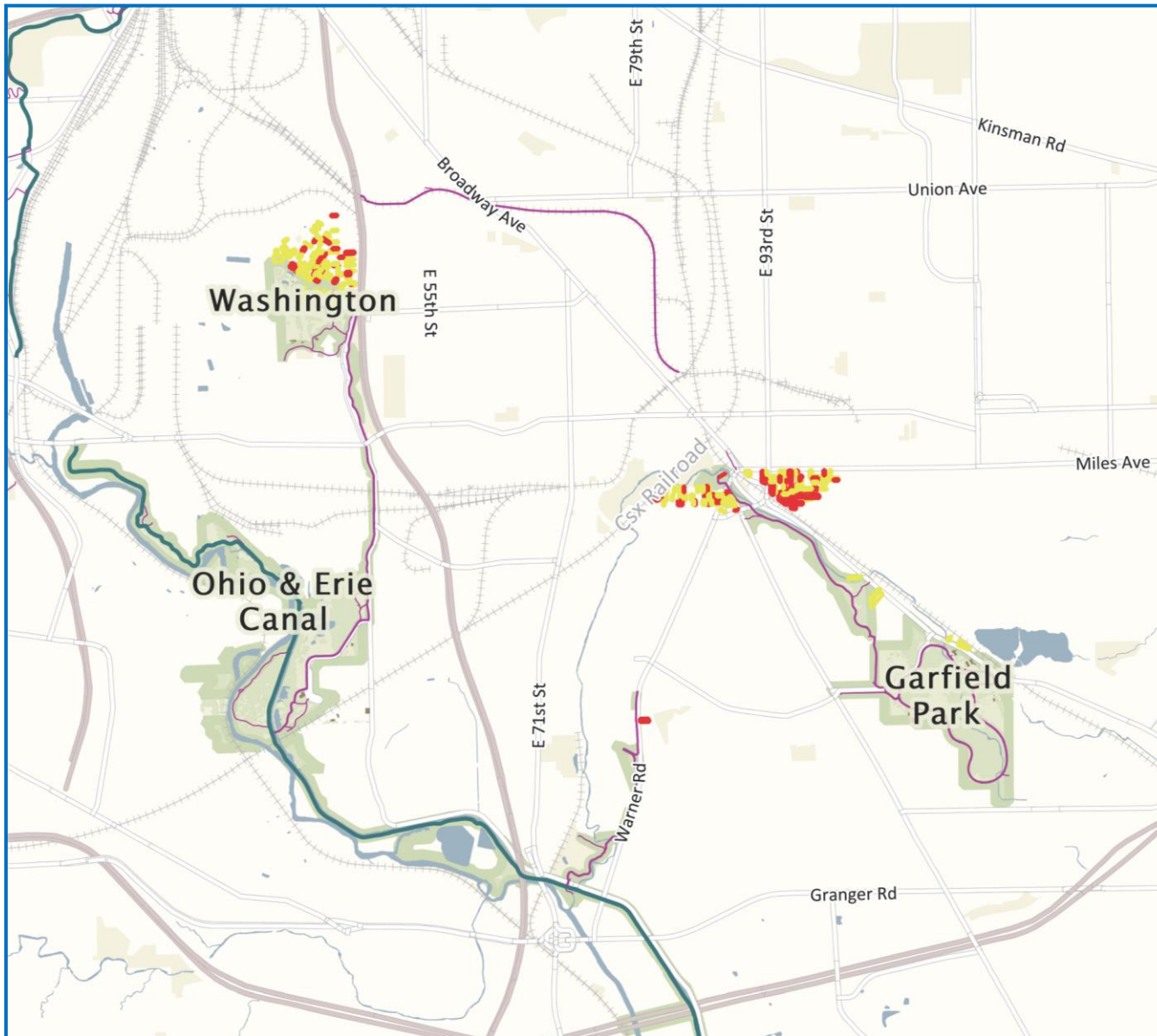


# Our Year's Work

## Land Protection

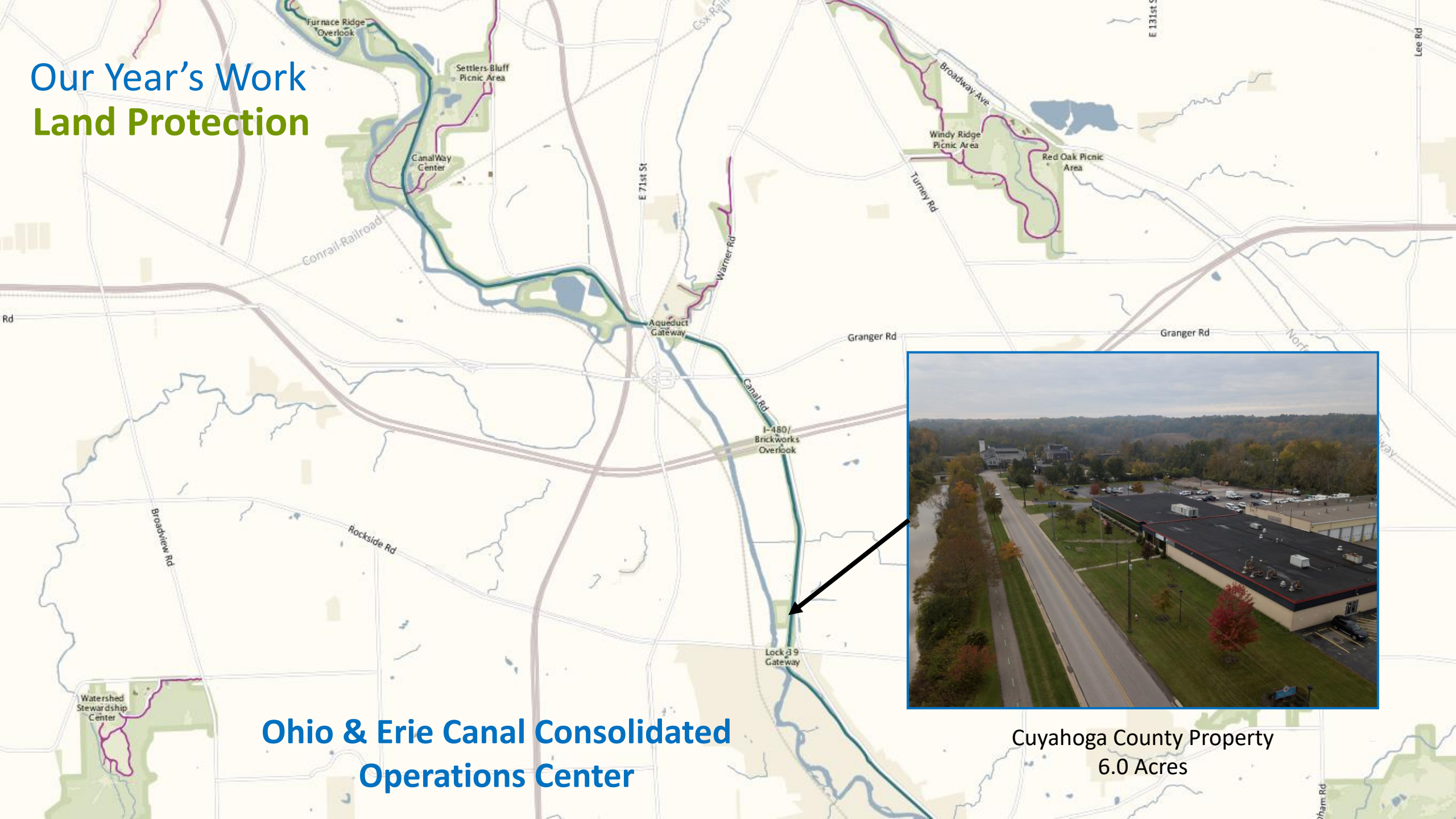
# Land Bank Project

## 4.1 Acres Added Through 4 Transactions



- Partnership with local land banks
- Identify land protection opportunities within close proximity to Cleveland Metroparks
- Shared GIS data with Cuyahoga County Land Reutilization Corporation
- **Red** – City Land Bank Parcels
- **Yellow** – County Land Bank Parcels
- Maps created for each reservation
- Prioritized those properties that buffered the reservation or provided future connections
- **2019**
  - City of Garfield Heights Land Reutilization Program
    - 3.5 acres in Bedford Reservation
    - 0.04 acres in Garfield Park Reservation
  - Cuyahoga County Land Reutilization Corporation
    - 0.4 acres in Garfield Park Reservation
    - 0.1 acres in Washington Reservation

