

**ELIZABETH PARK
URBAN RENEWAL AREA
ELIGIBILITY REPORT
AND
URBAN RENEWAL PLAN**

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City of Akron, Ohio

Department of Planning and Urban Development

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**Elizabeth Park
Urban Renewal Area Eligibility Report**

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I. Executive Summary

The Elizabeth Park Urban Renewal Area was established and a survey of existing conditions was undertaken to determine the degree of deterioration within the area and whether conditions of "blight" exist. The result of this undertaking is the following study.

The Elizabeth Park Urban Renewal Area study consists of a compilation of factors contributing to the eligibility of this area (hereinafter called "Study Area") as a "blighted and deteriorated area" under the provisions of Chapter 725 of the Ohio Revised Code (ORC).

Data was collected via the following methods:

- ◆ A review of Summit County property records for each parcel in the Study Area;
- ◆ An exterior assessment of building conditions for every principal structure in the Study Area;
- ◆ An assessment of the condition of other known and/or visible features in the Study Area including, but not limited to, accessory structures, streets, alleys, driveways, curbs, gutters, sidewalks, parking lots, water mains, sewer mains, storm sewers and catch basins;
- ◆ An assessment of general property conditions for each property in the Study Area, including observation and documentation of debris, litter, vehicles, stray animals, etc.
- ◆ An assessment of Census data and other relevant data reflecting general socio-economic conditions within the Study Area.

After thorough examination of the evidence brought forth as a result of the performance of the above, there exists, as of February 2005, sufficient evidence to declare the entire Elizabeth Park Urban Renewal Area a "blighted area" under the provisions of ORC Chapter 725.

The Study Area is identified in the Appendix – Exhibit 1, Map A and subsequent maps. A finding of "blighted area" under ORC Chapter 725 for this specific geographic area is based on the following factors:

- ◆ 78 of the 192 principal structures in the Elizabeth Park Study Area were rated as deficient or substandard (41%).
- ◆ Of the 192 parcels in the Study Area with principal structures on them, 122 are impacted by blighting influences other than structural deficiencies such as overcrowding, lack of maintenance, vacancies, etc.
- ◆ Unsanitary and unsafe conditions exist at specific locations within the Study Area, which could endanger life or property by fire and other causes.
- ◆ 24 of the 172 residential structures in the Study Area are vacant (14%) and 16 of these are boarded up (9%).
- ◆ 50 of the 158 residential structures in the Study Area (not including the Elizabeth Park Homes development) are on lots exhibiting at least one condition of overcrowding (32%).
- ◆ The 124 units comprising the Elizabeth Park Homes development were constructed in the 1940's and are obsolete in terms of design and function. 152 units were cleared in 2001.
- ◆ Of the 427 identified parcels in the Study Area, 245 of them are vacant and undeveloped (57%).
- ◆ Trash and debris were identified in various locations in the Study Area.
- ◆ Elizabeth Park is underutilized. Visibility into the park is limited, impacting the park's use because of safety concerns.

II. Development Area Report

A. General Location of Study Area

The specific area designated for study is the Elizabeth Park Urban Renewal Area, located immediately north of downtown Akron in the City of Akron, County of Summit, State of Ohio (see Study Area Location Map A). The Renewal Area is located within one half mile of the downtown Central Business District.

B. Boundary

The Elizabeth Park Urban Renewal Area encompasses approximately 131 acres and is approximately bounded by Glenwood Avenue on the north, North Howard Street on the west, Dean Street and the eastern edge of Elizabeth Park on the east and North Street and Spring Street on the south. The Little Cuyahoga River flows from east to west through the Renewal Area, generally parallel to North Street (north of the street). A detailed boundary description is set forth in Appendix Exhibit 1 (see also Project Boundary and Property Identification Map B).

C. Project Purpose

The purpose of this Elizabeth Park Urban Renewal Area Study is to determine and document whether blighting conditions, as defined in the Ohio Revised Code, exist at a sufficient level within the designated Study Area so as to substantially impair the sound growth of the municipality, retard the provision of housing accommodations or constitute an economic or social liability and are thereby a menace to the public health, safety, morals or welfare.

If the area meets the standards of a 'blighted area' as set forth in ORC Chapter 725, a Renewal Plan will be developed in order to address blighting conditions and facilitate the orderly redevelopment of the area including the construction of new housing and the addition of new businesses into the project area. For clarification purposes, the following definitions are presented, as identified in ORC Section 725.01:

1. Blighted Area

'Blighted area' means an area within a municipal corporation, which area by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions to title, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors,

substantially impairs or arrests the sound growth of a municipal corporation, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

2. Urban Renewal Area

'Urban renewal area' means a slum area or blighted area or a combination thereof which the legislative authority of the municipal corporation designates as appropriate for an urban renewal project.

3. Urban Renewal Plan

'Urban renewal plan' means a plan, as it exists from time to time, for an urban renewal project, which plan shall conform to the general plan for the municipal corporation, if any, and shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities and building requirements.

4. Urban Renewal Project

'Urban renewal project' may include undertakings and activities of a municipal corporation in an urban renewal area for the elimination and for the prevention of the development or spread of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof, in accordance with an urban renewal plan, and such aforesaid undertakings and activities may include acquisition of a slum area or a blighted area, or portion thereof, demolition and removal of buildings and improvements, installation, construction or reconstruction of streets, utilities, parks, playgrounds, public buildings and facilities, and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives in accordance with the urban renewal plan; disposition of any property acquired in the urban renewal area, including sale,

leasing or retention by the municipal corporation itself, at its fair value for uses in accordance with the urban renewal plan; carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan; the acquisition, construction, enlargement, improvement of property, structures, equipment, or facilities for industry, commerce, distribution, or research from the purchase of urban renewal bonds issued pursuant to division C of Section 725.05 of the Revised Code; and acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete, or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.

