

Land Ownership

Long Range Plan Update Land Ownership Policies

- Adopt zoning requirements that ensure compatible and sympathetic use of remaining large parcels outside the CVNP statutory boundary, such as subdivision regulations.
- Adopt zoning requirements for the use of remaining large parcels inside the CVNP statutory boundary but with no current federal interest.
- Work with property owners to encourage compatible and sympathetic uses including conservation and protection of natural resources.
- Approach and engage large and multiple property owners to discuss the goals of the Plan and identify opportunities for public-private cooperation in the furtherance of those goals.

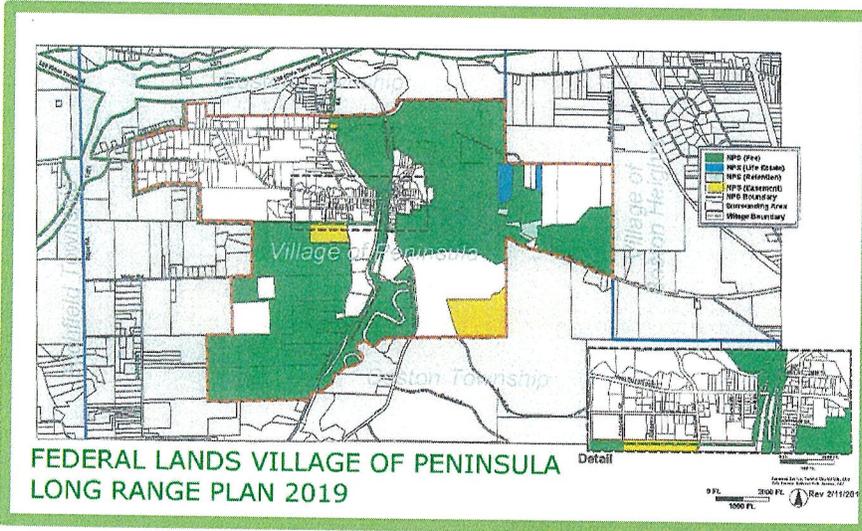
This Long Range Plan Update seeks the proper relationship between large land owners and the Village, and the opportunities for mutual cooperation between various land owners and the Village. Several maps have been prepared to identify land ownership characteristics and resulting impacts on the Village.

Federal Land. The *Federal Lands* map depicts all land owned or otherwise encumbered by the Federal government in the Village of Peninsula. Federal land ownership as depicted on this map falls into four categories, as follows:

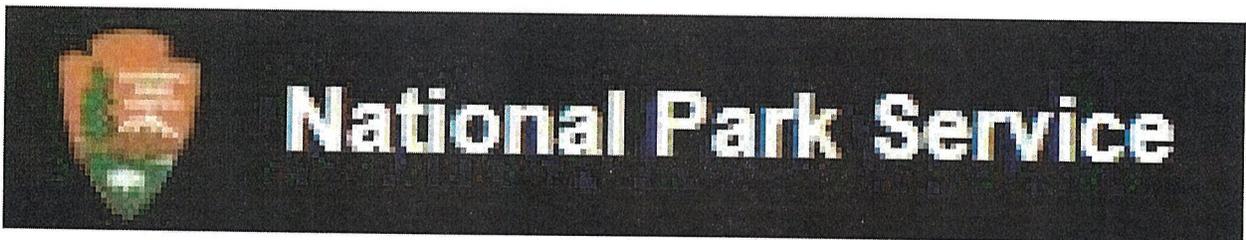
- ❖ *Fee.* The Federal government holds fee simple title to a parcel of land.
- ❖ *Life Estate.* The Federal government purchases a parcel of land with allowance for an owner or owners to live on the property until death.
- ❖ *Retention.* The Federal government purchases a parcel of land, with allowance for an owner or owners to live on the property for a negotiated period of time.
- ❖ *Easement.* A parcel remains under private ownership, but the Federal government has purchased an easement to protect the parcel from development for other than park purposes.

The Federal government also ranks properties under private ownership by their "compatibility" with the primary recreational use of Cuyahoga Valley National Park (CVNP). For the purposes of this Long Range Plan Update, however, only that land with some type of direct Federal interest is shown. The CVNP has a statutory boundary which identifies areas in which the Federal government can acquire interest, depending upon available funding, of which there is no guarantee from year to year. The boundary map may be found on the CVNP website.