# Our Year's Work Land Protection



## Ohio & Erie Canal Consolidated Operations Center



Cuyahoga County Property  
6.0 Acres

# Conservation by the Numbers

## RESERVATION ACREAGE

Reservation	Acres*
Acacia	156
Bedford	2,517
Big Creek	769
Bradley Woods	831
Brecksville	4,135
Brookside	132
Euclid Creek	537
Garfield Park	220
Hinckley	2,953
Huntington	103
Lakefront	470
Mill Stream Run	3,484
North Chagrin	2,189
Ohio & Erie Canal	410
Rocky River	2,581
South Chagrin	1,723
Washington	59
West Creek	375
Zoo	178
Total:	23,822

## COMMUNITY ACREAGE

Community	Acres*
Bainbridge Twp.	16
Bay Village	103
Bedford	1,043
Bedford Heights	195
Bentleyville	746
Berea	375
Brecksville	3,324
Broadview Heights	387
Brooklyn	37
Brooklyn Heights	35
Brookpark	259
Chagrin Falls	8
Chagrin Falls Twp.	38
Cleveland	1,688
Cuyahoga Heights	253
Euclid	256
Fairview Park	681
Garfield Heights	210

Community	Acres*
Gates Mills	547
Glenwillow	4
Hinckley Twp.	2,819
Hunting Valley	3
Independence	52
Lakewood	177
Lyndhurst	156
Maple Heights	51
Mayfield Village	633
Middleburg Heights	636
Moreland Hills	377
Newburgh Heights	30
North Olmsted	761
North Ridgeville	28
North Royalton	1,038
Oakwood	63
Olmsted Twp.	196
Parma	463