D. Area Background and Characteristics

The Elizabeth Park Renewal Area encompasses approximately 131 acres and is located approximately ½ mile north of the City of Akron's downtown central business district. The area is approximately bounded by Glenwood Avenue on the north, North Street on the west, Dean Street and the eastern edge of Elizabeth Park on the east and North Street and Spring Street on the south. The area is split by the Y-bridge spanning the valley from north to south and the Little Cuyahoga River flowing through the area from east to west. The Renewal Area is located in the Little Cuyahoga River Valley. Valley walls bank steeply up to both the north and south.

Historically, Irish immigrants settled along the river in the 1820's when they came to Akron to dig the Ohio and Erie Canal. By the early 1900's, the area had earned a reputation for vice, poverty, and squalor. In order to improve conditions, the area was selected as the site of the City's first public housing, Elizabeth Park Homes. Construction of the 276-unit Elizabeth Park Homes development began in 1940 after 114 dwellings were purchased and razed. Nearby Elizabeth Park was constructed simultaneously.

By the 1940's Howard Street was lined with a mix of industries, homes and retail businesses. The area then went into gradual decline and many structures in the area, including hotels and other

businesses along Howard Street, were gradually removed beginning in the 1960's and continuing to the present.

Development in the Study Area is primarily residential. The removal of dilapidated housing has created a number of vacant lots. Twelve homes and four apartments in the Study Area are vacant and boarded up. Six other homes are vacant but not boarded. In 2001, 152 units in the Elizabeth Park Homes development were removed, including all of the units north of North Street. In March 2003, the Akron Metropolitan Housing Authority received a \$19.2 million federal Hope VI funding award to remove the remaining units in the original Elizabeth Park Homes development and replace them with a new 269-unit development consisting of a mix of town homes, duplexes, one-bedroom flats and 27 single-family homes. This new development will be spread out over approximately 42 acres, including approximately 25 acres that were historically used for Elizabeth Park. In the 1990's, 19 new homes were constructed on vacant lots in the residential neighborhood to dramatically improve conditions, but many dilapidated structures and vacant lots remain.

In total, the Study Area contains 192 principal structures, including 142 single-family homes (19 vacant, including 12 which are boarded up), 7 two-family residences (1 vacant), 1 three-family residence, 2 four-family apartments, 4 vacant/boarded six-unit apartment buildings, 3 retail uses (2 vacant), 2 mixed used retail/residential, 4 commercial uses, 1 gymnasium, 3 churches, 14 apartment buildings associated with the Elizabeth Park Homes development (124 units), 1 community center, 2 accessory structures also associated with the Elizabeth Park Homes development, a single-family home on Charles Street converted for out-patient services for Oriana House, the Glenwood Avenue Jail (operated by Oriana House), and the Oriana House complex north of Glenwood (4 structures). Oriana House also owns 3 structures counted as single-family homes and 1 of the three-family residences. The Study Area contains 317 housing units, of which 274 are occupied (86%).

2000 Census Data provides an indicator of economic conditions and housing conditions for the AMHA Elizabeth Park development and the surrounding area. The Designated Study Area is located within Census Tract 5011 and falls within the boundary of Akron's Enterprise Community, an area characterized by some of the oldest housing and highest poverty rates in the City.

2000 Census data indicates that economic conditions in the proximity of the Study Area are depressed compared to Citywide averages. The average household income in Census Tract 5011 (which includes all of the occupied housing units in the Study Area) is \$23,500, compared to a citywide average of \$41,600. The average owned home value in the Census Tract is \$76,440, compared to a citywide average of \$90,500. 35% of the persons in the Census Tract live below the poverty level, compared to approximately 18% citywide. Of persons 25 years or older, 30% lack a high school diploma, compared to 20% citywide. Summit County tax records indicate that only 52 of the 125 occupied single-family homes in the Study Area are owner occupied (42%). In total, 52 of the 274 occupied housing units in the Study Area are owner-occupied (19%), compared to a citywide average of nearly 60%. This figure is dramatically impacted by the 124 rental units at Elizabeth Park Homes. Overall, 274 of the 317 housing units are occupied (86%), compared to a Citywide occupancy rate of 93%.

E. Area Zoning

Existing zoning within the Study Area consists of a mix of U1-A2 Two Family, U2 Apartment, U3 Retail Business, U4 Commercial, U5 Ordinary Industry and UHD Institutional. See Existing Zoning Map C in the Appendix.

F. Property Ownership

The Renewal Area encompasses approximately 131 acres. According to Summit County tax records, the 427 separate parcels in the Study Area are owned by 211 ownership interests. The City of Akron owns fifty-seven parcels within the Study Area amounting to nearly one-third of the land in the Study Area. Aside from the 26 acres in Elizabeth Park, the majority of these holdings are in undeveloped properties under the Y-bridge. The Akron Metropolitan Housing Authority controls approximately 17% of the land in the Study Area. Most of this property is associated with the Elizabeth Park Homes development. The City has entered into an agreement to transfer Elizabeth Park (approximately 26 acres) to the Akron Metropolitan Housing Authority for construction of new housing as part of the Akron Metropolitan Housing Authority's Hope VI project.

Ownership in the single-family neighborhood is dispersed. The 142 single-family homes in the Study Area are owned by 104 ownership

interests. North Akron Homes controls 15 homes in the area utilizing low-income housing tax credit. After 15 years, occupants have the option to buy. Summit County tax records indicate that only 52 of the 125 occupied single-family homes in the area are owner-occupied (42%). The Citywide average for single-family units is 77%. The Parker Family Limited Partnership owns most of the land alongside the Little Cuyahoga River west of the Y-bridge.

The existing ownership records, as of February 2005, are provided in Exhibit 2 in the Appendix.

G. Existing Land Use

Existing land uses in the area vary. East of the Y-bridge, land use is primarily residential, with over 120 single-family homes lining residential streets north of North Street. South of North Street, the Akron Metropolitan Housing Authority operates the 124 unit Elizabeth Park Homes development. This development used to be much larger, but 152 units, including all of the units north of North Street, were cleared in 2001. Elizabeth Park occupies approximately 26 acres of open space along the Little Cuyahoga River, essentially separating the subsidized apartments along North Street from the single-family neighborhood to the north.

