



Cleveland Metroparks®

# FIND YOUR PATH

2022 Real Estate Report



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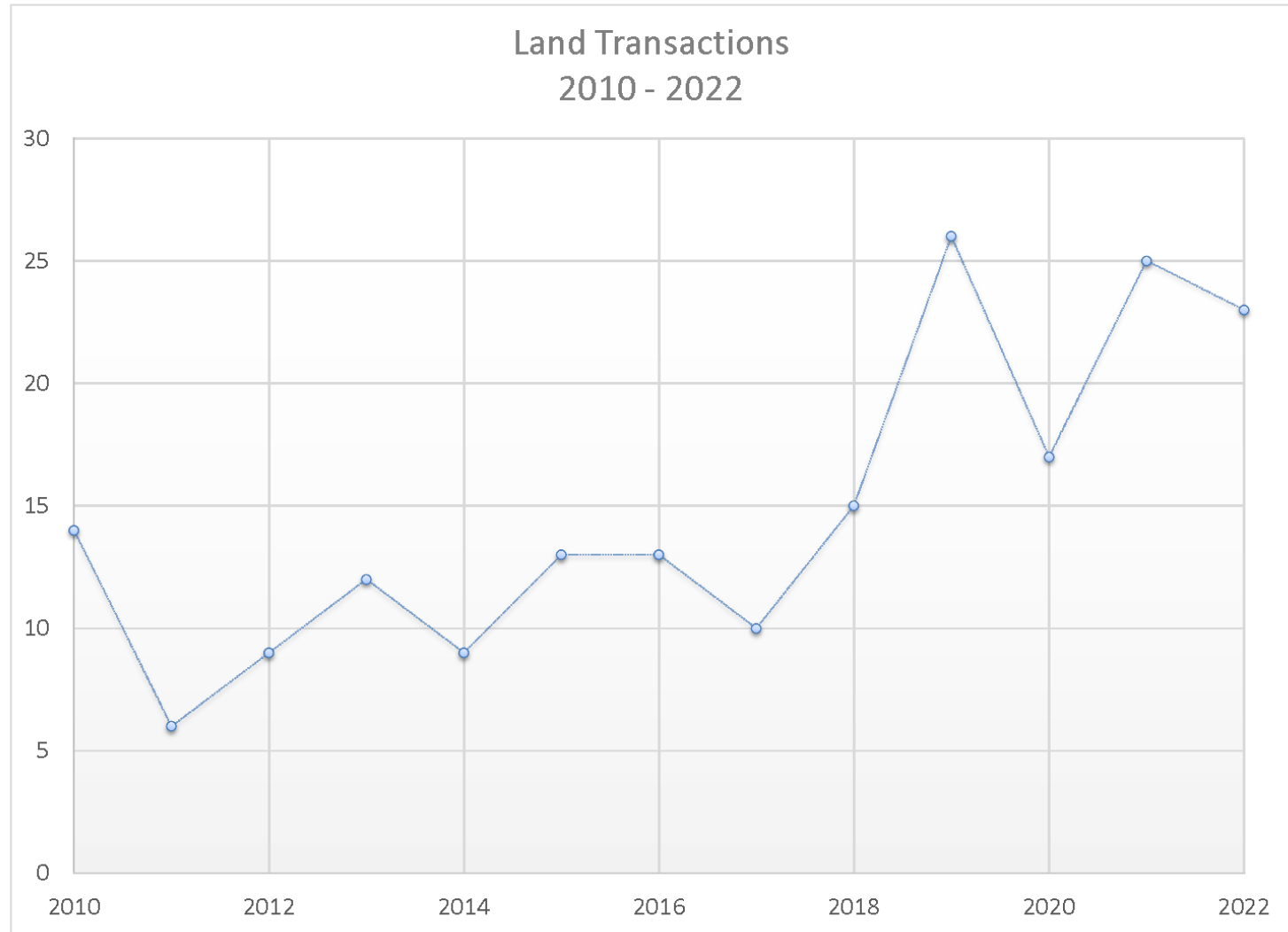
# Conservation at a Glance

- 23 transactions totaling 342 acres
- Emerald Necklace total acreage: 24,705
- 245 acres donated, a value of \$4,133,789
- Land acquisition costs totaled \$2,601,065 (included \$1,927,250 covered by grants)
- Total land value: \$6,734,854 (with \$673,815 in Cleveland Metroparks funds)
- New parkland in 14 communities and 11 reservations
- Protection of 17 acres of wetland and 283 acres of forest
- Acquired 2.2 miles of property for existing and future trail connections
- Preserved 34,430 feet of headwater streams and 1,870 feet of rivers and creeks