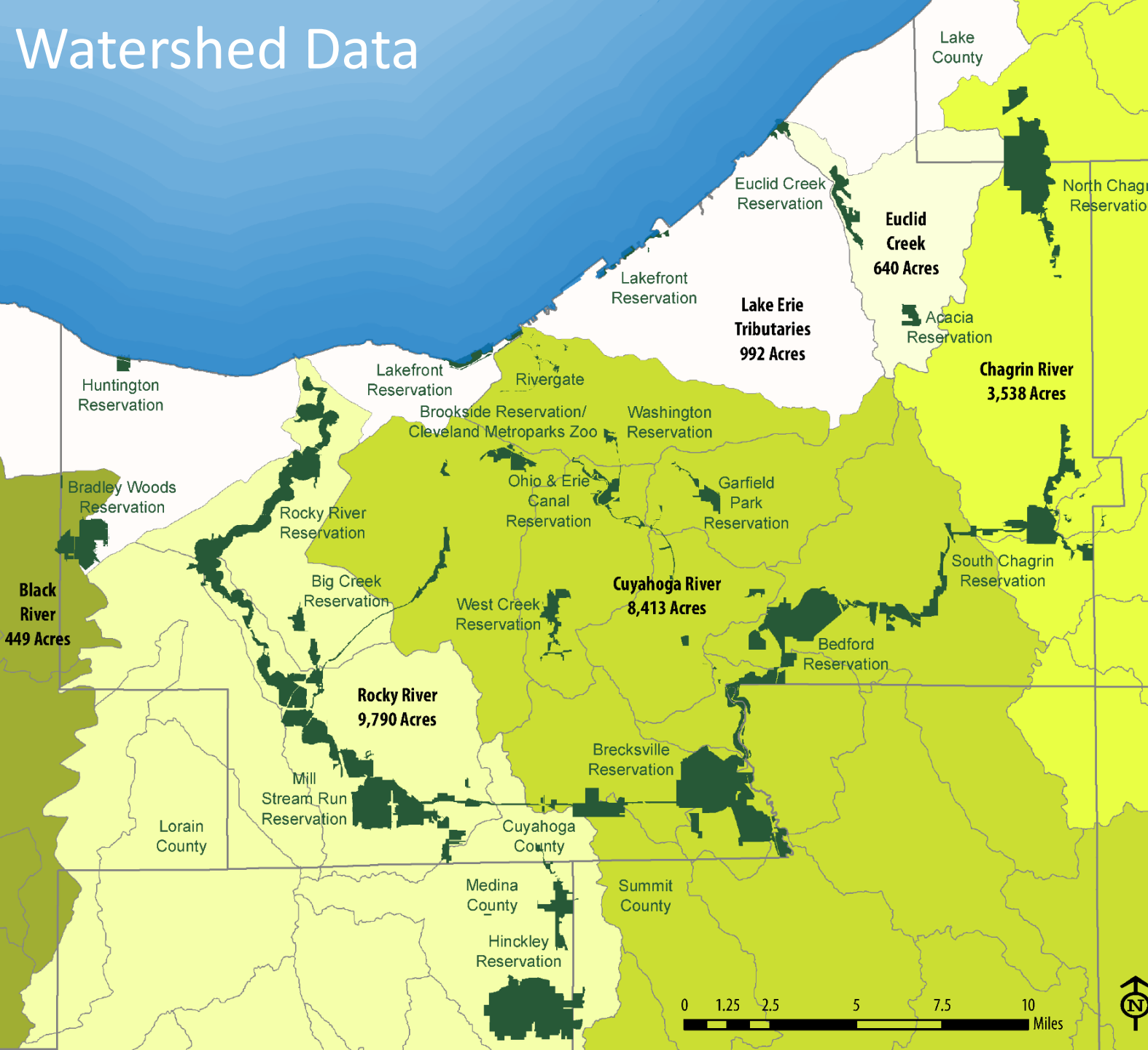
## COUNTY ACREAGE

County	Acres*
Cuyahoga	19,655
Geauga	16
Lake	1,007
Lorain	28
Medina	2,819
Summit	297
Total:	23,822

\* Acreages are accurate within 1 acre



# Watershed Data



Watershed	Reservation	Acres*
Black River (449 acres)	Bradley Woods	449
Chagrin River (3,538 acres)	North Chagrin	2,189
	South Chagrin	1,349
Cuyahoga River (8,413 acres)	Bedford	2,517
	Big Creek	261
	Brecksville	3,871
	Brookside	132
	Garfield Park	220
	Lakefront	16
	Ohio & Erie Canal	410
	South Chagrin	374
	Washington	59
	West Creek	375
	Zoo	178
Euclid Creek (640 acres)	Acacia	156
	Euclid Creek	484
Lake Erie Tribs (992 acres)	Bradley Woods	382
	Euclid Creek	53
	Huntington	103
	Lakefront	454
Rocky River (9,790 acres)	Big Creek	508
	Brecksville	264
	Hinckley	2,953
	Mill Stream Run	3,484
	Rocky River	2,581

\* Acreages are accurate within 1 acre

# Real Estate Database

Over 100 Years of Data

## Cleveland Metroparks Deeds

Home Deeds Parcels Adjacent Parcels Agreements & Easements Tax Exemptions Reports Current User: sak

### All Deeds

Create New Show/Hide Filters

Deed No.	Date	Last Name	First Name	Other Name	Volume	Page	Acquisition Type	Decade	Donation	Donation Basis	Term Agreement	Expiration Date	Renewals	Abstract	File Available
0001	10/20/1919	Foyle	Fred	Edna	2218	78	Fee	1919	Yes		No			0025	Yes
0002	06/11/1919	Jordan	Ross		2216	24	Fee	1919	No		No			0006	Yes
0003	04/11/1919	Mars Wagar Realty Co			2109	570	Fee	1919	No		No			0008	Yes

## Cleveland Metroparks Parcels

Home Deeds Parcels Adjacent Parcels Agreements & Easements Tax Exemptions Reports Current User: sak

### All Parcels

Show/Hide Filters

Parcel No.	Deed No.	Reservation	Parcel Identifier	Land Acres	Conservation Easement Acres	Total Acres	City	County	Price	Donated Value	Donation Basis	Map No.	Restricted	LWCF Restricted	Restricted Access	Public Access	CM Staff Access	Grant Source	Grant Amount
304-37-001	0001	Rocky River	A	0.99	0.00	0.99	Rocky River	Cuyahoga	0.00			1C	Yes	No	No	Yes	YES		
323-05-009	0002	Rocky River	A, B	11.22	0.00	11.22	Fairview Park	Cuyahoga	5,652.00			2	No	No	No	Yes	YES		
313-01-006	0003	Rocky River	-	3.89	0.00	3.89	Lakewood	Cuyahoga	195.00			1B	No	No	No	Yes	YES		

