

PC - 2000 - 87



FIVE POINTS DEVELOPMENT AREA

AMENDED URBAN RENEWAL AREA ELIGIBILITY REPORT AND URBAN RENEWAL PLAN

City of Akron, Ohio

Department of Planning and Urban Development

July 2000

Five Points Development Area Amended Urban Renewal Eligibility Report

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I. Executive Summary

The Amended Five Points Development 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 Five Points Development Area Amended Urban Renewal Area Eligibility Report 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 July, 2000, sufficient evidence to declare the entire Amended Five Points Development Area a "blighted area" under the provisions of Chapter 725 of the Ohio Revised Code (ORC).

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

- ◆ 31 of the 51 principal structures in the Five Points area were rated as deficient or substandard (61.7%). This includes 12 of the 13 residential structures (92%) and 19 of the 38 non-residential structures (50%);
- ◆ 6 of the 9 single-family residential structures in the Five Points area are on lots exhibiting at least one condition associated with overcrowding (66%);
- ◆ Of the 38 non-residential structures in the Study Area, 22 (58%) meet the criteria for obsolete structures;
- ◆ Approximately 50 of the 138 lots (36%) in the Study Area exhibit a lack of general maintenance;
- ◆ Not including structural deficiencies, 73 of 138 lots (53%) exhibit blighting influences;
- ◆ The existence of unsanitary and unsafe conditions at specific locations within the Study area, and the existence of conditions which would endanger life or property by fire and other causes;
- ◆ Faulty lot layout in relation to accessibility and use;
- ◆ Property ownership and parcel configuration which is not conducive to development.

II. Development Area Report

A. General Location of Study Area

The specific area designated for study is the Amended Five Points Development Area, located approximately 1 mile west of downtown Akron in Summit County, Ohio (see Project Location Map A).

B. Boundary

The Amended Five Points Development Area is approximately bounded by West Exchange Street, Gale Street and Westwood Place on the north, Bonnie Brae on the east, West Cedar Square on the south and Douglas Street and Rhodes Avenue on the west. The boundary encompasses approximately 30 acres. A detailed

boundary description is set forth in the Appendix (see also Project Boundary Map B).

C. Project Purpose

The purpose of the Five Points Development Area Amended Urban Renewal Area Eligibility Report 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 Chapter 725 of the Ohio Revised Code, a Renewal Plan will be developed in order to address blighting conditions and facilitate the expansion of existing businesses or the influx of new businesses into the project area.

For clarification purposes, the following definitions are presented, as identified in Section 725.01 of the Ohio Revised Code:

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 special assessment delinquency exceeding the fair value of the land, defective or unusual conditions to title, or existence of conditions which endanger life or property by or other causes, or any combination of such factors which substantially impairs or arrests the sound growth of the 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

The Exchange Street/Cedar Street corridor dominates the Amended Five Points Development Area. The Former Grace School and the surrounding retail/commercial and residential development date to Akron's growth period in the early twentieth century. The brick commercial warehouses south of Maple Street date to this period, and are interspersed among three car dealerships which have gradually assembled lots and expanded within the area.

North of Maple Street uninterrupted street side retail structures are still predominant, but many of the brick structures show signs of neglect and in some instances occupancy is variable. Some of the structures have been converted and are used as storage facilities. Parking is limited throughout the area.

The area is located in portions of Census Tracts 5065, 5066, 5068 and 5069. While the primary focus of the Amended Five Points Area is commercial, information from these Census Tracts serves as an indicator of economic conditions in the residential neighborhoods surrounding the Five Points area.

According to 1990 Census data, the average household income in this area is approximately \$20,670, compared to a City average of over \$29,000. Over 40% of the persons in this area fall below the poverty level, compared to a City average of 20.5%, and between 40% and 50% of the population over the age of 25 have less than a high school education, compared to 27% city-wide. The average owned home value in this area is approximately \$32,000, substantially less than the city average of \$53,300. All of the residential structures within the Development Area were

constructed between 1900 and 1930 and most, while not substandard, show signs of neglect due to their age.