# Our Year's Work

- Acquired \$6.7 million in real estate, Cleveland Metroparks only provided 10% of the funding for that land value
- More than 90% (313 acres) of land was acquired through grants or donations
- Land acquisition strategies have continued to grow and expand
- Past 5 years have been the highest transaction rate since 2010, averaging over 20 transactions per year





# Grant Funded Properties – Clean Ohio Conservation Fund

## City of Garfield Heights (44.7 Acres) Bedford Reservation

- Southeast of Hathaway Road
- Close proximity to Dunham Park, Valley View Park, CVNP
- 4,700 feet of headwater streams
- 0.4 acres Category 2 wetlands
- Cuyahoga County funds (LWCF)
- CDSG grant for trail system



## Oldfield (5.8 Acres) Hinckley Reservation

- North of Ledge Rd., Hinckley Twp.
- Forest, streams, floodplain wetlands which flow to EBRR
- Partnership with Medina County Park District (101 acres)
- Together protect 10,000 feet of Class III headwater stream habitat



## Flats Industrial Inc. (0.9 Acres) Lakefront Reservation

- Since 2012 invested in Rivergate Park
- Opportunities for growth on peninsula
- South of British St., North of skatepark
- Add additional greenspace
- Improved connection opportunity
- Restore the industrial property
- From barren land to high-quality park