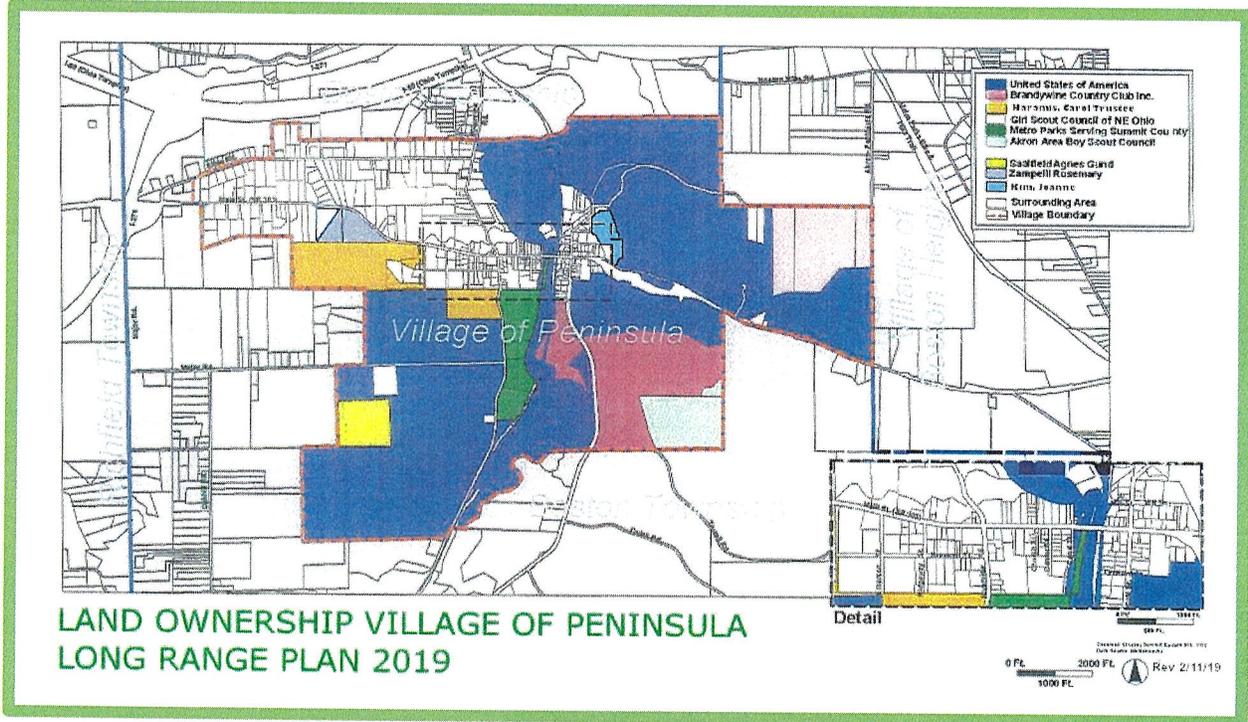
The only area adjacent to the Village and located outside CVNP's statutory boundaries is the residential area north of Stine Road and west of Riverview Road, part of which is known as Morris Acres. This is the only area that, if annexed to the Village, would offer the security of additional land under perpetual private ownership, as well as the additional residents and income tax revenue that would accompany those residents.



Since the 2003 Long Range Plan, the Federal government has not acquired any additional lands according to the Deputy Superintendent of the Cuyahoga Valley National Park. The CVNP currently does not have any additional acquisition plans, but would hope to acquire easements over several of the large parcels, such as the Brandywine Golf Club, to insure compatible future use of the property. Their continuing goal is the protection and sustainability of the Cuyahoga River and Valley. This goal does not have to be at the expense of the Village. There are several issues that are of concern to both the Park and the Village, such as parking, river access, and clean water which can be addressed through mutual respect and consideration.



Total Land Owned. *Land Ownership by Total Land Owned* is depicted on the following map. These are the top 9 property owners measured in terms of the amount of land under common ownership.