West of the Y-bridge, existing development includes commercial and industrial land uses, with only a few residences. The Glenwood Jail facility is part of a treatment facility for chronically dependent individuals. This treatment facility includes a converted school, some converted residences on Charles Street and a complex of buildings north of Glenwood Avenue. Land use along Howard Street is mixed, with commercial development, retail, residential, a church and many vacant lots.

Nearly 36% of the land in the Study Area is composed of vacant lots (47 acres). Additionally, 19 of the 142 single-family residences in the Study Area are vacant (13%) and 12 of these are boarded up. North of North Street, four 6-unit apartment buildings are also vacant and boarded.

A complete breakout of land uses follows:

Single Family Residential	142 structures (19 vacant)
Two Family Residential	7 structures (1 vacant)

Apartment	21 structures/159 units (4 vacant/24 units)
Mixed-Use	2 structures
Office	3 structures
Retail	3 structures (2 vacant)
Commercial	4 structures
Church	3 structures
Glenwood Jail	1 structure
Community Center	1 structure
Rooming House (Oriana)	1 structure
Garage/Warehouse (Oriana)	1 structure
Gymnasium	1 structure
Accessory Buildings (Elizabeth Park Homes)	2 structures

See Current Land Use Map D in the Appendix.

H. **Building and Property Conditions**

A survey of existing conditions within the Elizabeth Park Project Area was undertaken to determine whether blighting conditions exist. This survey included an exterior evaluation of all structures within the project area. All properties were checked for conformance with existing zoning and minimum lot size requirements, as well as for vacancies, adequacy of parking, site design, and any other factors contributing to blighting conditions.

1. **Structural Conditions**

a. **Evaluation Criteria**

Buildings were rated as sound, deficient or substandard. The classification of each building was based on a point scale, with a distinction being made between critical structural elements (foundation, walls and roof) and non-critical structural elements (chimney, porch, steps, doors, windows, eaves, gutters and paint). See Exhibit 3 Evaluating Building Conditions in the Appendix for a detailed explanation of the rating criteria.

1) **Sound Building**

Not more than one deficiency in non-critical structural elements.

2) Deficient Building

- a) Not more than one defect in critical structural elements plus three defects in non-critical structural elements.
- b) Not more than four defects in non-critical structural elements.

3) Substandard Building

- a) At least two defects in critical structural elements and one defect in non-critical structural elements.
- b) At least one defect in critical structural elements and four defects in non-critical structural elements.
- c) At least five defects in non-critical elements.

Based upon the above criteria, of the 172 residential structures in the Elizabeth Park area, 98 were rated sound, (57%), 39 were rated deficient (23%), and 35 were rated substandard (20%). Of the 20 non-residential structures, 16 were rated sound (80%), 2 were rated deficient (10%), and 2 were rated substandard (10%). In total, 78 of the 192 principal structures in the Elizabeth Park area are rated deficient or sub-standard (41%).

2. Environmental Conditions

The Elizabeth Park area was surveyed to determine site conditions within the project area. Deficiencies such as incompatible land uses, overcrowding, poor structural layout, poor street alignment, inadequate parking, a lack of site maintenance, the presence of obsolete buildings, trash or debris, etc., were identified on a parcel-by-parcel basis. Soil conditions, floodplains, and possible wetlands were also addressed. All of these conditions can cause an area to be blighted and impact growth potential within an area.

a. **Incompatible Land Use**

There are few instances of incompatible land uses within the Study area. Along Flower Court a commercial business is located in close proximity to two residences. The eastern two-thirds of the Study Area is residential. A garage being used as a service shop at the northwest corner of Thorpe and Dean Streets periodically impacts surrounding properties when numerous cars are parked in the vicinity, but this is not persistent.

b. **Overcrowding**

For this report, overcrowding on lots was defined by the following criteria: any residential structure with more than 50% coverage on a lot of less than 5,000 s.f., any residential structure on a lot of less than 3,500 s.f., any residential lot with a sideyard of less than three feet at the eaves, any lot with less than a ten foot setback, any lot with more than one principal structure, any rear lot dwelling, any single-family conversion to multi-family, and any non-residential structure with more than 70% coverage on a lot of any size. A lot was defined as overcrowded if it exhibited any one of these conditions.

Of the 142 single-family residential structures in the Study Area, 18 are on lots of less than 3,500 s.f. (13%). Thirty-six residential structures have less than a ten-foot setback. Five homes are located on rear lots and in one instance two homes adjacent to each other are located on one undersized lot. Conditions on Bailey Court are very cramped. In total, 50 of the 158 residential structures in the Study Area (excluding the 14 apartments in the Elizabeth Park development) are on lots exhibiting at least one condition of overcrowding (32%). The apartments in the Elizabeth Park, while not overcrowded according to the above criteria, are of above-average density and are outmoded in terms of design and function.

On the east side of Howard Street, the three non-residential structures are built out to the street. One of

these, at the intersection of North Howard and Glenwood, creates a dangerous condition due to inadequate sight lines for cars turning onto Howard from Glenwood.

c. Obsolete Buildings

For the purposes of this report, obsolete buildings are defined as those that are no longer in use, are outmoded in design, style or construction or have declined to a state below what is considered normal or desirable (this includes any structure listed as sub-standard under Structural Conditions). Poor structural layout is also a contributing factor. Buildings defined as obsolete generally require extensive improvements to maintain or acquire a sound rating or cannot provide basic facilities without major improvements.