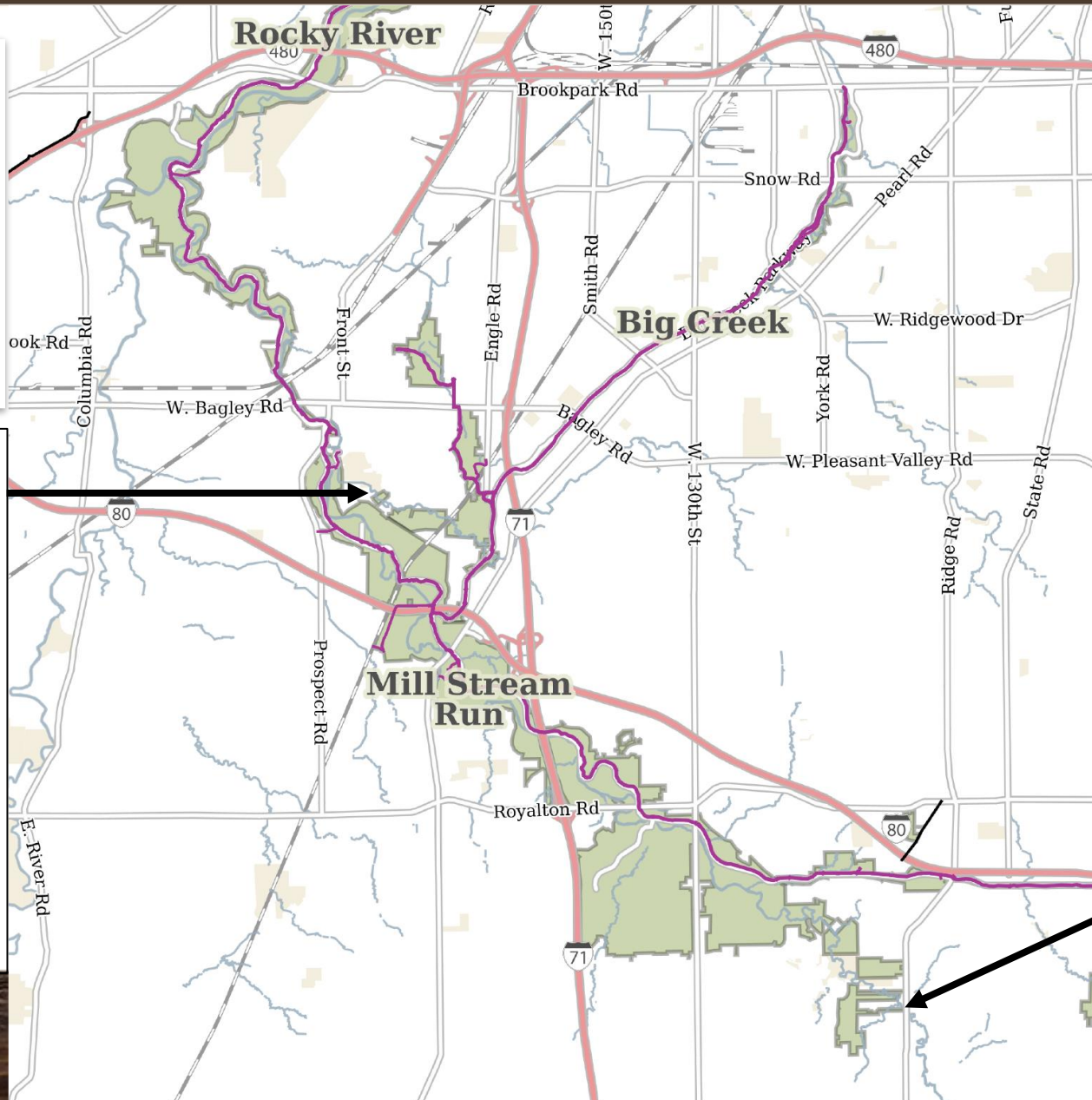


# Grant Funded Properties Continued



## Rosander (7.6 Acres) Mill Stream Run Reservation

- 475 S. Rocky River Dr., Berea
- Baldwin Creek & Coe Lake
- Funding from the Northeast Ohio Regional Sewer District
- Acquisition and Restoration
- Awarded WRRSP funding for dam removal & restoration



## Julian (8.6 Acres) Mill Stream Run Reservation

- Preserve EBRR corridor
- Ridge Rd., N. Royalton
- Floodplains & wetlands
- Funding from the North American Wetlands Conservation Act
- Habitat for waterfowl and migratory birds



# Donated Properties

## Broz & Ross (0.5 Acres) Bradley Woods Reservation

- Two 0.25-acre parcels
- N. of Lorain, North Olmsted
- Unfragmented wet woods
- Result of letter sent