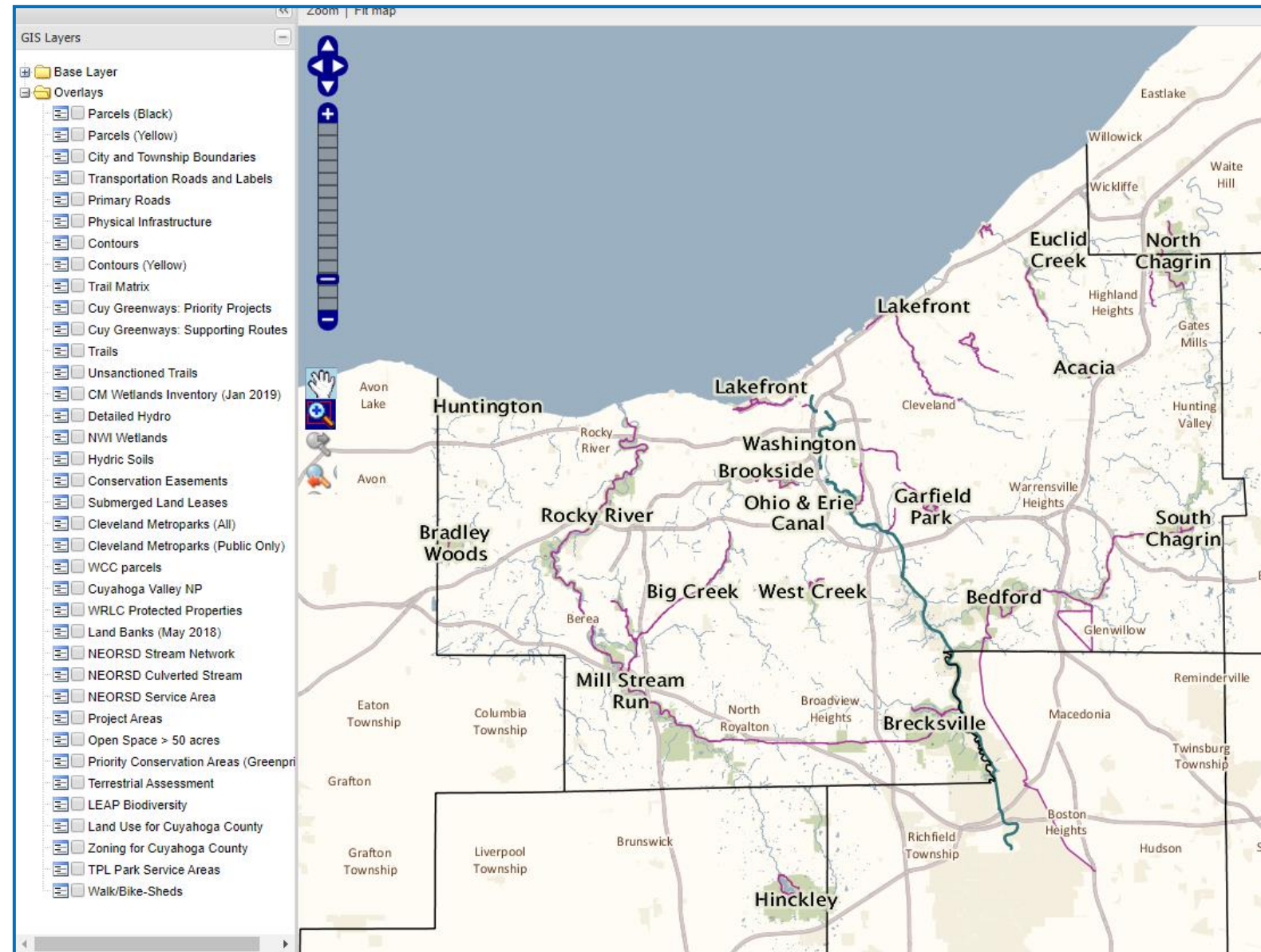
## Cleveland Metroparks Agreements and Easements