Thirty-seven structures in the Elizabeth Park Study Area meet the definition of an obsolete building due to their structural condition. Twenty-seven of these are single-family homes. Twenty-six buildings in the Study Area are vacant and 17 of these are boarded up, meaning nearly 9% of the structures in the Study Area are vacant and boarded. The Elizabeth Park Homes development was constructed in 1940 and was the City of Akron's first public housing development. The remaining 124 units in this development are outmoded in design and function and are essentially obsolete, despite numerous renovations.

d. Soil Conditions, Floodplains and Wetlands

National Wetlands Inventory Maps do not indicate any wetlands in the project area. In the Study Area, the floodplain of the Little Cuyahoga River is very narrow and mostly confined to the river channel.

e. Other Blighting Influences

Other blighting influences may include vacant structures, mixed use structures, lots with inadequate parking or inadequate loading, lots exhibiting a lack of

general maintenance, lots not situated on public streets or lots effected by poor street alignment, widths or heavy traffic. The following conditions exist:

- ◆ The northeast corner of the intersection of North Howard Street and North Street is being used for fill dirt and has smaller piles of broken asphalt and concrete.
- ◆ The parking area at the commercial warehouse at 304 North Howard Street is deteriorated with loose stones, loose bricks and a crumbling retaining wall.
- ◆ North Howard Street is lined with vacant lots, some of which exhibit a lack of general maintenance.
- ◆ Numerous vacant and boarded buildings in the Study Area negatively impact the entire neighborhood.
- ◆ Seventy-three homes in the Study Area (over half of the homes) do not have garages.
- ◆ Specific lots in the Study Area are overgrown with grass and weeds, including 380 Turner Street, 170 East Lods Street, 184 East Lods Street, 206 East Lods Street, 249 East Lods Street, 25 East Glenwood Avenue and 35 East Glenwood Avenue.
- ◆ Specific lots in the Study Area have an unkempt appearance due to debris and clutter in yards or on front porches and/or unmaintained vehicles parked in yards or driveways including 25 East Glenwood Avenue, 98 East Glenwood Avenue, 150 East Glenwood Avenue, 352 Turner Street, 166 Charles Street, 327 Dean Street, 342 Dean Street, 292 Dean Street, 31 East Lods Street, 123 East Lods Street, 164 East Lods Street, 243 East Lods Street, 235 East Lods Street, 249 East North Street, 275 East North Street, 390 Bailey Court, 396 Bailey Court, 411 Bailey Court, 281 Flower Court and 288 Flower Court.

- ◆ Many driveways in the Study Area are extremely cracked and deteriorated.
- ◆ The vacant land south of Elizabeth Parkway is strewn with trash and litter. A paved parking area on the south side of the street is covered with weeds and filled with loose litter.
- ◆ A large pile of discarded fill dirt or other construction debris south of Lods Street (under the Y-bridge) has grown over with weeds.

See Exhibit 4 in the Appendix for a complete listing of property conditions.

I. Infrastructure and Public Utilities

The entire Study Area is served by sanitary sewer. The City's main trunk sewer line is located in the Study Area and runs east to west through Elizabeth Park and alongside the Little Cuyahoga River.

Two arterials in the Study Area, North Street and North Howard Street, are in good condition. The third major arterial, East Glenwood Avenue, has extensive cracks and potholes and needs to be resurfaced. Sidewalks along East Glenwood Avenue are good in some spots, poor in others. Heading east along North Street from Howard Street, sidewalks are in good condition until the end of the Elizabeth Park Homes development. East of the apartments, walks are deteriorated. Drives along North Street, east of the apartments, are extremely deteriorated in spots.

The condition of the minor arterial streets (Charles Street, Lods Street, Turner Street and Dean Street) is generally good. Lods is cracked in spots. Turner Street is a brick street and the southern end (near Lods) is patched and bumpy. Sidewalks along Dean Street and Charles Street are in good condition. Walks along sections of Turner are extremely deteriorated, especially along the east side of the street between Charles and Lods. Sidewalks along Lods Street are generally in good condition except for the section between Flower Court and Elizabeth Parkway where sections of walk are cracked or missing. The Elizabeth Parkway connector between Lods Street and North Street is extremely deteriorated.

Four small dead-end alleys are located in the Study Area. Three of these, Flower Court, Thorpe Street and Belmont Street, are in average condition with cracking along the edges of the pavement. Bailey Court is extremely deteriorated.

III. Statement of Findings

The information presented in this study, and in the attached appendix, is adequate to support the finding that the Elizabeth Park Renewal Area is a "blighted area" under the provisions of Chapter 725 of the Ohio Revised Code and demonstrates the eligibility of the area for financing under the above provisions.

Overall, the majority of the evidence indicates there exists in general, throughout the Elizabeth Park Urban Renewal Area, conditions which substantially impair the sound growth of the Elizabeth Park Urban Renewal Area, as well as the entire municipality, and constitute a menace to the public health, safety, morals and welfare of the area and community.

The specific findings for the Elizabeth Park Renewal Area are as follows:

- ◆ 78 of the 192 principal structures in the Elizabeth Park Study Area were rated as deficient or substandard (41%);
- ◆ The 124 units comprising the Elizabeth Park Homes development were constructed in the 1940's and are obsolete in terms of design and function;
- ◆ In specific instances, property ownership and parcel configuration are not conducive to development;
- ◆ 24 of the 172 residential structures in the Study Area are vacant (14%) and 16 of these are boarded up (9%);
- ◆ Unsanitary and unsafe conditions exist at specific locations within the Study Area which could endanger life or property by fire and other causes;
- ◆ Trash and debris were identified in various locations in the Study Area;
- ◆ 50 of the 158 residential structures in the Study Area are on lots exhibiting at least one condition of overcrowding (32%);

- ◆ Of the 427 identified parcels in the Study Area, 245 of them are vacant and undeveloped (57%);
- ◆ Specific streets in the Study Area are in deteriorated condition.

These above stated conditions are found to substantially impair and arrest the sound growth of the municipality, retard the provisions of housing accommodations, or constitute an economic or social liability and are a menace to the public health, safety, morals or welfare of the Elizabeth Park Urban Renewal Area. Thus, conditions taken as a whole as of February 2005, provide the basis for making a finding that the entire Elizabeth Park Renewal Area is a "blighted area" under the definition set forth in Chapter 725 of the Ohio Revised Code.