## Bd. of Ed. of the Euclid City School District (17.4 Acres) Euclid Creek Reservation

- Discovered 5.4-acre parcel of 17.4-acre Euclid Central Middle School had originally been part of Euclid Creek
- Deed language stated it shall revert if no longer a school
- Helps to facilitate connector trail to Euclid Beach



## Conomy (4.3 Acres) South Chagrin Reservation

- Conservation Easement
- Chagrin Blvd., Moreland Hills
- Wooded ravines & wetlands
- 1,200 ft. headwater streams





# Land Bank Acquisitions



Cuyahoga County Land Reutilization Corporation (24.2 Acres)

Bedford Reservation



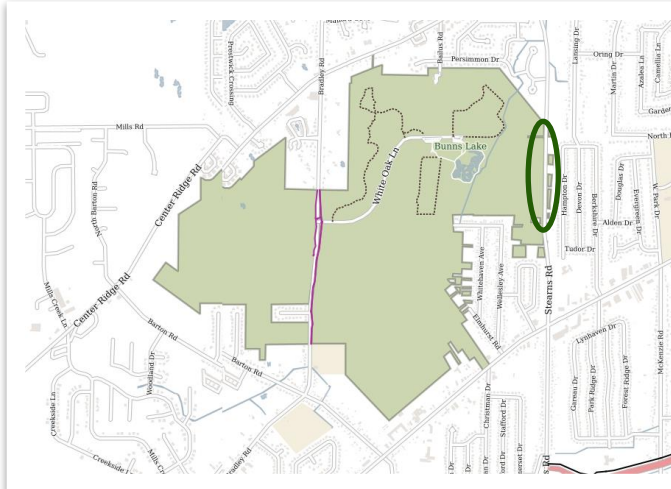
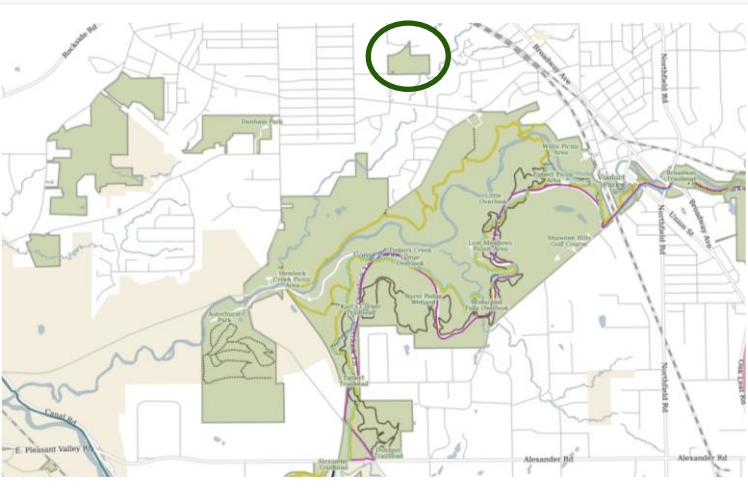
Cuyahoga County Land Reutilization Corporation (1.2 Acres)