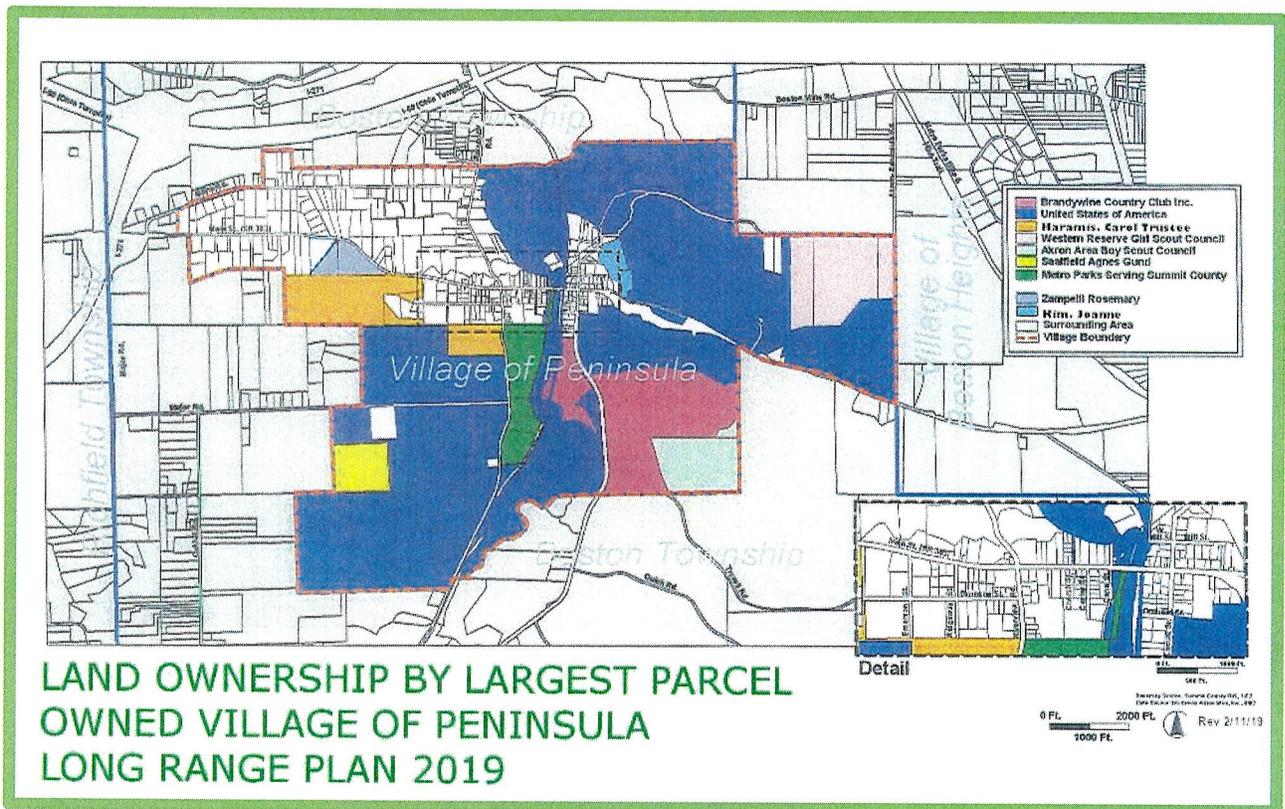
Following, Table 18, is a summary of the total amount of land owned by the property owners depicted on the *Land Ownership* map.

Table 18 **LAND OWNERSHIP**

Owner	Acres
United States of America	1,457.36
Brandywine Golf Club	215.02
W.R. Girl Scout Council	119.75
Haramis, Carol Trustee	114.83
Summit Co Metro Parks	79.22
AA Boy Scout Council	69.39
Saalfeld, Agnes Gund	41.32
Zampelli, Rosemary	23.06
Kim, Joanne	11.78

Not surprisingly, the Federal government tops this list. Also, important to note, is that 5 of 9 are private individuals or private corporations (Brandywine, Haramis, Saalfield, Zampelli, and Kim), and one of the remaining four is does not fall in any of the categories of Federal land ownership noted earlier (Girl Scout).

Of these properties, the Haramis (part), Zampelli, and Kim properties are located outside CVNP statutory boundaries. Of the properties inside CVNP statutory boundaries, the Brandywine Golf Club, Girl Scout, and Saalfield properties are not encumbered with any Federal interest, and the Federal government could only purchase any interest if sufficient funding were to be



available at whatever time it would be sought. Only the Federally owned, Boy Scout, and Metro Parks properties are permanently protected for conservation and recreation use.

Largest Parcel Owned. The previous map depicts *Land Ownership by Largest Parcel Owned*. The top 9 property owners are measured in terms of the largest single parcel under ownership. Interestingly, this map includes the same 9 property owners as on the total land owned map. Important to note on this list, however, are the high positions of the privately-owned properties (particularly Brandywine, Haramis, and Saalfield) unencumbered by Federal land ownership, as well as the equally high position of another unprotected property (Girl Scout). Large amounts of

land assembled under single ownership are often attractive for and highly susceptible to development.