ELIZABETH PARK URBAN RENEWAL PLAN

I. Location of the Elizabeth Park Urban Renewal Area

The Elizabeth Park Urban Renewal Area is located in the City of Akron, County of Summit, State of Ohio, and is bounded as shown on Map B and as described in Exhibit 1, attached. The Renewal Area consists of approximately 131 acres and is located immediately north of downtown Akron. The Renewal Area is approximately bounded by Glenwood Avenue on the north, North Howard Street on the west, Dean Street and the eastern edge of Elizabeth Park on the east and North Street and Spring Street on the south. The Little Cuyahoga River flows from east to west through the Renewal Area generally parallel to North Street.

II. Statement of Development Objectives to be Achieved by the Project

The goals of the City of Akron in undertaking the project are to work closely with neighborhood residents and property owners to: 1) eliminate blight and to prevent the recurrence of blight in the project area; 2) eliminate incompatible land uses in the project area; 3) facilitate the development of new housing and new retail opportunities in appropriate locations in the project area to offset economic stagnation; and 4) increase the attractiveness of the project area.

To carry out project goals, the following specific objectives are proposed:

A. Land Use Objective

1. Remove blighted properties within the project area which are deteriorated, or a threat to the public health, safety and general welfare.
2. Change zoning to match desired land uses.
3. Increase the attractiveness and stability of the residential area by facilitating new home construction and assuring that existing structures meet present day development standards.
4. Eliminate incompatible land uses that detract from the viable development of the area.

5. Transfer ownership of Elizabeth Park to AMHA to facilitate the construction of a new 269-unit housing development consisting of a mix of town houses, duplexes, one-bedroom flats, and single-family homes.
6. Develop new recreational opportunities in the area, including trails and open space, to take advantage of the proximity of the Little Cuyahoga River and replace amenities lost by the reutilization of Elizabeth Park for housing, including basketball courts, tennis courts, a ball field and a children's play area.
7. Explore pedestrian linkages to the west to tie into the Towpath Trail.
8. In all areas, respect a Riparian Corridor Overlay Zone extending 50 feet in width landward from the ordinary high watermark of each bank of the Little Cuyahoga River. No structures of any kind are permitted within this Overlay Zone. Also, the riparian corridor is to be protected during any new construction. Vegetation in poor condition (as determined by a landscape architect) shall be removed, but additional planting of trees, groundcover, shrubs, etc. is required to provide a natural continuation of the existing riparian buffer.

B. Housing Objective

1. Acquire and/or demolish severely deteriorated structures and structures necessary to carry out development objectives.
2. Facilitate the construction of the new 269-unit Hope VI project, consisting of a mix of town houses, duplexes, one-bedroom flats and single-family homes.
3. Create new housing of varying densities to take advantage of a unique setting in close proximity to downtown Akron, the Little Cuyahoga River, and the Ohio and Erie Canal Towpath Trail. Infill housing should complement existing housing in terms of size, predominant setbacks and general building elevations (in terms of roof lines being parallel or perpendicular to the street).
4. Construct a variety of housing types to afford a choice for Akron residents in terms of size, style and price.

5. Assist occupants of homes purchased for demolition with relocation and afford them the opportunity to relocate into new homes in the Renewal Area if they so desire. If relocation is necessary, the City will follow the Relocation Plan and Activity Program adopted by Akron City Council.
6. Assist in providing housing of standard quality in the area by eliminating housing code violations through housing rehabilitation.
7. Discourage conversions of single-family homes into multi-unit structures.
8. Encourage ongoing pride, respect, and maintenance of residential property on the part of homeowners, landlords and tenants. Give particular attention to rental property.

C. Environmental Objectives

Develop an attractive and visually improved environment within the Renewal Area:

1. Remove properties which are poorly maintained or deteriorated, attract nuisance activities and are detrimental to the health, safety and welfare of the general public and persons who pass through the area.
2. Remove blight in the area caused by overcrowding or inappropriate land use.
3. Implement redevelopment which will prevent blighted conditions from recurring which are harmful to persons within, adjacent to, and who pass through the renewal area.
4. Improve the functional and physical condition of the project area.
5. Keep the project area free of debris, trash and litter. Encourage property owners to clean up any lot littered with trash, debris or anything else that constitutes a blighting influence to neighboring properties.

6. Create new trails along the Little Cuyahoga River and a new neighborhood park.
7. Encourage development which will utilize the Little Cuyahoga River as an amenity while respecting a Riparian Corridor Overlay (see Section II A8).
8. Encourage pedestrian linkages to the Towpath Trail, North Howard Street and the Northside Entertainment District.

D. Public Improvements Objective

Provide the public improvements necessary for redevelopment, including streets, utilities, water and sewer, sidewalks, curbing, street trees, street lighting, etc. where necessary.

1. Utilize rear alleys and on-street parking to reduce the visibility of garages from primary streets.
2. Construct a drainage system that is sensitive to preserving habitat in the Little Cuyahoga River and will not accelerate downstream erosion.

E. Circulation Objectives

Reduce conflicts among all forms of circulation routes, including pedestrian, vehicular, school and commercial traffic:

1. Provide a pedestrian oriented streetscape for the Hope VI project area.
2. Provide well-lit and landscaped parking areas for any surface lots.

F. Economic Objective

Promote new housing construction and retail development where appropriate to revitalize the redevelopment area and provide new housing opportunities for Akron residents.

III. Types of Proposed Renewal Actions

Proposed renewal actions to be carried out by the City following adoption of the Renewal Plan may include acquisition and clearance of property, the sale or lease of land for redevelopment, construction of supporting infrastructure, vacation of streets and other rights of way and additional actions to support new housing construction, the development of a new park with recreational amenities, new retail activity and new office activity.

The Akron Metropolitan Housing Authority Hope VI development requires the transfer of Elizabeth Park from the City to AMHA for new residential construction. This includes the park property and community center located south of the Little Cuyahoga River.

Redevelopment sites controlled by the City are to be acquired by agreements with the City setting forth permitted uses, use restrictions and development requirements. The sale or lease of City-owned property, and the terms of the associated development agreements, requires review by the City Planning Commission and the approval of Akron City Council.