Bradley Woods Reservation



South Euclid Land Reutilization Program (0.7 Acres)

Euclid Creek Reservation





# Buffers to Existing Reservations

## 2600 Hilltop, LLC (1.3 Acres) Euclid Creek Reservation

- Euclid & Richmond Heights
- Situated atop the cliffs of the Euclid Creek gorge
- Opportunity for improved connections
- Preserves exceptional vistas of Euclid Creek



## Bloomington & DeStefano (1.0 Acres) Mill Stream Run Reservation

- Two 0.5-acre parcels
- Edgerton Road, North Royalton
- Preserves existing woodlands



## Havran (0.1 Acres) Garfield Park Reservation

- Beman Ave., Cleveland
- Provides improved access to Mill Creek Falls
- Better connection to the neighborhood
- Demolition of house and restoration



## Kalina (0.6 Acres) West Creek Reservation

- W. Ridgewood Dr., Parma
- Buffer to West Creek Reservation
- Wooded undeveloped parcel of land
- Future connection to W. Ridgewood Drive





# West Creek Conservancy Donations

Treadway Trail Conservation Easement (19.5 Acres)  
Brookside Reservation



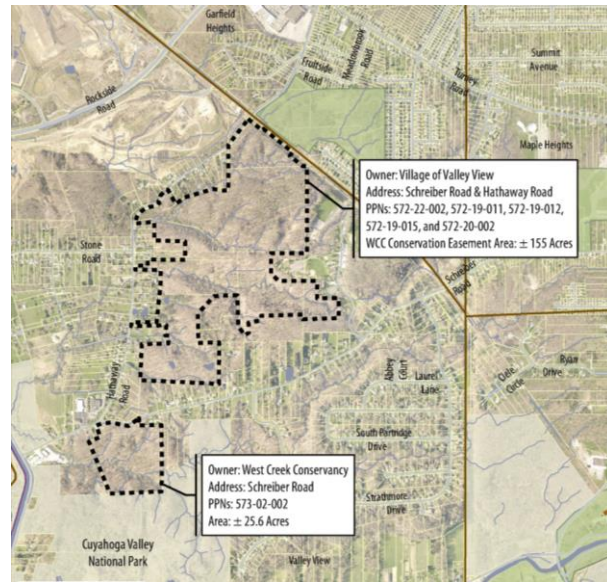
Village of Valley View Conservation Easement & Boyas (180.7 Acres)  
Bedford Reservation



City of Brecksville Conservation Easement (20.0 Acres)  
Brecksville Reserparks



Barbo Conservation Easement (2.3 Acres)  
Mill Stream Run Reservation





# Conservation by the Numbers

Reservation	Acres*
Acacia	156
Bedford	2,855
Big Creek	773
Bradley Woods	835
Brecksville	4,310
Brookside	176
Euclid Creek	557
Garfield Park	224
Hinckley	3,081
Huntington	103
Lakefront	484
Mill Stream Run	3,528
North Chagrin	2,189
Ohio & Erie Canal	405
Rocky River	2,582
South Chagrin	1,739
Washington	59
West Creek	469
Zoo	179
<b>Total:</b>	<b>24,705</b>

Community	Acres*
Bainbridge Township	16
Bay Village	103
Bedford	1,043
Bedford Heights	195
Bentleyville	746
Berea	383
Brecksville	3,408
Broadview Heights	396
Brook Park	259
Brooklyn	37
Brooklyn Heights	35
Chagrin Falls	8
Chagrin Falls Township	38
Cleveland	1,752
Cuyahoga Heights	248
Euclid	275
Fairview Park	681
Garfield Heights	254
Gates Mills	547
Glenwillow	4
Hinckley Township	2,902
Hunting Valley	3
Independence	56
Lakewood	177
Lyndhurst	156

Community	Acres*
Maple Heights	75
Mayfield Village	633
Middleburg Heights	639
Moreland Hills	388
Newburgh Heights	30
North Olmsted	766
North Ridgeville	28
North Royalton	1,133
Oakwood	63
Olmsted Township	196
Parma	541
Parma Heights	137
Richfield Township	179
Richmond Heights	80
Rocky River	49
Sagamore Hills Township	162
Seven Hills	12
Solon	536
South Euclid	78
Strongsville	2,347
Valley View	297
Walton Hills	1,195
Westlake	411
Willoughby Hills	1,007
<b>Total:</b>	<b>24,705</b>

