

Village of Peninsula Community Goal-Setting Report

Goal Statements and Qualifiers

Village of Peninsula

Community Goal-Setting Report

Goal Statements and Qualifiers

Implementation of these Goals must

- 1) Demonstrate sound financial responsibility;
- 2) Be equitable; and
- 3) Not diminish property values.

Minimize the adverse impact of Route 303 traffic, with special consideration to semi-trucks.

- Maximize safety
- Do not widen the road or increase its capacity
- Do not interfere with state funding for the road
- Do not inconvenience residents or local businesses without their consent
- Do not force the sale of land for proposed solutions

Develop community facilities and activities for the primary use of Peninsula residents.

- Do not use eminent domain to acquire land for community facilities

Preserve and protect Peninsula's architectural heritage and integrity.

- Encourage preservation and historically sensitive adaptation
- Do not kill diversity through excessive restrictions
- Do not use excessive oversight
- Do not unduly restrict individual property rights
- Do not interfere with necessary improvements

Maintain and restore sandstone sidewalks for safe pedestrian accessibility, and extend where appropriate.

- Do not reduce the number of trees.
- Ensure restoration effort minimizes restoration and maintenance costs

Develop a water system and improve septic system.

- Measures must be in place so that future development (which may result from these systems) is limited and compatible with the fundamental character of Peninsula.
- Do not displace residents & family-owned business

Encourage and promote locally owned businesses.

- Economic development should not displace Peninsula's lifestyle & ambiance
- Do not redistrict at the expense of residences

Recognize socio-economic diversity and acceptance of individualism as essential to the fabric of Peninsula.

- Do not endanger the community welfare
- Do not lose Peninsula's character through homogeneity
- Do not detract from the character of Peninsula

Bury and/or relocate overhead utility lines to minimize their visual impact.

Install aesthetically appropriate street lights.

- Minimize construction mess
- Do not affect the appearance of Peninsula by causing loss of trees, banks, etc.
- Identify responsibility for maintenance costs

Recognize the arts, in general, and the artistic community as a major component of a diverse business and cultural community.

- Do not become solely an arts community at the expense of diversity
- Prevent disintegration into "touristy, trashy" enterprises

Participate in regional efforts to control inappropriate, adjacent development.

- Do not become a "gated" community

Village of Peninsula Community Goal-Setting Report

Supporting Documents

Village of Peninsula Community Goal-Setting Report

Community Goal-Setting Process Summary

Explanation of Supporting Documents

The Vision Statement was the starting point for the workshops. Announcements for the workshops were distributed to all residents and merchants as well as prominently displayed throughout the community.

Table discussions and reports provided the method of operation for community input at all three workshops.

Workshop #1 - Responses

Participants in Workshop #1, through a series of table discussions, were asked to respond to four questions that were based upon the Vision Statement.

The Workshop Facilitator grouped the responses and reviewed them with the Planning Commission. These grouping follow the Workshop #1 Responses.

The Grouped Responses of Workshop #1 provided the raw material for Workshop #2.

Workshop #2 – Responses

Participants in Workshop #2 were asked to provide phrases and/or words for the Workshop #1 Grouped Responses.

Based upon these responses, participants were further requested to provide Qualifying Statements for each group.

With input from the Planning Commission, the Workshop Facilitator took the Workshop #2 Responses and developed Goal Statements for Consideration at Workshop #3.

Workshop #3

Participants were asked to review the Goal Statements for Consideration, including the Qualifiers, and offer additions, deletions or any changes whatsoever.

The Workshop Facilitator incorporated community input from Workshop #3 and reviewed this with the Planning Commission.

The result is the final Village of Peninsula Goal Statements and Qualifiers.

Village of Peninsula

Community Goal-Setting Workshops

To preserve the character of the community,
preserve the community's privacy, and
protect our private and community property and assets
while recognizing the need to
improve our community environment for future generations.

(excerpt from Peninsula Vision Statement)

**Your participation in these workshops will help shape Peninsula's future.
Please make every effort to attend.**

Time: 7 p.m. to 9 p.m.

Dates: Workshop I: Thursday, September 21st
Workshop II: Thursday, October 12th
Workshop III: Thursday, November 9th

Place: Boston Township Hall, 1775 Main Street
The northeast corner of Route 303 and Riverview Road

Please RSVP to Polly Rutledge at Peninsula Village Town Hall (657-2714) so that we may plan refreshments for the appropriate number of people.

Sponsored by the Village of Peninsula
Facilitated by Joseph Mazzola, Planning Consultant, E. G. & G., Inc., Akron, Ohio

Village of Peninsula

Vision Statement

Peninsula is a tourist destination, historical community, and the only incorporated community within the Cuyahoga Valley National Recreation Area.

We wish to

Preserve the character of the community,

Preserve the community's privacy, and

Protect our private and community property and assets

while recognizing the need to

Improve our community environment for future generations.

Village of Peninsula: Community Goal-Setting Workshops
Workshop #1 - September 21, 2000

Responses to Question #1 - *What are the characteristics of Peninsula*

Oasis	Incompatible traffic	Recreational user
Business user	Antiques and artist colonies	Diverse community
Small scale	Clean	Independent
Proud	Cooperative	Factionous
Diverse culture	"Not Like Hudson"	Deep family bonds
Long Memory	Conflicted	Beautiful / Gracious
Haven	Unappealing to visitors	Architectural diversity
Snow removal difficulties	Socio-economic diversity	Stagnant tax base
Sense of community	Traffic on 303 (dirt road)	Sandstone
People to come in to spend \$	Water (3 rd World Diseases)	Volunteerism
Future is in the past	Link of future to our past	Diverse architecture
Small town management	Tourist attraction	Eclectic
Out of synch restoration	Country wisdom	Yuppie wisdom
Charming	Junk in front yard	Lousy paint jobs
Community for the arts	Sandstone	Small
Many talented people	Laid back	Inconsistent zoning
Sandstone sidewalks	Private, yet great neighbors	Quiet
Water improvements	Overhead wires	Charming
No subdivisions – no 2 homes alike	Small town character	Unique retail character
Stone quarry heritage	Traffic sounds	Tourist Mecca
Rural character	Sense of community	Central location
Well defined center	Small population	Aesthetics
Historically an artist community	Building styles	Pride / independent
Diversity	Rural flavor / Scenic	Traffic
303	Recreation	Age / Infrastructure
Lack of services: water, sewer, etc.	Memorial Day Parade	Friendly people
Viable town	Artistic / creative town	Rich history
Low community turnover	Sandstone sidewalks: loved as they are	Strong individuals

Nucleus of large population

Rural character (non-suburban)

Voluntary preservation

Non-regulated

Strong & safe community

No commercial stores

Strong acceptance of diversity & individualism

Unsightly overhead wires & street lamps

Bad sidewalks – sandstone not concrete

Feed birds, organic gardens, care for the animals

Neglect on part of community: corners, sidewalks

Many things to do – ski, golf, swim, hike, etc.

Consistent family continuity (business owners live here)

Peninsula has a rich undercurrent of Life known to those who live here, but unseen by visitors who come to see the Valley.

Peninsula is a place where individuality thrives, unrestrained by conformity, where people truly care for each other.

Responses to Question #2 - Which of these characteristics do you feel are threatened or are in need of protection? What might be the source of the threat?

Lack of land	Widening 303	Increased traffic
Loss of business base	Risk of large development	Lack of zoning
Commercial development	Cities merging	7-11 Citgo
Quality of life	Education	Growth in Ward 8
Senior?? Neighborhood place	Privacy	Increased traffic
Preservation of green (pine trees)	Environmental: trees / deer	Gypsy moths
Keep country lane roads to discourage trucks	Freight-train size trucks through town.	
Small tax base with little chance of expanding	What happens after the water/sewer?	
Business turnover leading to touristy schlock	Loss of sandstone and historic buildings	
Unplanned water and sewer development	No comprehensive guidelines	
Traffic: personal safety / air pollution / noise	Need to preserve: family-owned businesses	
Sandstone sidewalks threatened by National Park	Rural quality threatened by yuppie quality	
Risk of new ownership to historic buildings (insensitive remodeling)	Water: ground / river	
Acceptable redevelopment and zoning after sewer & water arrive. Needs to be dealt with now.		
No place for future generation – can't afford to buy here		
Certain institutions that are unique to Peninsula – Library / Quarry / Sandstone Sidewalks		
Few opportunities for community events without the outside world. (Election Dinner, Chix Dinner)		
Historic architecture threatened by contemporary remodeling		
Too many deer threatening forest growth of replacement trees		
Trees threatened by Davey Tree & utility companies		
Without sanitation & potable water the businesses & office level including rentals will be forced to close		
Restrictive property use, preservation without imposition		
Long range tree maintenance – large tree replacement		
Addition of services and utilities: overpopulation, undesirable building / business		
Surrounding community growth – impact on Peninsula quality of life		
Gentrification – homogenized economics – loss of socio-economic diversity		
Preserve residential property (threatened by tourist businesses)		
Preserve diversity of families (economic diversity) – threatened by escalating property values and taxes		

Responses to Question #3: Which characteristics are undesirable?