IV. Land Use Plan

A. Permitted Land Uses

Permitted land uses within the Elizabeth Park Urban Renewal Area include a mixture of attached and detached single-family residences, apartment, retail development, commercial development and recreational/open space uses dependent upon location and review. Site specific mixed use retail and residential development is permitted along North Street and North Howard Street, subject to review.

B. Zoning

1. Existing Zoning Map

Existing zoning consists of a mix of U1—A2 Two Family, U2 Apartment, U3 Retail Business, U4 Commercial, U5 Ordinary Industry and UHD Industrial. Some of the zoning in the area does not reflect existing conditions, especially in the residential areas, where most of the existing development is detached single-family residential. See Existing Zoning Map C.

2. Proposed Zoning

In order to facilitate the development of new housing in the area and more accurately reflect existing conditions, the following zoning changes are recommended:

Change zoning in the Renewal Area to U1 Single Family, excepting the following locations:

1. All properties south of North Street (zoning remains unchanged).
2. Properties north of North Street that will be used for the Akron Metropolitan Housing Authority's Hope IV project and are bounded on the south by North Street, on the west by the Stuber Bridge and Elizabeth Parkway, on the north by Lods Street between Elizabeth Parkway and Turner Street and from Turner Street east following the rear property lines of all properties on the south side of Lods Street and on the east by the eastern boundary of the Renewal Area (most easily defined as the area encompassing the existing Elizabeth Park plus parcel 6201433—owned by AMHA along Elizabeth Parkway). The area described will be zoned U2 Apartment.
3. All properties west of Howard Street. A portion of this area, from Cuyahoga Street north to the northern boundary of parcel 6835174 (304 North Howard Street) will be rezoned from U4 Commercial to U3 Retail Business.
4. Properties fronting the east side of Howard Street from East Lods Street north to the northern boundary of parcel 6709573 (301 North Howard Street). This area will be rezoned from U4 Commercial to U3 Retail Business.
5. Properties north of North Street and south of the Little Cuyahoga River currently zoned U4 Commercial and U5 Ordinary Industry. The portion of this area currently zoned U5 Ordinary Industry will be rezoned to U4 Commercial.

Properties conditionally zoned for Oriana House and the new Hope VI development will remain unchanged.

See Proposed Zoning Map F.

C. Additional Development Standards and Regulations

In addition to complying with the development standards and regulations set forth in the Akron Zoning Code, new development in the Elizabeth Park Urban Renewal Area shall comply with the following:

1. For the primary Hope VI project area:
 - a. Development shall conform to the conditions contained in Ordinance No. 540-2002, which authorized a Conditional Use to permit the establishment of a mixed residential development on property on the north and south side of East North Street, east of the All-American Bridge, in conjunction with AMHA's Hope VI application. All layout plans will be approved by the City of Akron Department of Planning and Urban Development.
 - b. A mix of apartment and single-family uses is desired.
 - c. The design, layout and access to all off-street parking shall be reviewed and approved by the City. The use of alleys as access to parking is encouraged.
 - d. Layout plans should recognize the Little Cuyahoga River as an amenity.
 - e. Front porches are encouraged. Front porches must have a minimum depth of six feet.
 - f. The existing stone wall and steps in Elizabeth Park should be integrated into the HOPE VI layout plan.
2. For properties outside of the HOPE VI project area:
 - a. A mix of infill single-family homes, apartments, retail uses and recreational/open space is desired. Generally, apartments and retail uses are recommended along

Howard Street or along North Street (west of the All-American Bridge). Mixed use retail/ condominiums/ apartments is also appropriate along Howard Street and/or North Street. The open space west of the All-American Bridge should be expanded and assembled to create a park amenity comparable to Elizabeth Park.

- b. Any new construction along North Street should utilize the Little Cuyahoga River as an amenity.
 - c. For infill housing, setbacks and building configuration should be consistent with surrounding housing. All building plans shall be subject to approval by the City of Akron's Department of Planning and Urban Development.
 - d. Front porches are encouraged for all units. Porches must have a depth of at least six feet. A depth of eight feet is encouraged.
 - e. Covered, two-car parking is recommended for all housing. In some cases, depending on the style of unit, a single-car garage with an open parking space can be provided. Garages must be flush with, or recessed from, the primary building façade.
 - f. For buildings constructed on lots with Howard Street frontage, the maximum allowable setback from the right-of-way is ten feet.
 - g. The design, layout and access to all off-street parking shall be reviewed by the City. Along Howard Street, all off-street parking must be located behind or beside buildings. No parking will be allowed between the primary building façade and the street. For parking beside a building, a ten-foot landscape buffer (minimum) is required.
3. For all property in the Elizabeth Park Urban Renewal Area;
 - a. No billboards or outdoor advertising displays of any nature shall be placed, erected or located in the Elizabeth Park Area except for the purpose of advertising redevelopment activity occurring as part of this plan.

- b. All permanent signs shall be reviewed by the Urban Design and Historic Preservation Commission and receive the approval of the Akron City Planning Commission. The following guidelines apply to all exterior signage in the Elizabeth Park Urban Renewal Area:
 - 1) Building mounted signage shall be for business identification only.
 - 2) Pole signs are prohibited.
 - 3) Ground mounted signs shall be for one business only.
 - 4) All signage materials shall be compatible with building materials and colors.
 - 5) Mechanically moving signage or flashing lights shall be prohibited.
 - 6) A sign may not project above the roof of a structure to which it is affixed.
- c. All private and public utilities will be placed underground.
- d. All outdoor storage areas shall be screened from view by solid walls or solid fences at least six feet in height. Such fencing and screening material shall be reviewed and approved by the Department of Planning and Urban Development. Stockade or chain-link fencing is not permitted in the development.
- e. Vehicular ingress and egress shall be approved by the Traffic Engineer.
- h. All public exterior areas shall be well lighted in a manner suitable for the intended use. Lighting should be adequate for the intended use, but should be sited and of such a nature as to not be intrusive into surrounding areas.
- i. The developer shall submit a storm water management plan to control the run-off, siltation and sedimentation during construction and to control the run-off after the development is completed. The plan is to be consistent with all the requirements of Section 193.101-.114 of the Code of Ordinances and is subject to the approval of the

Bureau of Engineering. The storm water management plan must be submitted prior to the issuance of any building permits.