County	Acres*
Cuyahoga	20,410
Geauga	16
Lake	1,007
Lorain	28
Medina	2,902
Summit	342
<b>Total:</b>	<b>24,705</b>

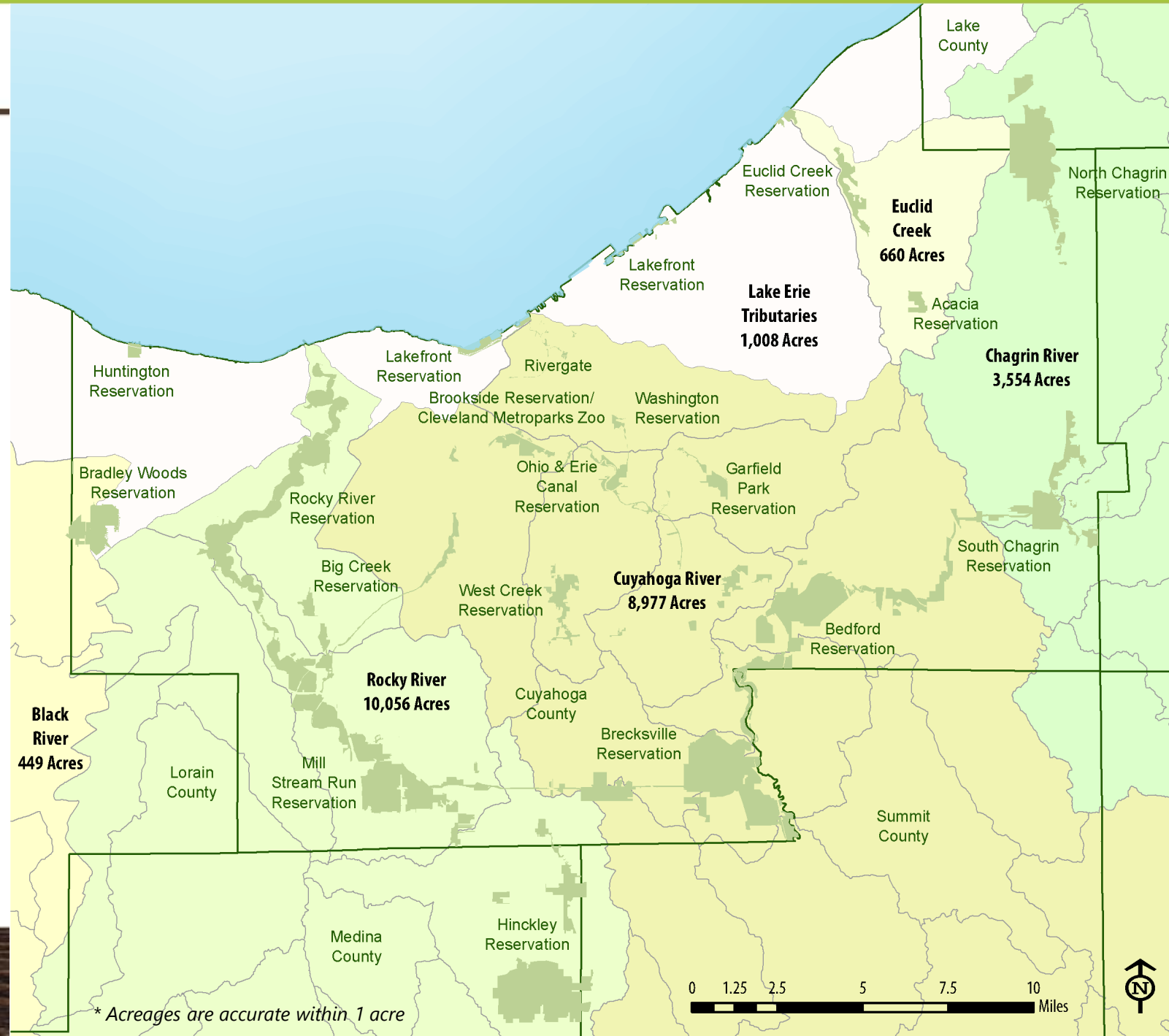


\* Acreages are accurate within 1 acre

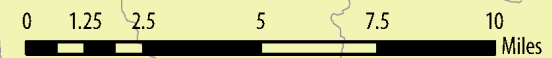


# Watershed Data

Reservation	Watershed	Acres*
Acacia	Euclid Creek	156
Bedford	Cuyahoga River	2,855
Big Creek	Cuyahoga River	261
	Rocky River	512
Bradley Woods	Black River	449
	Lake Erie Tribs	386
Brecksville	Cuyahoga River	3,957
	Rocky River	353
Brookside	Cuyahoga River	176
Euclid Creek	Euclid Creek	504
	Lake Erie Tribs	53
Garfield Park	Cuyahoga River	224
Hinckley	Rocky River	3,081
Huntington	Lake Erie Tribs	103
Lakefront	Cuyahoga River	18
	Lake Erie Tribs	466
Mill Stream Run	Rocky River	3,528
North Chagrin	Chagrin River	2,189
Ohio & Erie Canal	Cuyahoga River	405
Rocky River	Rocky River	2,582
South Chagrin	Chagrin River	1,365
	Cuyahoga River	374
Washington	Cuyahoga River	59
West Creek	Cuyahoga River	469
Zoo	Cuyahoga River	179
<b>Total:</b>		<b>24,705</b>



\* Acreages are accurate within 1 acre





# From Acquisition to Public Access

## Eastern Ledge Trail Euclid Creek Reservation

- 1-mile-long trail opened to the public in October 2022
- Includes overlook atop the 130-foot-high cliffs above Euclid Creek
- Important acquisitions (K. Hovnanian 63.3 acres in 2019 and donations)
- New acquisitions coming in 2023



## Euclid Creek Greenway Euclid Creek Reservation

- Multi-phased trail project connecting lower Euclid Creek to the lakefront
- 1<sup>st</sup> phase broke ground in Oct. 2022, expected opening in summer 2023
- 2<sup>nd</sup> phase will commence in 2023
- Euclid Central Middle School property helps to extend trail



## Wargo Farms Trail Bedford Reservation

- Added 44.7-acre Wargo Farms property in 2022 to Bedford
- Trail already under construction
- Expected to open by summer 2023
- Trail loops through woods, open meadow, and edge of deep ravines
- \$50,000 CDSG Program funds