E. Area Zoning

Existing zoning within the Amended Five Points Development Area is primarily Retail (U3, H2, A4) and Commercial (U4, H2, A3) along West Exchange Street and Cedar Street. South of Cedar Street, existing zoning is primarily Apartment (U2, H1, A2), except for the southwest corner at the intersection of West Cedarwood Square and Cedar Street, which is zoned commercial (U4, H2, A3). The block occupied by the schoolhouse is a Unified Planned Development District (UPD7), as is property located southwest of the intersection of Westwood Street and Westwood Place (UPD27) and property located along Gale Street, north of Westwood Place (also UPD27). In Unified Planned Development Districts, the Zoning Code specifically lists permitted uses within each Unified Planned Development District. See Existing Zoning Map C in the Appendix.

F. Property Ownership

The Amended Five Points Development Area contains 138 lots with approximately 52 different ownership interests. The present parcel ownership and lot layout in the Five Points Area is not conducive to the expansion of existing businesses. While a few business interests have gradually assembled lots within the study area, land assembly for expansion by area businesses has been hampered by the diversity of owners and existing lot layouts. See Property Ownership Map D in the Appendix.

G. Existing Land Use

The Amended Five Points Development Area is characterized by a mixture of retail, commercial and residential uses. The area contains 33 commercial/retail structures, 9 single-family homes, 4 apartments, 3 offices (including medical and service agencies) and 1 church. Most of the area's retail and commercial structures line West Exchange Street and Cedar Street with minimal setbacks and limited parking, typical of early twentieth century development. Many of the area's retail structures have been converted for storage. Others have 2nd floor apartments over the businesses. Most of the 2nd floor apartments are vacant or are used for storage.

Four car lots are located within the development area, most of which are cramped for space, resulting in overflow parking for display vehicles. Parking and display areas for these lots have been shoehorned into available space, resulting in a disorderly appearance.

A large turn of the century schoolhouse, located centrally within the development area, was converted to retail use in the 1970's and now stands mostly vacant. The large parking area surrounding the former schoolhouse is poorly maintained. This schoolhouse is the visual focal point of the area.

Open space within the Amended Development Area generally consists of vacant lots located near or running alongside the area's boundaries. Most of these lots are unkempt and are blighting influences. A vacant lot located at the corner of West Exchange Street and Gale Street has been beautified and is maintained by a westside neighborhood organization.

The following identifies a breakdown of existing land uses by use of structure on the lot:

<u>Land Use</u>	<u># of structures</u>	<u>% of Total</u>
Single Family Residential	9	17%
Two-Family Residential	0	0%
Multi-Family Residential	4	8%
Church	1	2%
Medical	1	2%
Office	3	6%
Retail/Commercial	<u>33</u>	<u>65%</u>
TOTAL	51	

See Existing Land Use Map E in the Appendix.

H. Building and Property Conditions

A survey of existing conditions within the Amended Five Points Development 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 2: Evaluating Building Conditions in the Appendix for a detailed explanation of the rating criteria.

1) Sound Building

- a) 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, 31 of the 51 principal structures in the Amended Five Points area were rated deficient or sub-standard (61%).

2. Environmental Conditions

The Five Points area was surveyed to identify deficiencies such as incompatible land uses, overcrowding,¹ the presence of obsolete buildings,² vacant structures, mixed use structures, inadequate parking, lack of general maintenance, presence of trash, overgrown weeds, debris, etc. on a parcel by parcel basis, all of which can cause an area to be blighted.

- ◆ In total, 31 of 51 structures in the study area (61%) meet the criteria for obsolete structures or are on lots exhibiting at least one condition associated with overcrowding.