Following is a summary of these owners:

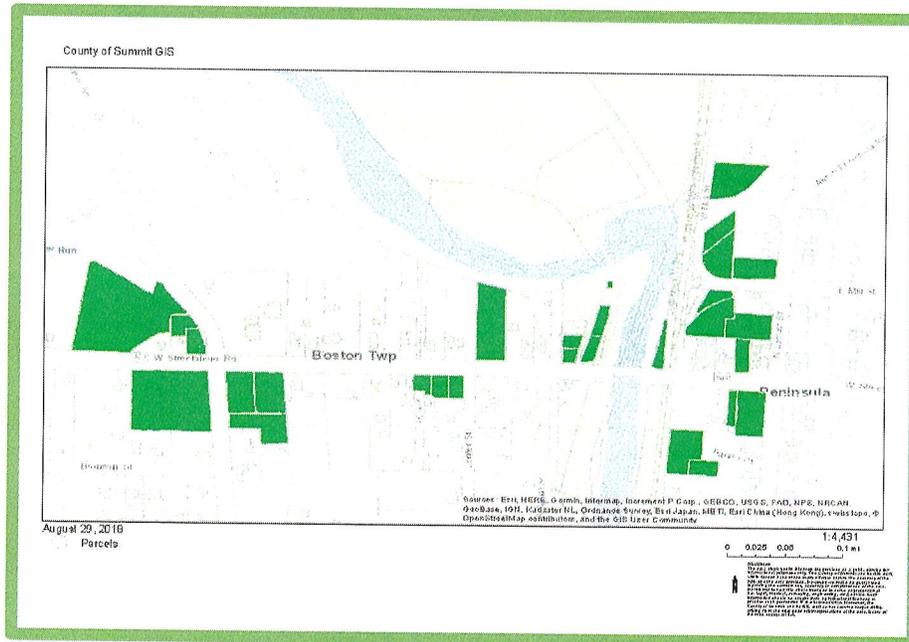
Owner	Largest Single Parcel	Total Acreage
(1) Brandywine Golf Club	214.63	215.02
(2) United States of America	143.33	1,457.36
(3) Haramis, Carol J, Trustee	107.59	114.83
(4) W. R. Girl Scout Council	76.42	119.75
(5) A. A. Boy Scout Council	65.24	69.39
(6) Saalfield Agnes Gund	41.32	41.32
(7) Summit Co. Metro Parks	68.39	79.22
(8) Zampelli Rosemary	15.20	23.06
(9) Kim, Joanne	11.78	11.78

Number of Parcels Owned. - *Land Ownership by Number of Parcels Owned* The following table depicts the top 9 property owners measured in terms of the number of parcels under common ownership. Following is a summary of these owners:

Owner	Number of Parcels Owned (Acres)	Total Land Owned (Acres)
(1) United States of America	139	1,457.36
(2) Peninsula Foundation Inc	28	10.72
(3) Fisher R. W. Jr. & Shand D. C.	8	6.14
(4) Lang Clayton Lawrence II.	8	1.15
(5) Village of Peninsula	8	9.99
(6) General Die Casters Inc.	7	5.37
(7) Herip Walter Trustee	5	0.98
(8) Mary Booth	5	3.24
(9) Peninsula U.M.C.	5	3.22

Instead of mapping all the properties identified in the table above, the following is a map of the location and number of parcels owned by the Peninsula Foundation, Inc. It is the largest property owner in the center of the Village and second to the Federal Government in number of parcels owned. It has acquired almost all of the Hunker property identified in the 2003 Long Range Plan and several other parcels in the center of the Village. The mission of the Foundation is “To preserve the heritage, maintain the character and promote the vitality of Peninsula Ohio and the Cuyahoga Valley by engaging the community through art and entertainment programming and

historic preservation.” The Foundation was formed in 1997 by the late Robert L. Hunker. The Foundation’s mission is compatible with the goals and purposes of the Long Range Plan Update.



Peninsula Foundation, Inc. Property

Summary: Land Ownership Policies.

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- ❖ Adopt zoning requirements that ensure compatible and sympathetic use of remaining large parcels inside CVNP statutory boundaries but with no current Federal interest.
- ❖ Work with property owners to encourage compatible and sympathetic use, including conservation and protection consistent with the goals of this Plan.
- ❖ Approach and engage large and multiple property owners, such as the Peninsula Foundation Inc., to discuss the goals of this Plan, and to identify opportunities for public-private cooperation in the furtherance of those goals.