Traffic	Water & sewer	Properties with junk
Sidewalks: extend, improve	Holding grudges	Poor water quality
Safety concerns	Trucks (freight-trains!)	Traffic
Parking	Lack of deer control	
Undesirable public lighting	Pop machines	Sanitation smells
Truck traffic – speeding	No water for Fire Department	Rental properties
Sidewalks	Litter on public roads / area	Coke machines
Late night raccoon & cat fights	Traffic – 303	Litter
Starving deer	Power lines	City center / Park
General store	City <u>water!</u> Not sewer	Traffic
Zoning protection and enforcement	Heavy, noisy traffic	Lack of privacy
Residential / commercial friction	Above-ground utilities	High fences, locked gates
Lack of controlled zoning in historic district	Signs – Too many & lack of continuity	
No place to buy milk / bread / gas / beer	Governance issues (township vs. village)	
Disassociation of village and township	Speeders – police do not ticket trucks	
Intrusion of surrounding communities	Bad wells and bad septic systems	
No safe bike paths in village	Too many signs – mostly negative	
Unfair distribution of road maintenance services		
Not pedestrian-friendly (except the 2 blocks) (quarry route)		
Lack of support for community activities, i.e. the quarry, athletics		
Roadway build-up (asphalt), improper maintenance of right-of-ways & driveways		
Growing community of renters – absentee landlords lose interest in community		

Responses to Question #4 - *If money was unlimited, what would you do within Peninsula?*

Buy 303 – we control	Clean river	Art center
Clean sandstone	Restore sidewalks	Support quarry
Bury utility lines	Re-route trucks (Shunpiking trucks)	Expand library
Grants for home restoration	Water / sewers	Promote arts & businesses
Water & sewer	Underground utilities	Lower 303
Community owned grocery store	Make Main Street a village road	Prohibit commercial trucking
Improve acoustics	Community Day	Fix sewage, somehow
Footpaths	Upgrade police, fire	Parking
Recreation / community center	Artists grant	Subsidize schools
Give the Mayor a raise (& council)	Preserve historical character	Supporting Quarry
Own water department (Jaite wells)	General store downtown	Build city park
Return sandstone sidewalks	New ball fields, playgrounds	Tree-planting program
Encourage historic redevelopment	More services to elderly and infirm	Bury utility lines
Downtown center – walking only	Give everyone potable water	Water & sewer
Fix all sidewalks with sandstone	Animals / control / gardening	Sidewalks & sewer
Indoor year-round swimming pool	Big gates (4 of them)	Clean up river
Positive sense of community “internal control”	“Old Home” Restoration Relief Fund	
Peninsula supported quarry and park / playground	Sandstone sidewalks: improve and extend	
Plant trees & flowers on every corner	Peninsula underpass (for truck traffic)	
Restrooms with huge (historically correct) signs	Clean up river to be a recreational area	
Re-route traffic: build by-pass to Hudson	Move 303 & restore Main Street	
Declassify 303 as state route. Re-route trucks up Rt. 8 > 271		
Equal distribution of utilities: gas, cable, water & sewer		
Community center / park / recreation center / playground		
The canal re-established so passengers can be pulled on barges by mules		
Underground wiring & historically suitable street lighting		
Sidewalks / bike path <u>all</u> through town – with lighting		
Historically correct lighting of downtown & bridges & river		
Program for helping elderly (over 50) & housing repair		
Move river gorge and center from Cuyahoga Falls to Peninsula		
Hydro electric plant for Peninsula, wetlands / waste water treatment for sewage		
A self-serve community store for necessities only: milk, bread, beer		
Restore all public buildings & monuments, i.e., Civil War monument to original site		

Village of Peninsula: Community Goal-Setting Workshops

Workshop #1 – Grouped Responses

Descriptors

Oasis	Clean	Cooperative
Proud	Deep family bonds	Haven
Sense of community(2)	Volunteerism	Beautiful / Gracious
Long Memory	Factionous	Independent
Conflicted	Eclectic	Yuppie wisdom
Charming (2)	Country wisdom	Laid back
Strong individuals	Many talented people	Friendly people
Quiet	Strong & safe community	Pride / independent
Low community turnover	Viable town	Rich history
“Not Like Hudson”	Privacy	Well-defined center
Link of future to our past	Tourist Mecca/attraction	Future is in the past
Rural character (non-suburban) / flavor		Scenic

Small: town character / town management / scale / population / tax base / lack of land
 Peninsula has a rich undercurrent of Life known to those who live here, but unseen by visitors

Group A

Traffic on 303 (dirt road)	Incompatible traffic	Traffic sounds
Traffic (4)	Widening 303	Traffic – 303 (3)
Increased traffic (2)	Buy 303 – we control	Lower 303 (2)
Truck traffic – speeding	Heavy, noisy traffic	Big gates (4 of them)
Freight-train size trucks through town (2)	Keep country lane roads to discourage trucks	
Traffic: personal safety / air pollution / noise	Speeders – police do not ticket trucks	
Re-route trucks (Shunpiking trucks)	Prohibit commercial trucking	
Make Main Street a village road	Peninsula underpass (for truck traffic)	
Re-route traffic: build by-pass to Hudson	Move 303 & restore Main Street	
Declassify 303 as state route. Re-route trucks up Rt. 8 > 271		

Group B

Senior?? Neighborhood place	Memorial Day Parade	City center / Park
New ball fields, playgrounds	Community Day	Build city park
Recreation / community center	Indoor year-round swimming pool	Support Quarry (2)
No safe bike paths in village	Recreational user	Recreation
Many things to do: ski, golf, swim, hike, etc.	Peninsula supported quarry and park / playground	
Community center / park / recreation center / playground		
Lack of support for community activities, i.e. the quarry, athletics		
Few opportunities for community events without the outside world. (Election Dinner, Chix Dinner)		

Group C

Architectural diversity (2)	No subdivisions – no 2 homes alike	Building styles
Out of synch restoration	Encourage historic redevelopment	Voluntary preservation
Preserve historical character	Grants for home restoration	Aesthetics

Loss of sandstone and historic buildings Signs – Too many & lack of continuity
“Old Home” Restoration Relief Fund Too many signs – mostly negative
Historic architecture threatened by contemporary remodeling
Risk of new ownership to historic buildings (insensitive remodeling)
Restore all public buildings & monuments, i.e., Civil War monument to original site

Group D

Sandstone sidewalks (5)	Return sandstone sidewalks	Stone quarry heritage
Restore sidewalks	Fix all sidewalks with sandstone	Clean sandstone
Sandstone sidewalks: loved as they are	Downtown center – walking only	Footpaths

Bad sidewalks – sandstone not concrete Sandstone sidewalks: improve and extend (2)
Neglect on part of community: corners, sidewalks Sandstone sidewalks threatened by National Park
Sidewalks / bikepath all through town – with lighting
Not pedestrian-friendly (except the 2 blocks) (quarry route)

Group E

Water & sewer (5)	Poor water quality	Sanitation smells
City <u>water!</u> Not sewer	No water for Fire Department	Fix sewage, somehow
Own water department (Jaite wells)	Give everyone potable water	Water improvements

Water (3rd World Diseases) Lack of services: water, sewer, etc. Water: ground / river
Bad wells and bad septic systems What happens after the water/sewer?
Unplanned water and sewer development
Addition of services and utilities: overpopulation, undesirable building / business
Acceptable redevelopment and zoning after sewer & water arrive. Needs to be dealt with now.