- h. All site plans shall be subject to approval by the City of Akron's Development of Planning and Urban Development.
- i. For development exceeding four units, all landscape plans shall be prepared by a registered landscape architect. The plan shall identify all plant material to be used by name, species, size, location, spacing and any other necessary information. Recommended landscaping material should be identified for use by individual property owners.
- j. Mailboxes will be attached to the house or clustered in appropriate locations. No freestanding mailboxes will be allowed.

V. Project Proposals

A. Land Acquisition and Disposition

1. Identification of Real Property Proposed to be Acquired

Property will be acquired as necessary in order to meet development objectives. Property acquisition and disposition is subject to approval by Akron City Council. See Exhibit 6 and Map G, Proposed Acquisitions.

2. Conditions under which Properties Not Identified to be Acquired may be Acquired

Properties which are severely deteriorated (substandard or major deterioration) may be acquired in order to remove conditions of blight which constitute a threat to health, safety and welfare in the area. Structures which are not substandard or are not in a state of major deterioration, may be acquired when they are necessary for public improvements, or when their acquisition is necessary in order to carry out the development goals of the plan, and to permit proper and orderly development in the project area.

3. Conditions under which Properties Identified to be Acquired may not be Acquired.

As properties are identified for acquisition, such properties may not be acquired if it is determined that an acceptable alternative will achieve the objectives of the Plan, if project priorities change or if Federal Program funding is substantially reduced.

B. Rehabilitation and Conservation

The project involves new construction and rehabilitation. For properties not designated for acquisition, inspection services, technical assistance, grants, matching grants, deferred loans and low interest loans may be available to assist property owners with building improvements.

C. Redeveloper's Obligations for Land Purchased or Leased from the City of Akron

1. Developers will be obligated to construct and maintain the structures and facilities in accordance with all codes and ordinances of the City of Akron and must abide by the development standards prepared for the area.
2. Construction of four or more units upon land sold or leased by the City shall be in accordance with all terms and conditions of a Lease Agreement or Redevelopment Agreement executed by the City and the project developer.
3. The Developer of four or more units shall submit site plans and building plans to the City of Akron, Department of Planning and Urban Development. The Urban Design and Historic Preservation Commission shall review these plans, and the City Planning Commission shall approve these plans prior to commencement of construction to assure compliance with the Renewal Plan. It is expressly understood that approval of any plans by the City of Akron applies to any and all features shown thereon; and that any subsequent additions, deletions, or other modifications thereof are required to be submitted by the developer before construction of such modifications can begin.

4. The Developer shall commence new construction on land acquired by the City and conveyed to the Developer within 12 months after conveyance.
5. The Developer shall agree that no covenant, agreement, lease conveyance or other instrument relating to the property shall be effected or executed on the basis or race, creed, color, sex or national origin in the sale, lease, use or occupancy thereof.

VI. Other Provisions

A. Relationship to Local Objectives

The objectives and proposals of this Redevelopment Plan conform with the general plan for the City of Akron to develop a variety of housing types in appropriate and desirable housing locations. The Urban Renewal Plan provides for the redevelopment of the project area in a manner which will promote the public health, safety, morals and welfare.

B. Relocation Plan

Should action by the City result in displacement of any residents or businesses, the relocation of displaced individuals or families will be carried out in conformance with the City of Akron Relocation Plan and Activity Program.

C. Duration of the Renewal Plan Restrictions

The Renewal Plan and/or modification thereof shall be in force and effect for a period of 40 years from the date of approval of this Renewal Plan by the City of Akron. The termination of this Renewal Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, color, sex, or national origin in the sale, use, or occupancy thereof; nor shall it permit the practice of discrimination based on race, creed, color, sex, or national origin.

D. Provisions for Amending Approved Plan

This Renewal Plan may be amended from time to time upon approval by the City Planning Commission and City Council.

VII. Legislation to be Utilized to Fulfill Plan Objectives

- A. Ohio Revised Code: Creating an Incentive District and Authorizing Urban Redevelopment Tax Increment Equivalent (Sections 5709.40 to 5709.43)

In December, 2001, the Ohio Legislature revised the Ohio Revised Code to permit the use of tax increment financing in Incentive Districts for public infrastructure improvements in a residential project.

Exhibit 1
Elizabeth Park Renewal Area
Boundary Description

Beginning at a point being the intersection of the north right-of-way line of North Street and the east right-of-way line of North Howard Street.

Thence north along the east right-of-way line of North Howard Street approximately 519 feet to a point being the intersection of the north right-of-way line of Lods Street.

Thence west along the north right-of-way line of Lods Street approximately 180 feet to a point being the intersection of a property line.

Thence north along said property line approximately 260 feet to a point being the intersection of a property line.

Thence west along said property line approximately 188 feet to a point being the intersection of a property line.

Thence north along said property line approximately 292 feet to a point being the intersection of a property line.

Thence west along said property line approximately 18 feet to a point being the intersection of a property line.

Thence north along said property line approximately 369 feet to a point being the intersection of the south right-of-way line of Glenwood Avenue.

Thence easterly along the south right-of-way line of Glenwood Avenue approximately 310 feet to a point being the intersection of the east right-of-way line of North Howard Street.

Thence north along the east right-of-way line of North Howard Street approximately 324 feet to a point being the intersection of a property line.

Thence east along said property line approximately 360 feet to a point being the intersection of a property line.

Thence northeast along said property line approximately 34 feet to a point being the intersection of a property line.

Thence east along said property line approximately 90 feet to a point being the intersection of a property line.

Thence southwest along said property line approximately 12 feet to a point being the intersection of a property line.

Thence east along said property line approximately 135 feet to a point being the intersection of a property line.

Thence southeast along said property line approximately 174 feet to a point being the intersection of a property line.