# Partnerships

**West Creek Conservancy** – Donated 5 properties totaling 223 acres across 4 reservations



*Valley View Conservation Easement*



*Brecksville Conservation Easement*



*Barbo Conservation Easement*

**Northeast Ohio Regional Sewer District** – Contributed \$325,000 for the acquisition of 7.6 acres



*Protection of Baldwin Creek*



*Removal of Dam with WRRSP Funds*



*Removal of Structures in Floodplain & Restoration*



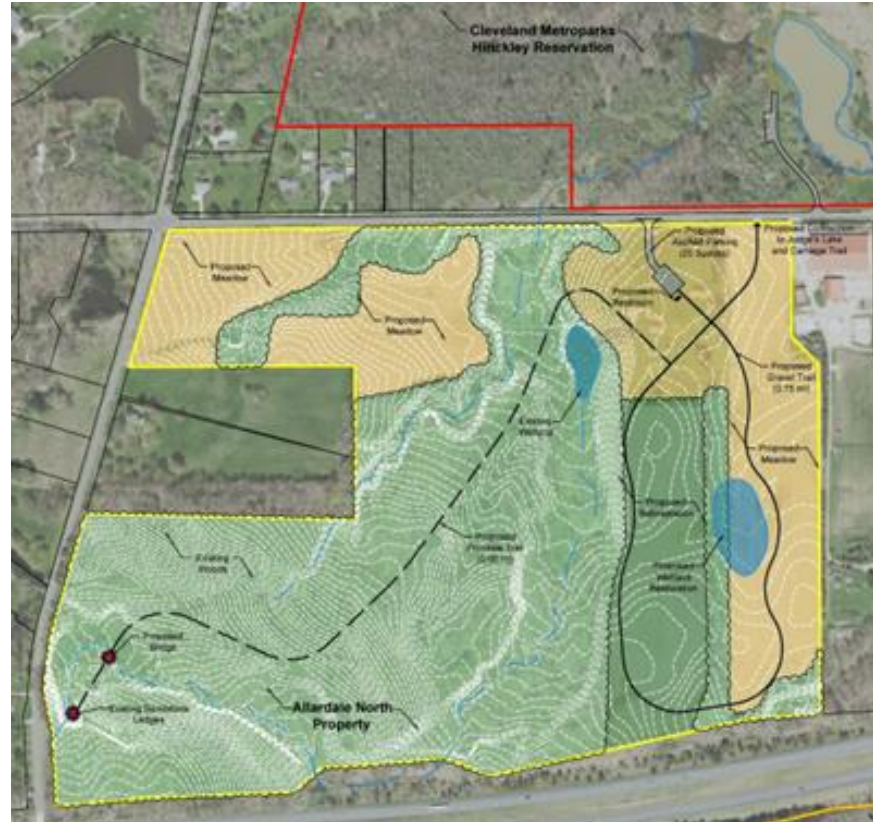
# Partnerships Continued

## Medina County Park District (MCPD)

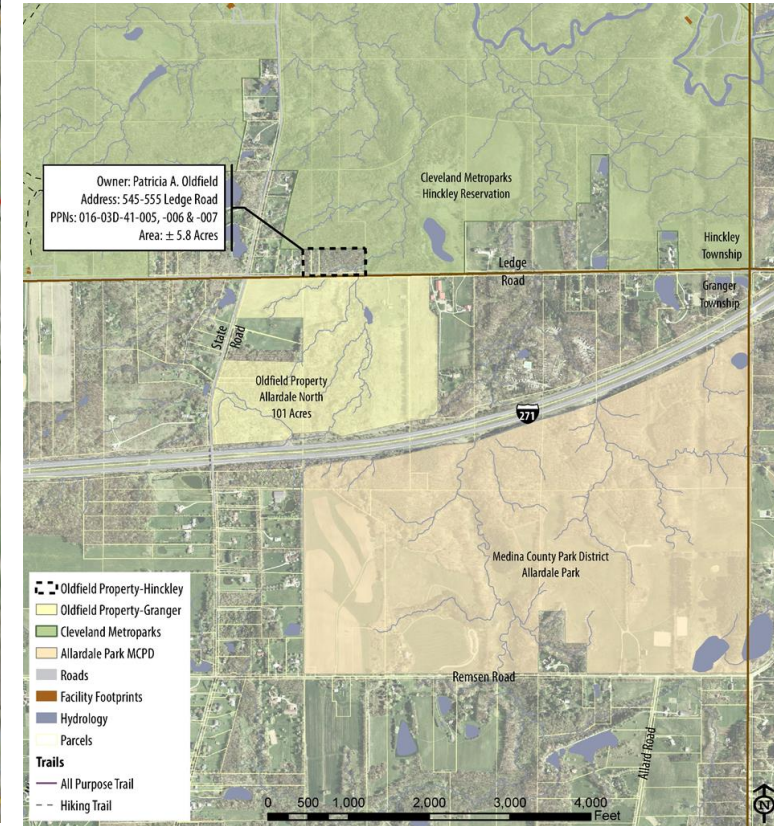
Acquisition of 107 Acres through Clean Ohio Conservation Fund, Awarded \$1,447,500



Waterfall located on Oldfield property south of Ledge Rd.



MCPD Plans for Allardale Park



Connection between MCPD & Cleveland Metroparks



# Continued Growth on Columbus Road Peninsula

## 2012

- Trust for Public Land – 2.06 acres
- Cleveland Rowing Foundation – 0.74 acres
  - Green Corridor License – 0.47 acres
  - Trail Easement – 0.21 acres

## 2014

- City of Cleveland Lease Exchange - 0.87 acres
- Cuyahoga County – Heritage Park I – 1.18 acres
- J.C. Murray, LLC Access Easement – 0.25 acres

## 2015

- Cleveland Rowing Foundation – 1.10 acres
- City of Cleveland Lease Amendment – 0.27 acres