Group F

Preservation of green (pine trees)	Environmental: trees / deer	Gypsy moths
Lack of deer control	Late night raccoon & cat fights	Starving deer
Clean up river (2)	Animals / control / gardening	Tree-planting program

Clean up river to be a recreational area Plant trees & flowers on every corner
Feed birds, organic gardens, care for the animals Trees threatened by utility companies
Long range tree maintenance – large tree replacement
Too many deer threatening forest growth of replacement trees
Hydro electric plant for Peninsula, wetlands / waste water treatment for sewage

Group G

Unique retail character	Commercial development	Business user
People to come in to spend \$	No commercial stores	Loss of business base
Community owned grocery store	General store downtown (2)	7-11 Citgo
Need to preserve: family-owned businesses		Business turnover leading to touristy schlock
Consistent family continuity (business owners live here)		No place to buy milk / bread / gas / beer
Preserve residential property (threatened by tourist businesses)		
A self-serve community store for necessities only. Milk, bread, beer		
Without sanitation & potable water the businesses & office level including rentals will be forced to close		

Group H

Diverse community	Diverse culture	Diversity
Socio-economic diversity	Strong acceptance of diversity & individualism	
No place for future generation – can't afford to buy here		
Gentrification – homogenized economics – loss of socio-economic diversity		
Preserve diversity of families (economic diversity) – threatened by escalating property values and taxes		
Peninsula is a place where individuality thrives, unrestrained by conformity, where people truly care for each other.		

Group I

Overhead wires	Bury utility lines (2)	Power lines
Undesirable public lighting	Above-ground utilities	Underground utilities
Unsightly overhead wires & street lamps	Underground wiring & historically suitable street lighting	
Historically correct lighting of downtown & bridges & river		

Group J

Inconsistent zoning	Non-regulated	Lack of zoning
Lack of controlled zoning in historic district		Zoning protection and enforcement
Positive sense of community “internal control”		No comprehensive guidelines
Restrictive property use, preservation without imposition		

Group K

Community for the arts	Antiques and artist colonies	Art center
Historically an artist community	Artistic / creative town	Artists grant
Promote arts & businesses		

Group M

Unappealing to visitors	Junk in front yard	Lousy paint jobs
Litter on public roads / area (2)	Properties with junk	Pop/Coke machines

Group N

Surrounding community growth – impact on Peninsula quality of life

Intrusion of surrounding communities Nucleus of large population

Growth in Ward 8 Risk of large development

Non-Grouped

Upgrade police, fire

Subsidize schools

Parking (2)

Holding grudges

Safety concerns

Rental properties

Lack of privacy

Residential / commercial friction

Education

High fences, locked gates

Private, yet great neighbors

Central location

Age / Infrastructure

Improve acoustics

Quality of life

Snow removal difficulties

Stagnant tax base

Expand library

Certain institutions that are unique to Peninsula – Library / Quarry / Sandstone Sidewalks

Governance issues (township vs. village) Disassociation of village and township Cities merging

Program for helping elderly (over 50) & housing repair More services to elderly and infirm

Unfair distribution of road maintenance services

Roadway build-up (asphalt), improper maintenance of right-of-ways & driveways

Give the Mayor a raise (& council)

Restrooms with huge (historically correct) signs

Equal distribution of utilities: gas, cable, water & sewer

The canal re-established so passengers can be pulled on barges by mules

Move river gorge & center from Cuyahoga Falls to Peninsula

Growing community of renters – absentee landlords lose interest in community

Rural quality threatened by yuppie quality

Qualifiers

- Excessive or inequitable cost
- Cost - if grant \$ available? maintainability?
- Not at the expense of tree loss & excessive cost
- Unless it proves financially unfeasible or causes loss of trees
- Not if it costs us the tree-lined streets or is cost prohibitive to homeowners

Group E

Public funding support for septic upgrades Water/sewer & its impact Infrastructure
Municipal water for safety/health quality Provide good water & sewer for all residents
Peninsula's version of "if it rains in Seattle" or dangling the carrot of development

Qualifiers

- Taco Bells / Condos
- Cost; water alone; may not? Bring development?
- Sewer opens Pandora's Box. Can you get one without the other?
- Not at the expense of: those that will not benefit, excessive growth, high assessments
- Not if too expensive for homeowners or if it changes the fundamental character of the town or displaces residents & family-owned business
- Unless doing so changes the character and appearance of the community such as loss of trees, banks, or brings about tract housing development

Group F

Fighting Mother Nature (embracing) Environmental Concerns Environmental impact
Tree and wildlife management very necessary Environmental management & protection

Qualifiers

- Over restriction of nature, no downside obvious
- Not if it interferes with homeowners needs
- Not at the expense of excessive: zoning, cruelty to animals, habitat destruction

Group G

Businesses & impact Small & locally owned business Daily necessities
Emotional & economic investment Preserve family owned businesses
Control new outside business ventures
Provide local general store for basic food necessities
Preserving small town economic/business diversity
Relationship between commercial & residential interests

Qualifiers

- Do we want business for tax revenue enough to go for water & sewer for them?
- Not if economic development replaces Peninsula lifestyle & ambiance
- Not redistricting; not at the expense of residences

Qualifier

- Not at the expense of sanity and civility

Qualifiers (H-M)

- Not to the point of precluding diversity, artists, etc.
- Do anything, but don't raise my taxes

Group N

Impact of Surrounding Development Fear of intrusion of "progress" (external threats)
Effect on water/sewer We are a unique hole in an ever-expanding changing donut
Protect from impact of surrounding communities (increased traffic & population)

Qualifiers

- Don't become a "gated" community (anti-social)
- But for the grace of God...

Non-Grouped Responses

Township-Village relations Elderly services
Any and all of the above activities should not adversely impact property values

Village of Peninsula: Community Goal-Setting Workshops
Goal Statements for Consideration at Workshop #3
November 12, 2000

Implementation of these Goals must:

1. Demonstrate sound financial responsibility.
2. Be equitable.
3. Not diminish property values.

A. Minimize the adverse impact of Route 303 traffic.

- Do not widen the road or increase its capacity
- Do not interfere with state funding for the road
- Do not inconvenience residents or local businesses without their consent
- Do not force the sale of land for proposed solutions

B. Develop community facilities and activities for the exclusive use of Peninsula residents.

- Do not use eminent domain to acquire land for community facilities

C. Preserve and protect Peninsula's architectural heritage and integrity.

- Do not kill diversity through excessive restrictions
- Do not use excessive oversight
- Do not unduly restrict individual property rights
- Do not interfere with necessary improvements
- Who decides "What are historically acceptable standards?"

D. Restore sandstone sidewalks.

- Do not remove existing trees.
- Ensure restoration effort minimizes future maintenance costs

E. Develop water and sewer systems.

- Measures must be in place so that future development (which may result from these systems) is limited and compatible with the fundamental character of Peninsula.
- Do not displace residents & family-owned business

F. Foster a culture of environmental sensitivity, management and protection.

- Do not interfere with homeowners needs
- Not at the expense of excessive: zoning, cruelty to animals, habitat destruction

G. Attract and promote locally owned businesses. Establish a locally owned general store.

- Economic development should not displace Peninsula's lifestyle & ambiance
- Do not redistrict at the expense of residences
- Should new business be attracted to add tax revenues for water & sewer?

H. Promote socio-economic diversity as essential to the fabric of Peninsula.

- Do not endanger the community welfare
- Do not lose Peninsula's character through homogeneity
- Do not seriously detract from the character of Peninsula

I. Bury and/or relocate overhead utility lines to minimize their visual impact.

Install historically appropriate street lights.

- Minimize construction mess
- Do not affect the appearance of Peninsula by causing loss of trees, banks, etc.
- Identify responsibility for maintenance costs

J. Refer to C. and E.

K. Promote the arts, in general, arts related businesses and the artistic community as a major component of a diverse business and cultural community.