Thence south along said property line and an extension thereof approximately 495 feet to a point being the intersection of the south right-of-way line of Glenwood Avenue.

Thence east and northeast along the south right-of-way line of Glenwood Avenue approximately 961 feet to a point being the intersection of a property line.

Thence south along said property line approximately 203 feet to a point being the intersection of a property line.

Thence east along said property line approximately 15 feet to a point being the intersection of a property line.

Thence south along said property line approximately 37 feet to a point being the intersection of a property line.

Thence east along said property line approximately 600 feet to a point being the intersection of a property line.

Thence south along said property line approximately 690 feet to a point being the intersection of a property line.

Thence east along said property line approximately 50 feet to a point being the intersection of a property line.

Thence south along said property line approximately 184 feet to a point being the intersection of a property line.

Thence east along said property line 300 feet to a point being the intersection of a property line.

Thence north along said property line approximately 183 feet to a point being the intersection of a property line.

Thence east along said property line 50 feet to a point being the intersection of a property line.

Thence south along said property line approximately 183 feet to a point being the intersection of a property line.

Thence east along said property line approximately 406 feet to a point being the intersection of a property line.

Thence south along said property line approximately 375 feet to a point being the intersection of a property line.

Thence west along said property line approximately 79 feet to a point being the intersection of a property line.

Thence south along said property line approximately 305 feet to a point being the intersection of a property line.

Thence west along said property line approximately 168 feet to a point being the intersection of a property line.

Thence south along said property line approximately 346 feet to a point being the intersection of a property line.

Thence east along said property line approximately 32 feet to a point being the intersection of a property line.

Thence south along said property line approximately 182 feet to a point being the intersection of the north right-of-way line of North Street.

Thence northwest along the north right-of-way line of North Street approximately 670 feet to a point being the intersection of a property line.

Thence southwest (crossing North Street) approximately 71 feet to a point being the intersection of a property line (the northwest corner of Parcel 6755450) and the south right-of-way line of North Street.

Thence southwest along said property line approximately 139 feet to a point being the intersection of a property line.

Thence southwest along said property line approximately 360 feet to a point being the intersection of a property line.

Thence west along said property line approximately 964 feet and north approximately 38 feet to a point being the intersection of the south right-of-way line of Spring Street.

Thence west and north along the south/west right-of-way line of Spring Street approximately 81 feet to a point being the intersection of a property line.

Thence northwest along said property line approximately 123 feet to a point being the intersection of a property line.

Thence west along said property line approximately 23 feet to a point being the intersection of a property line.

Thence northeast along said property line approximately 70 feet to a point being the intersection of a property line.

Thence north along said property line approximately 114 feet to a point being the intersection of a property line.

Thence northeast along said property line and an extension thereof approximately 192 feet to a point being the intersection of the north right-of-way line of North Street.

Thence east along the north right-of-way of North Street approximately 828 feet to the place of beginning.

EXHIBIT 2 - ELIZABETH PARK URBAN RENEWAL AREA

Property Ownership List

Map numbers correspond to those numbers identified on Project Boundary and Property Identification Map B

Map ID Parcel

No.	No.	Address	Owner Name	Land Use	Parcel Size
1	6701947	352 North Howard Street	Houglan, Patricia	Vacant lot	55' x 250' = 13,750 s.f.
2	6852141	350 North Howard Street	Houglan, Patricia	Vacant lot	146' x 254' = 37,084 s.f.
3	6835333	330 North Howard Street	Houglan, Patricia	Vacant lot	122' x 175' = 21,350 s.f.
4	6809949	310 North Howard Street	Taub, Arthur	Commercial (A & R Tire)	9,400 s.f.
5	6809953	310 North Howard Street	Taub, Arthur	Commercial (A & R Tire)	6,970 s.f.
6	6809952	310 North Howard Street	Taub, Arthur	Commercial (A & R Tire)	12,210 s.f.
7	6835174	304 North Howard Street	Kiraly, Ernest	Commercial (Warehouse)	9,636 s.f.
8	6704142	306 North Howard Street	Nicoson, Nadene	Vacant lot (behind warehouse)	66' x 90' = 5,940 s.f.
9	6807907	300 North Howard Street	Kiraly, Ernest	Vacant lot	66' x 65' = 4,290 s.f.
10	6815056	298 North Howard Street	Kiraly, Ernest	Vacant lot	66' x 55' = 3,630 s.f.
11	6831093	297 Lods Court	Kiraly, Ernest	Vacant lot	28' x 66' = 1,848 s.f.
12	6722012	North Howard Street	Kiraly, Ernest	Vacant lot	66' x 90' = 5,940 s.f.
13	6703074	North Howard Street	Andrews, Mary Ann	Vacant lot	64' x 120' = 7,680 s.f.
14	6703103	290 North Howard Street	Andrews, Mary Ann	Vacant lot	4,800 s.f.
15	6703104	281 Lods Court	Andrews, Mary Ann	Vacant lot	40' x 120' = 4,800 s.f.
16	6826263	Lods Court	Thomas, Paul	Vacant lot	20' x 114' = 2,280 s.f.
17	6720827	277 Lods Court	Andrews, Mary Ann	Vacant lot	20' x 120' = 2,400 s.f.
18	6742650	North Howard Street	Kearns, Kevin	Vacant lot	4,580 s.f.
19	6819943	270 North Howard Street	City of Akron	Vacant lot	40' x 120' = 4,800 s.f.
20	6709399	North Howard Street	Parker Family Limited Ptn.	Vacant lot	8,053 s.f.
21	6740047	North Howard Street	Parker Family Limited Ptn.	Vacant lot	26' x 140' = 3,640 s.f. 38' x 67' = 2,546 s.f.
22	6740046	North Howard Street	Parker Family Limited Ptn.	Vacant lot	40' x 72' = 2,880 s.f.
23	6819944	North Howard Street	Parker Family Limited Ptn.	Vacant lot	46' x 140' = 6,440 s.f.
24	6805231	235 North Howard Street	Parker Family Limited Ptn.	Vacant lot	2,510 s.f.