Agreement No.	Date	Grantor	Grantee	Other Name	Instrument Type	Subject	Reservation	Volume	Page	Price	Term Agreement	Expiration Date	Renewals	PPN	File Available
AGR-0144	10/17/1946	CM	Cuyahoga County		Agreement	Sewer	Brecksville	NA	NA	0.00	No				Yes
AGR-0145	08/21/1946	CM	East Ohio Gas Co		Resolution	Gas	Bedford	NA	NA	0.00	No				Yes
AGR-0146	06/01/1946	CM	Cleveland Electric Illuminating Co	Court of Common Pleas	Court	Electric	Rocky River	NA	NA	17,500.00	No				Yes

- Real Estate Division worked with IT Services to upgrade the Microsoft Access Database
- Includes over 1,700 deeds/leases/easements
  - Date of Acquisition
  - Landowner
  - Recording Information
  - Type of Acquisition
  - Purchase Price/Donation Value
  - Term
- Details on each parcel
  - Acreage
  - Reservation/City/County
  - Deed/Grant Restrictions
- Agreements/Easements
  - Over 1,500 agreements
  - Easements/licenses/permits
  - Sewers, water lines, grant restrictions, rights of way, driveways, bridges, access

# Land Protection Planning

## *Our Priorities in the Years Ahead*



- What has been acquired, what remains a priority, and what areas are no longer of interest
- Utilized GIS to query properties in close proximity
- Expanded to all open space >50 acres to capture new initiatives
- Developed Decision Support System
- **Land Protection GIS Server**
  - **Base Data** (aerial imagery, parcels, community boundaries, transportation/road labels, contours)
  - **Natural Resources** (LEAP biodiversity, terrestrial assessment)
  - **Trails** (trails matrix, exiting trails, unsanctioned trails, Cuyahoga County Greenways)
  - **Hydrology** (streams, wetlands, floodplains, hydric soils)
  - **Protected Land** (conservation easements, WRLC, WCC, CVNP)
  - **Protection Opportunities** (corridors, new initiatives, Greenprint priority conservation areas)
  - **Potential Partnerships** (Land Banks, NEORS)
  - **Land Use** (land use, zoning)
  - **Park Need** (TPL park service areas, walk/bike-sheds)

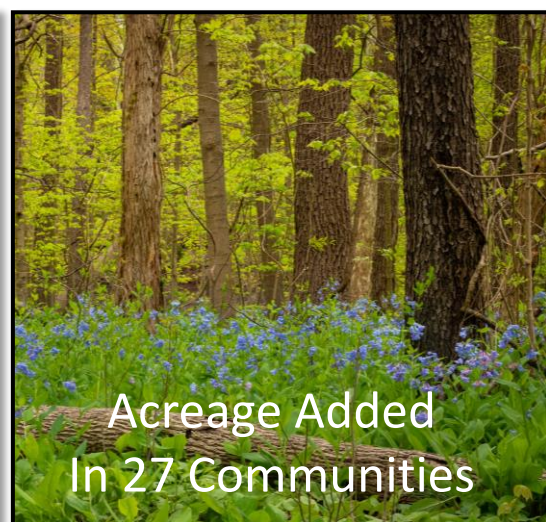
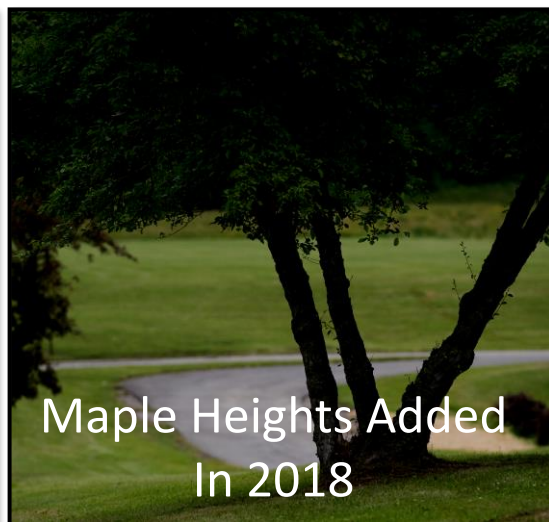
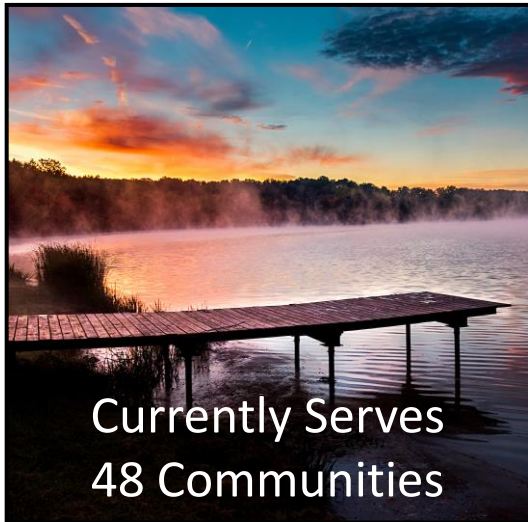
# Highlights from the Past Decade