- Do not become solely an arts community at the expense of diversity
- Prevent disintegration into "touristy, trashy" enterprises
- Do not allow arts related businesses to become so numerous as to endanger the character of Peninsula

M. Refer to C. and E.

N. Support "Smart Growth" efforts to minimize the impact of urban sprawl.

- Do not become a "gated" community

Village of Peninsula, Ohio

Long Range Plan

APPENDIX C -

IMPLEMENTATION FINANCING TOOLS

APPENDIX C

IMPLEMENTATION FINANCING TOOLS

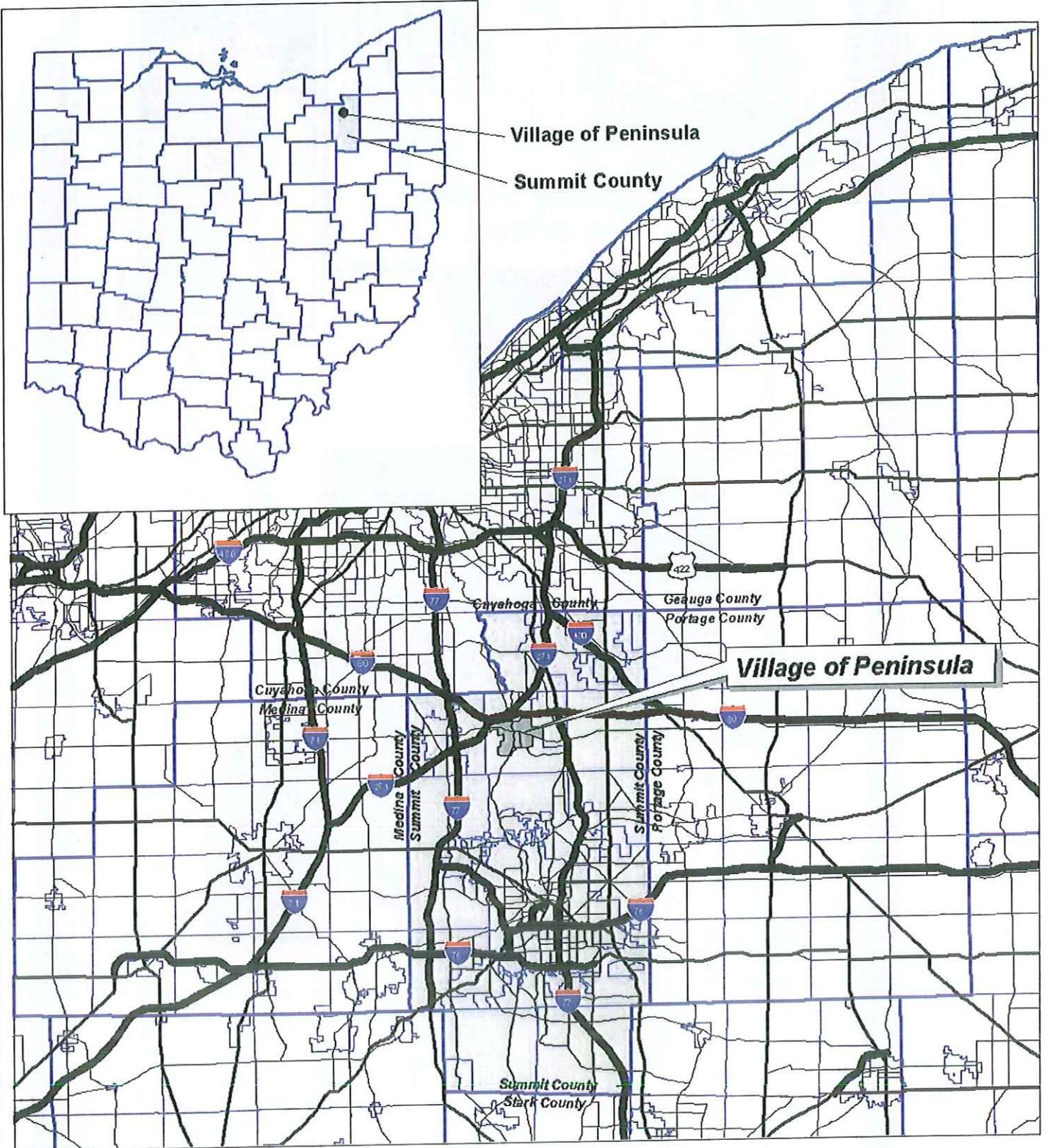
Successful implementation of the Long Range Plan will depend on the ability of the Village to secure necessary financing. Besides the general fund, the following sources of revenue are available to the Village:

1. **Dedicated Millage.** Special millages can be used to generate revenues for a specific purpose. For example, several communities have used special land acquisition funds supported by small targeted property tax millages or other public or private sources. A land acquisition fund would be a useful tool to promote open space preservation in the Village. The Village should explore the feasibility of establishing a land acquisition fund for the purposes of facilitating implementation of this Long Range Plan.
2. **Special Assessments.** Special assessments are compulsory contributions collected from the owners of property benefitted by specific public improvements (paving, drainage improvements, etc.) to defray the costs of such improvements. Special assessments are apportioned according to the assumed benefits to the property affected. Special assessment funding might prove useful to implement utility and road improvements in the Village. The Village should explore the feasibility of utilizing special assessments for the purposes of facilitating implementation of this Long Range Plan.
3. **Bond Programs.** Bonds are one of the principal sources of financing used by communities to pay for capital improvements. General obligation bonds are issued for a specific community project and are paid off by the general public with property tax revenues. Revenue bonds are issued for construction of projects that generate revenues. The bonds are then retired using income generated by the project. The Village should explore the feasibility of utilizing bond and other financing programs for the purposes of facilitating implementation of this Long Range Plan.
4. **Tax Increment Financing.** Tax increment financing is authorized by Chapter 5709 of the Ohio Revised Code. Service payments may be made to a Village and targeted toward the cost of construction of infrastructure or other public improvements according to an established procedure. Often, revenue bonds are issued to finance the improvements, and the tax increment revenues are used to repay the bonds. The Village should explore the feasibility of tax increment financing and other financing programs for the purposes of

facilitating implementation of this Long Range Plan.

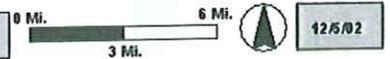
5. **Tax Abatement, Enterprise Zones, and Community Reinvestment Areas.** These additional economic development tools may provide the Village with opportunities for providing for nonresidential development in certain areas, and for utilizing certain income level conditions to meet qualifications. The Village should explore the feasibility of tax abatement, enterprise zones, community reinvestment areas, and other financing programs for the purposes of facilitating implementation of this Long Range Plan.
6. **ODNR Land and Water Conservation Fund (LWCF) and NatureWorks Grant Programs.** The Ohio Department of Natural Resources coordinates distribution of grants available for park development and land acquisition. The maximum grant for development varies from grant cycle to grant cycle. In the future, the Village may wish to seek funding for acquisition of land principally for open space and natural resource preservation purposes.
7. **Clean Ohio Fund Grant Programs.** Recently established following a Statewide referendum, the Clean Ohio Fund will drive four programs coordinated by various State agencies and aimed at open space acquisition, brownfields redevelopment, farmland preservation, and the establishment of trails. Numerous opportunities exist within the Village and should be explored to bring direct benefit to the Village from the Clean Ohio Fund.
8. **State and Federal Transportation and Enhancement Funding.** Federal funding is occasionally available, most often on a competitive basis, for projects ranging from infrastructure rehabilitation and replacement to the installation of streetscape and other beautification-type improvements. The Village should coordinate with State and federal representatives and agencies regarding the availability of funding, the timing of application periods, and submission requirements, so as not to miss important opportunities to defray the cost to local taxpayers of improvements recommended by this Long Range Plan.