## 2016

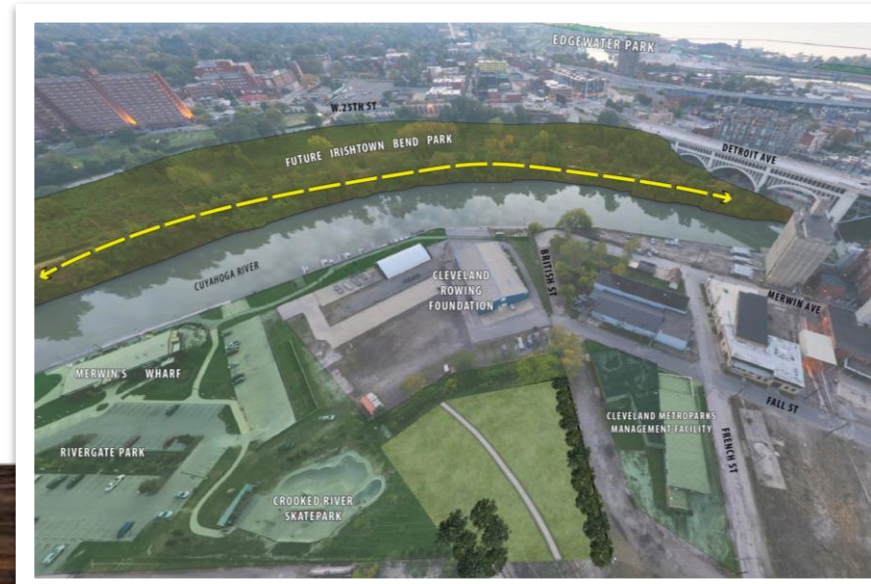
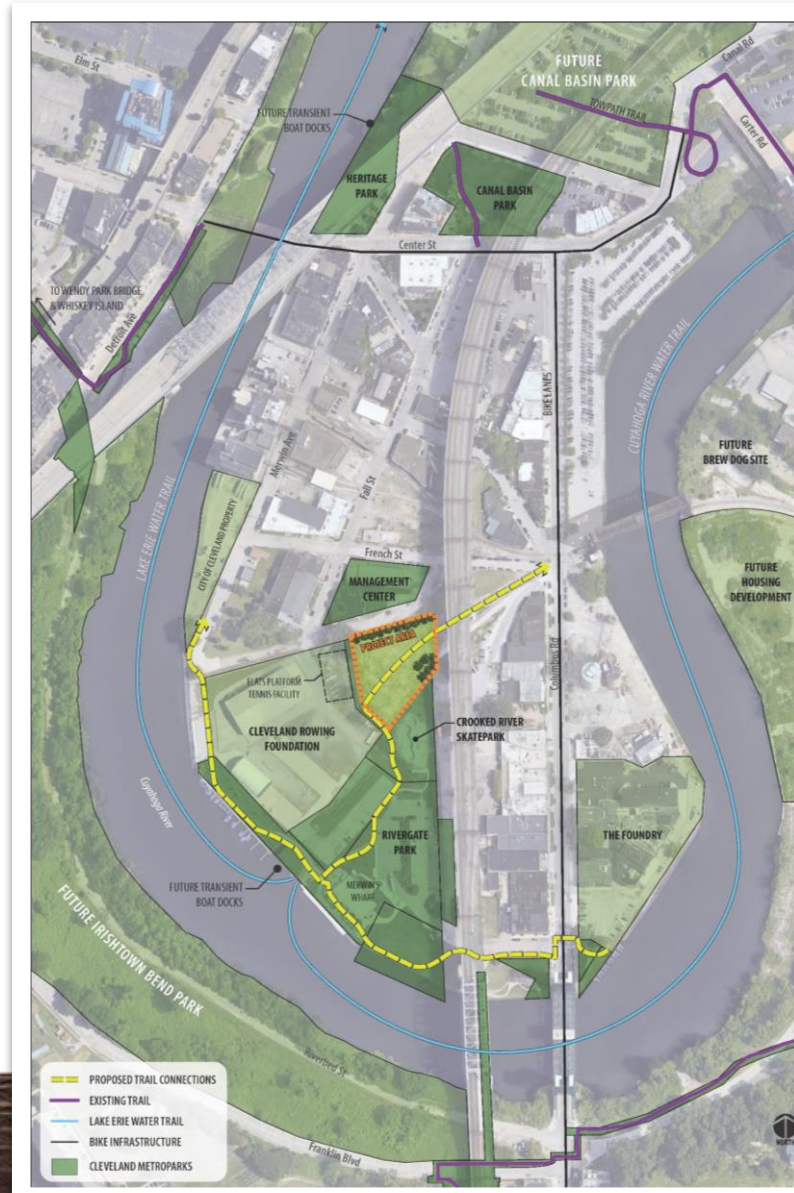
- Flats Industrial – 0.16 acres
- City of Cleveland, Canal Basin Park – 1.47 acres
- City of Cleveland Lease Amendment – 0.09 acres

## 2021

- French Street Ltd. – 0.65 acres

## 2022

- Flats Industrial – 0.9 acres





# Land Stewardship

## 2022 Updated Stewardship Policies

### Property Line Encroachment Policy

- Framework for monitoring and protecting property boundaries
- Over 400 miles of property boundaries
- Over 6,000 neighbors
- Inspected every 3 years through GIS aerial imagery and field inspections

### Good Neighbor Guide

- Supplements the Encroachment Policy
- Tool for educating neighbors
- Sets clear expectations to prevent future property damage

### Conservation Easement Stewardship Policy

- Over 50 conservation easements
- Total area of 673 acres
- Permanently limits the use of the land to protect its conservation value
- Visit each easement at least every 3 years







Cleveland Metroparks®

# FIND YOUR PATH

Thank You

Questions?