2010-2019 Pushing the Boundaries for Conservation

## Reservations



## Communities



## Yearly Acreage

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
199 Acres	489 Acres	210 Acres	635 Acres	227 Acres	56 Acres	73 Acres	171 Acres	227 Acres	217 Acres

# Highlights from the Past Decade

## 2010-2019 Pushing the Boundaries for Conservation



- 2010** - First acquisitions in the East Branch of the Rocky River in Mill Stream Run (81 acres) and Hinckley Reservation (63 acres)
- 2011** - Acquisition of Seneca Golf Course (478 acres) and the last remaining property in the Upper Forty of North Chagrin (1 acre)
- 2012** - Creation of Acacia (155 acres) and Rivergate Park (3 acres), as well as acquisitions for the Mill Creek Connector Trail (7.6 acres)
- 2013** - Acquisition of the Lakefront (511 acres) and continued protection of the East Branch of the Rocky River (50 acres)
- 2014** - Acquisition of Timberlane Farms in Mill Stream Run Reservation (81 acres), Wendy Park (65 acres), and Heritage Park (1 acre)
- 2015** - Initial acquisitions of key properties to facility the construction of the Cleveland Foundation Centennial Trail (1 acre)
- 2016** - Continued expansion of West Creek Reservation to the south to facilitate the future West Creek Greenway (12 acres)
- 2017** - Protection of the Palmieri / Western Reserve Land Conservancy Property (102 acres) and the Hemlock Creek Valley (22 acres)
- 2018** - Protection of Astorhurst Park (127 acres) and Dunham Park (50 acres) expanding Bedford Reservation by 177 acres
- 2019** - Acquisitions for TIGER projects (14 acres), protection of the Jackson property (73 acres) and K. Hovnanian property (63 acres)

**\*\* Cleveland Metroparks ended 2019 with the highest amount of real estate transactions in over 20 years \*\***

**Cleveland Metroparks acquired 2,504 acres of land in this decade valued at \$133,197,236**

# Looking Ahead to 2020

## *A Summary of Land Acquisitions*

### **Properties Closed January – July 2020**

- Bedford – The Cleveland Electric Illuminating Company (88.4 acres)
- Bradley Woods – North Olmsted Land Reutilization Program (0.8 acres)
- Brecksville – Gertsma (12.7 acres)
- Brecksville – Packard (12.0 acres)
- Garfield Park – Norfolk Southern Railway Company (3.4 acres)
- Hinckley – Olsavsky (24.7 acres)
- Lakefront – Norfolk Southern Railway Company (0.6 acres)
- Mill Stream Run – Scojilda LLC (1.2 acres)
- Washington – Slavic Village Development (0.2 acres)
- **Total Acres in 2020 to Date: 144 acres (Total Acreage to Date: 23,965)**

### **Properties Expected to Close in 2020**

- Brecksville – Western Reserve Land Conservancy/Goodrich (48.2 acres)
- Euclid Creek – Euclid Board of Education (17.4 acres)
- Mill Stream Run – Spirnak/Davis/Catanzarite (23.2 acres)
- Mill Stream Run – West Creek Conservancy Assignment of Conservation Easement (2.3 acres)
- Washington – Cuyahoga County Land Reutilization Corporation (0.3 acres)
- West Creek – West Creek Conservancy 4<sup>th</sup> Lease Amendment (52.2 acres)
- **Total Acres in 2020: 287.6 acres (Total Acreage in 2020: 24,109)**