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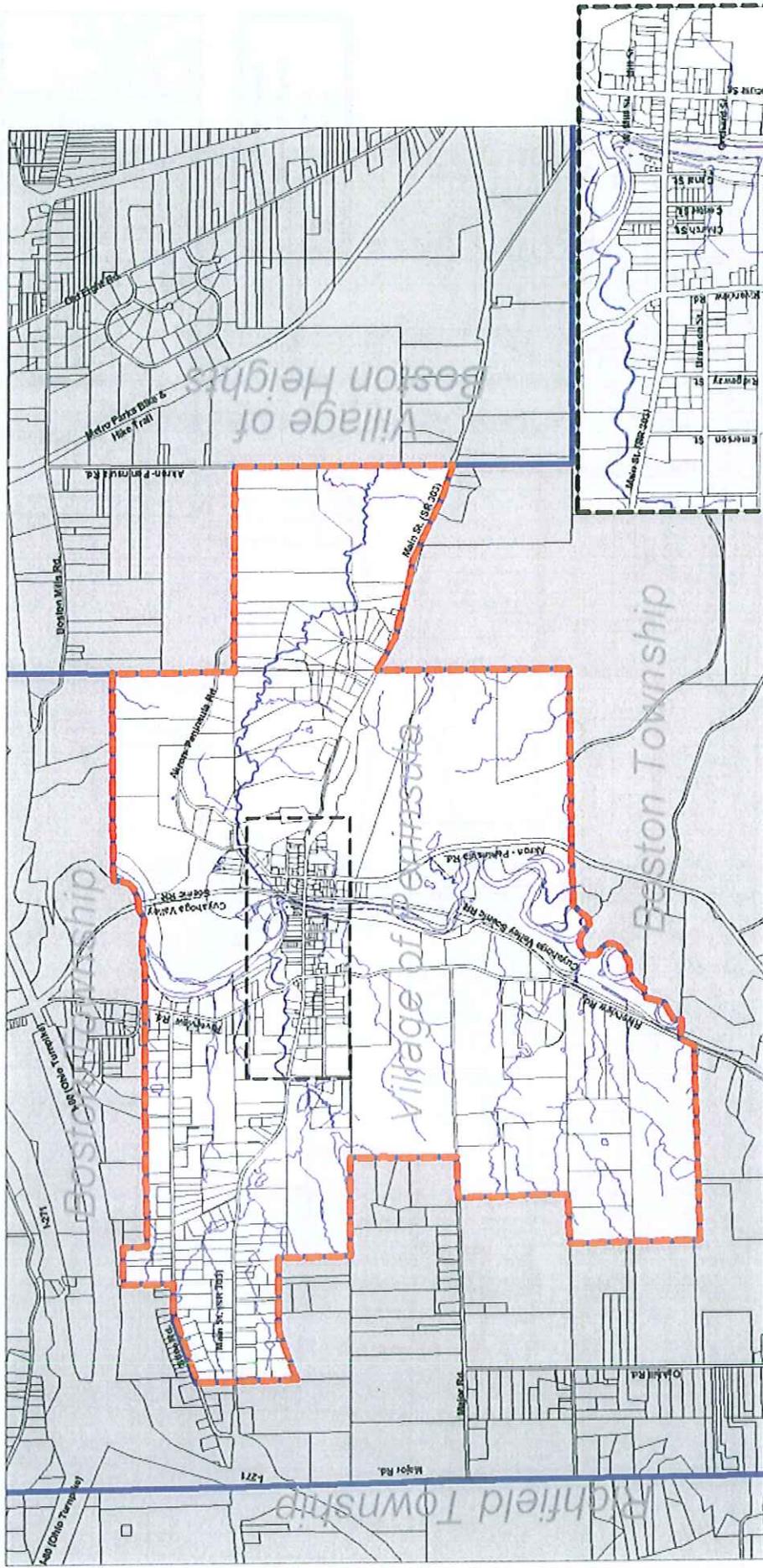
Map 1
Regional Context

Basemap Source: ESRI, Inc. 1998



Long Range Plan

Village of Peninsula, Ohio



Map 3
Drainage Network

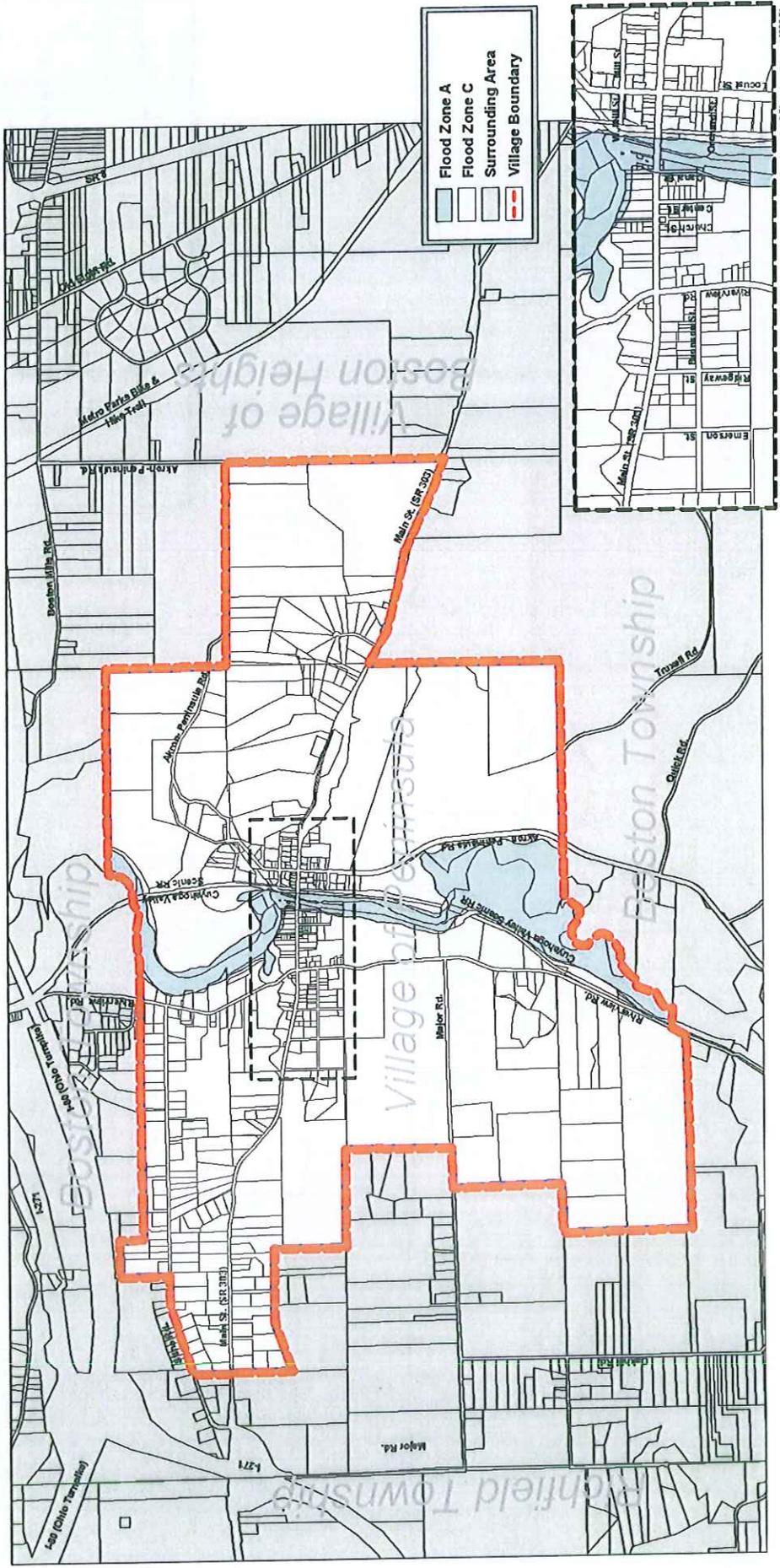
Detail



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Long Range Plan Village of Peninsula, Ohio



**Map 4
Flood Hazard Areas**

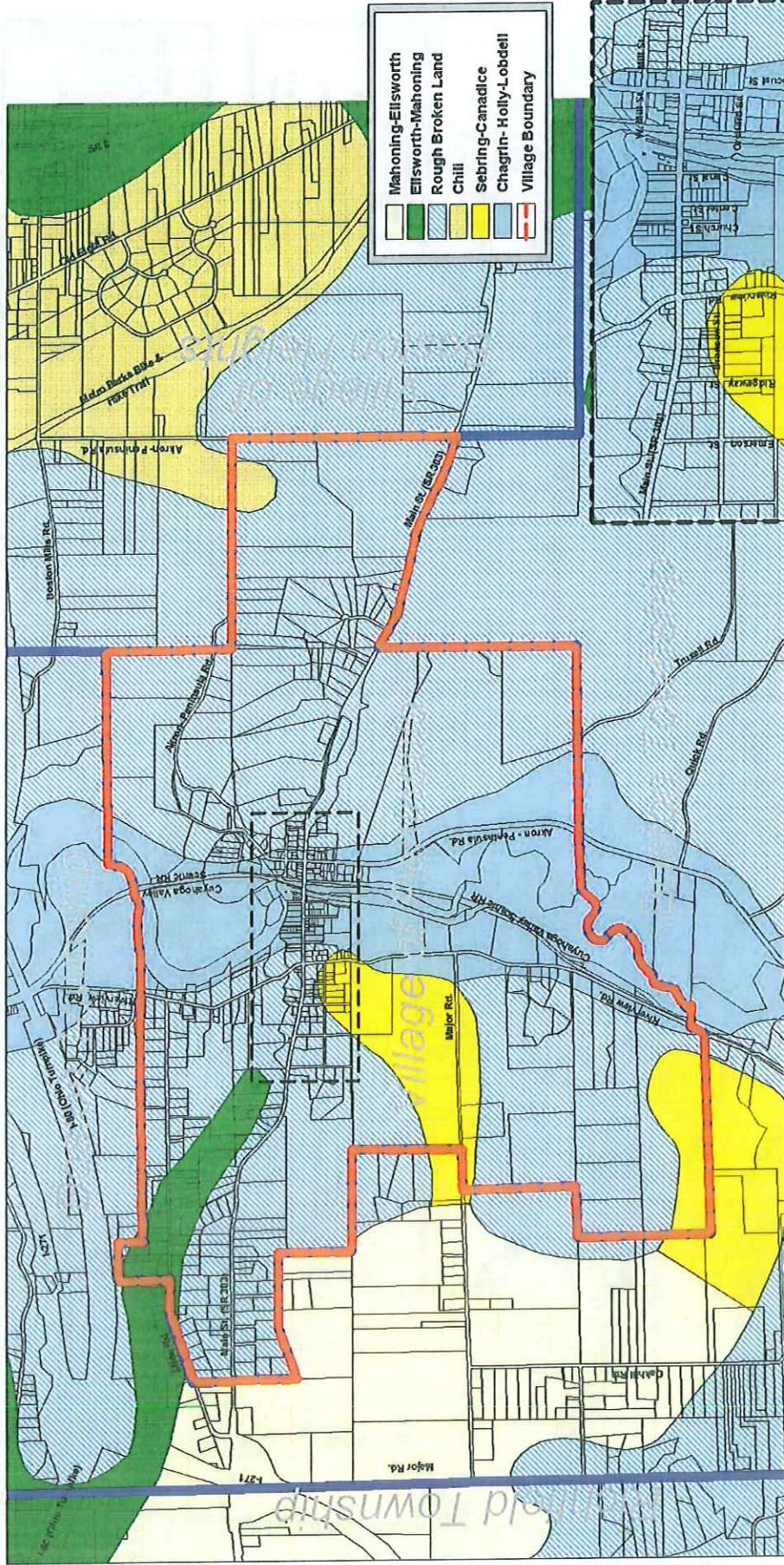


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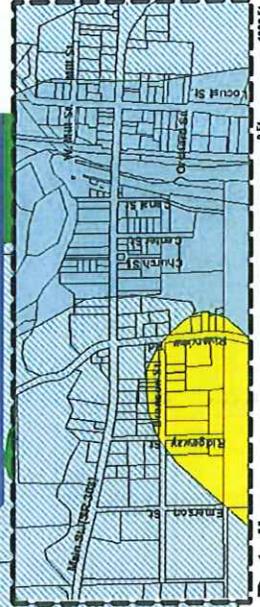
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2200 Superior, Columbus, OH 43204

Long Range Plan

Village of Peninsula, Ohio



[White Box]	Mahoning-Eisworth
[Green Box]	Ellsworth-Mahoning
[Light Blue Box]	Rough Broken Land
[Yellow Box]	Chill
[Blue Box]	Sebring-Canadice
[Red Outline]	Chagrin- Holly-Lobdell
[Red Outline]	Village Boundary



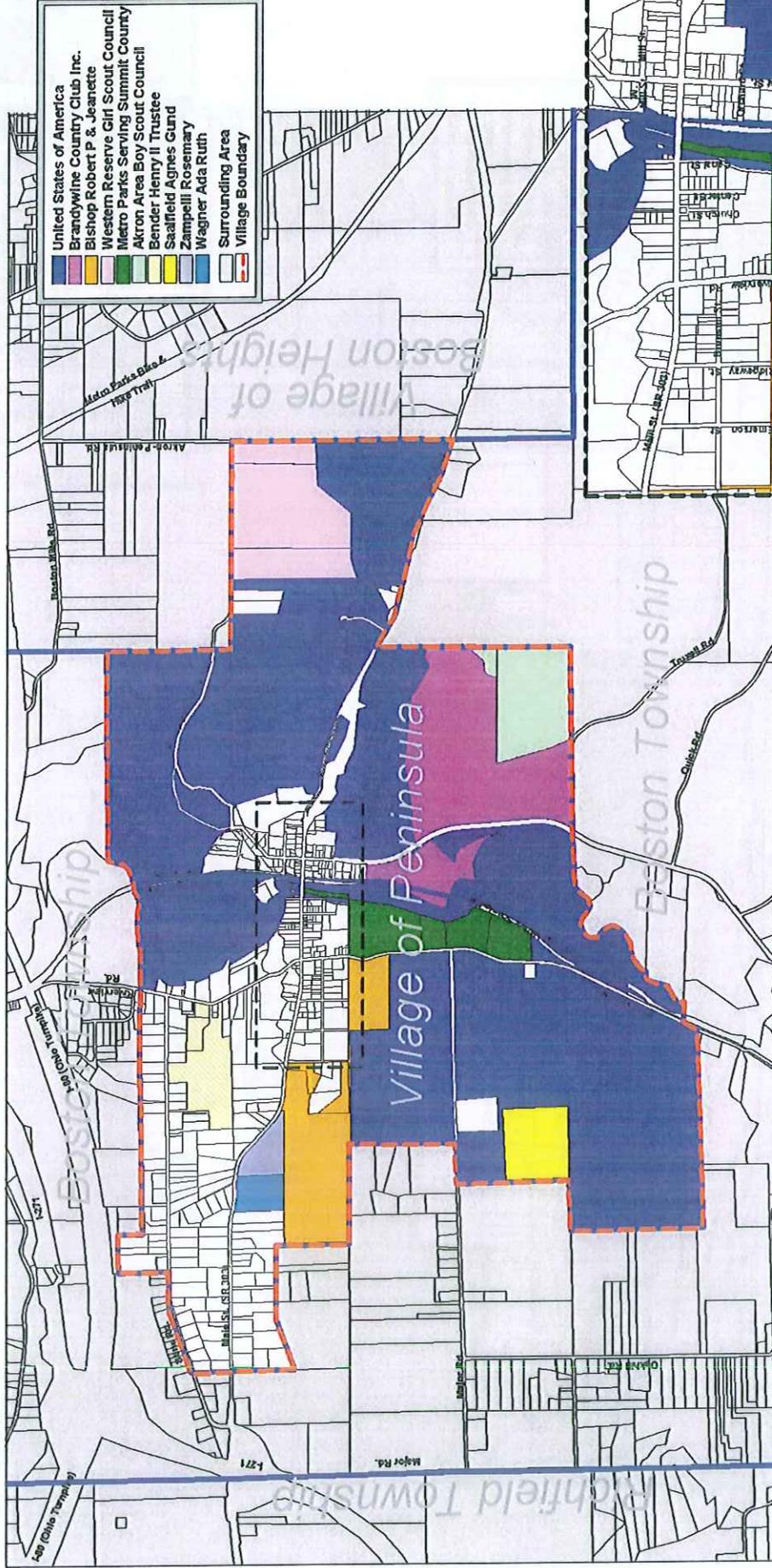
Detail

Map 6
Soil Associations

0 FT 1000 FT 2000 FT 3000 FT

12/5/02

Source: Federal Survey Corps, 1915, 1925
Data Source: Summit County Soil Survey, 1998



Map 8
Land Ownership by Total Land Owned

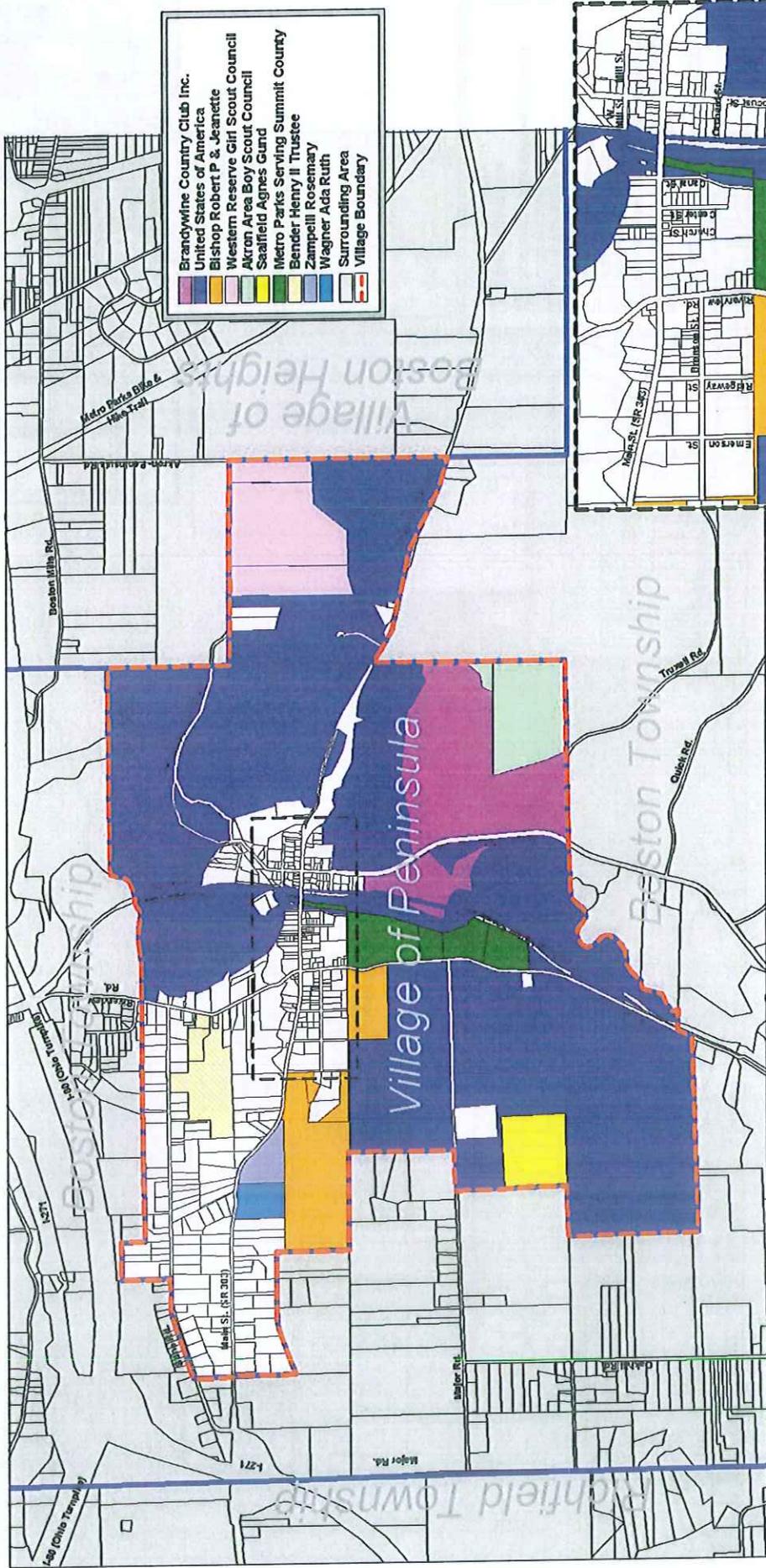
- United States of America
- Brandywine Country Club Inc.
- Bishop Robert P. & Jeanette
- Western Reserve Girl Scout Council
- Metro Parks Serving Summit County
- Akron Area Boy Scout Council
- Bender Henry II Trustee
- Saalfeld Agnes Gund
- Zampelli Rosemary
- Wagner Ada Ruth
- Surrounding Area
- Village Boundary



Detail

0 FL 2000 FL 1000 FL
 500 FT
 12/5/02
 Source: Summit County GIS, 1/02
 Data Source: McKenna Associates, Inc. 6/02

Long Range Plan Village of Peninsula, Ohio

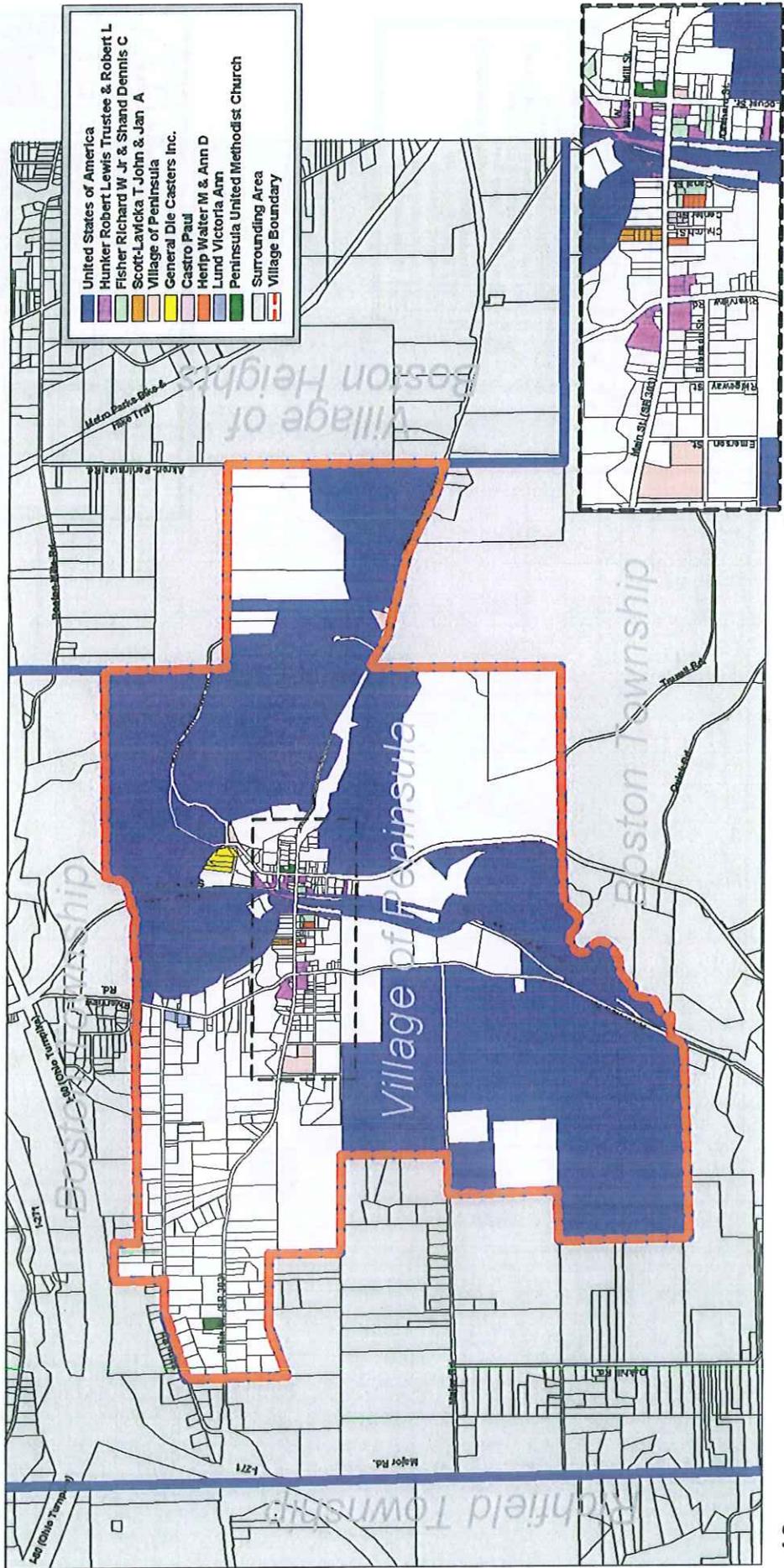


**Map 9
Land Ownership by Largest Parcel Owned**

0 FL 2000 FL 1000 FL
12/5/02

Source: Summit County GIS, 1/02
Data Source: McKenna Associates, Inc., 1/02

Long Range Plan Village of Peninsula, Ohio



Map 10
Land Ownership by Number of Parcels Owned

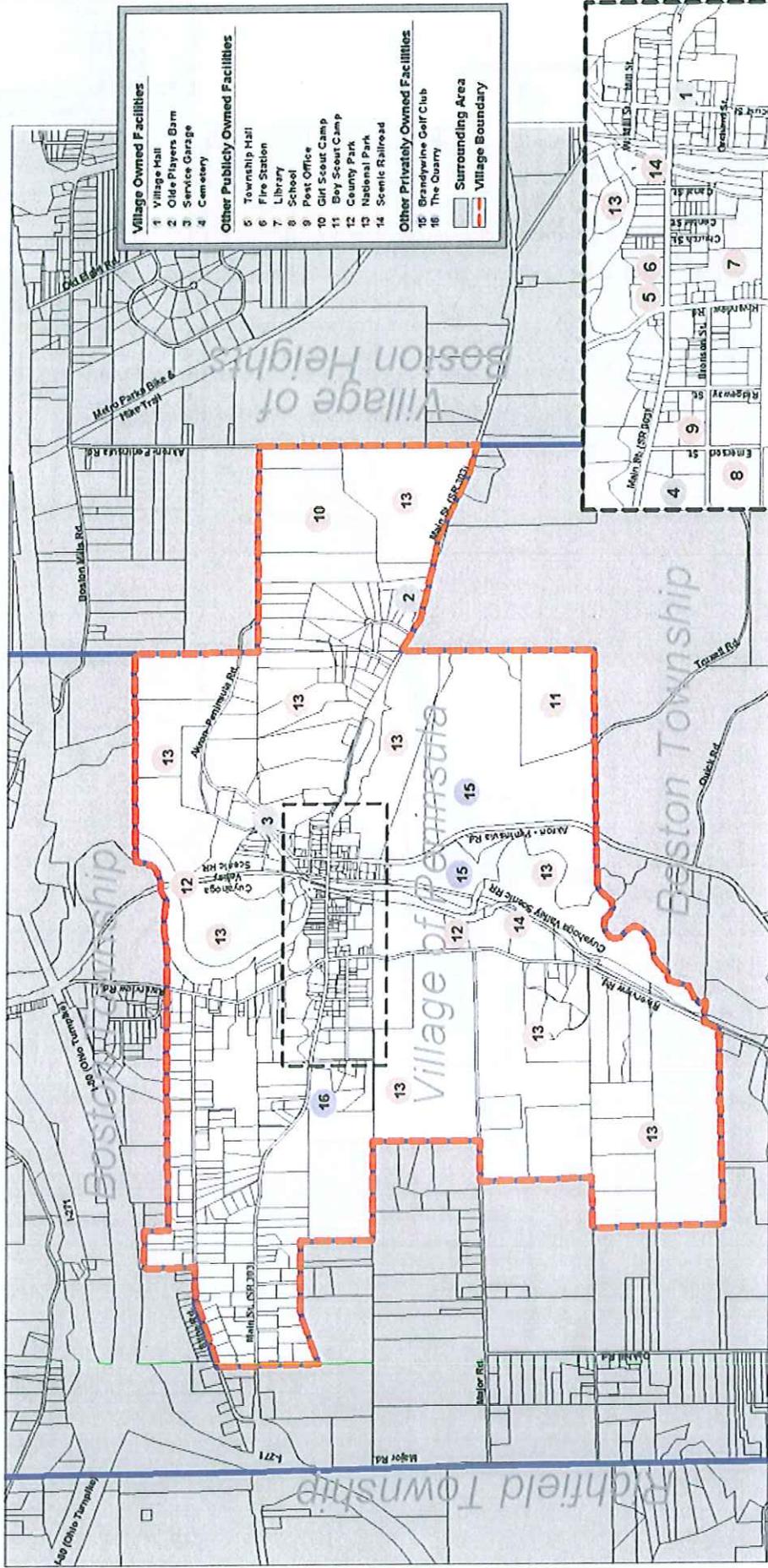
0 FL 1000 FL 2000 FL 5000 FL



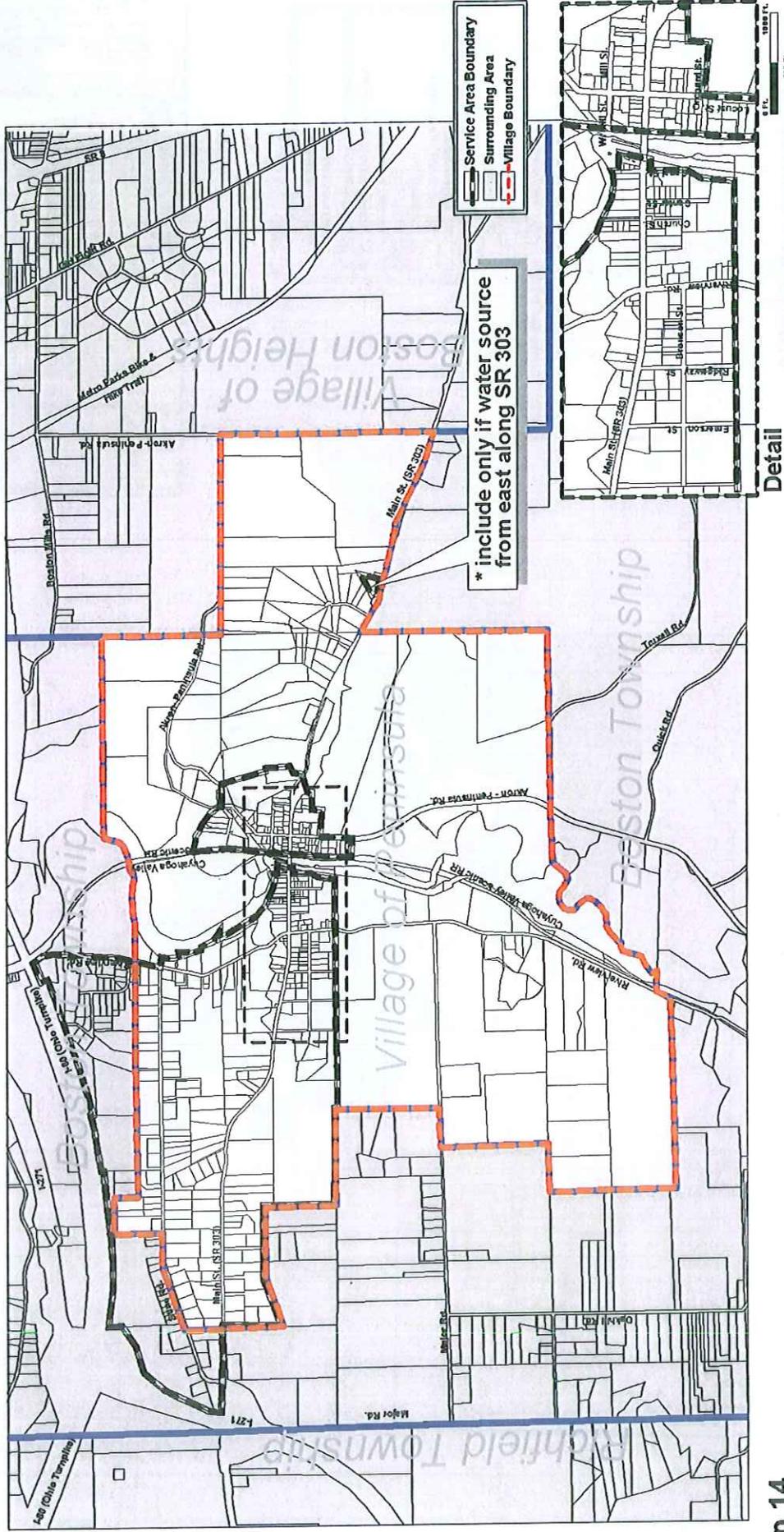
12/5/02

Peninsula Planning Commission, 100
 Date: December 12, 2002

Long Range Plan Village of Peninsula, Ohio



**Map 12
Community Facilities**



Map 14
Recommended Water Service Feasibility Study Areas