The predominance of overcrowding is in residential units, where six of nine single-family residence (66%) are located on lots measuring less than 3,500 square feet. Many of the commercial and retail establishments that are obviously congested in terms of parking fall short of the criteria established on the size of the structure in comparison to lot size. Of the 38 non-residential structures, 22 meet the criteria for obsolete structures (58%). This is based on vacant structures, poor structural layouts and/or structures that are outmoded in design, style or construction.

In addition, to obsolete structures and overcrowding, a lack of general maintenance contributes to blighting conditions in the project area. Drive-by inspections

¹For this report, overcrowding on lots was defined by the following criteria: any structure with more than 50% coverage on a lot of less than 5,000 s.f., any structure on a lot of less than 3,500 s.f., any 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.

²For 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.

revealed that approximately 50 of the 138 lots in the study (36%) exhibit a lack of general maintenance, evidenced by deteriorating structural conditions, overgrown vacant lots, trash, debris, rusted fencing, parking areas in poor condition, etc.

- ◆ The vacant lot at the southwest corner of South Maple Street and Rhodes Avenue in deteriorated condition and is filled with used cars for sale.
- ◆ Weed filled lots with parked cars are located north of 311 Rhodes Avenue, south of 317 Rhodes Avenue and northeast of the intersection of West Exchange Street and Rhodes Avenue.
- ◆ Overgrown, undeveloped lots are located along both sides of Douglas Street near West Cedar Street, northwest of the intersection of West Cedar Street and Bell Street, and along the south side of South Maple Street, west of Westwood Avenue.
- ◆ Vacant lots south of Westwood Place are being used as a cut-through by cars utilizing the parking area along Maple Alley, north of West Exchange Street.
- ◆ The rear property at 451 West Exchange Street is overgrown with weeds and littered with scattered debris.
- ◆ Portions of the parking area are brick wall at 500 West Exchange Street are in deteriorated condition.
- ◆ The structures, parking area and surrounding lot at 245 Gale Street are in deteriorated condition. The lot is littered with debris and broken glass.
- ◆ The parking area at 357 Rhodes Avenue (a converted gas station) is cracked and weed filled with no landscaping.
- ◆ The property at 467 West Cedarwood Square is extremely deteriorated.

- ♦ A rusted, unused sign pole is located in front of the commercial property at 424 West Exchange Street.
- ♦ Metal junk is located in the yard beside the commercial storage facility at 427 West Exchange Street.

In total, aside from structural deficiencies 73 of the 138 lots in the Amended Five Points Development Area (53%) exhibit blighting influences.

See Exhibit 3 in the Appendix for a complete listing of property conditions.

I. Infrastructure and Public Utilities

Infrastructure and public utilities in the project area are generally good, but the following deficiencies exist.

- ♦ Walks and curbs along West Cedarwood Square are in deteriorated condition with numerous cracks and missing or broken areas of concrete.
- ♦ Curbs along portions of the north side of South Maple Street are deteriorated.
- ♦ Walks and curbs along Douglas Street, south of West Cedarwood Square, are extremely deteriorated, with buckled and broken walks and crumbling broken curbs.
- ♦ Curbs along the south side of West Exchange Street, north of South Maple Street, are cracked with gaps and missing curbs.

III. Statement of Findings

The information presented in the above sections of this study, and in the attached appendix, is adequate to support the finding that the Amended Five Points Development Area is a "blighted area" under the provisions of Chapter 725 of the Ohio Revised Code.

Overall, the majority of the evidence indicates there exists in general, throughout the Amended Five Points Development Area, conditions which substantially impair the sound growth of the 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 Amended Five Points Development Area are as follows:

- ◆ A substantial number of deficient or substandard properties exist within the Amended Five Points area. Of the 51 principal structures in the area, 31 were rated as deficient or substandard (61%).
- ◆ 31 of the 51 structures (61%) meet the criteria for obsolete structures or are on lots exhibiting at least one condition associated with overcrowding.
- ◆ Of the 38 non-residential structures in the Study Area, 22 (58%) meet the criteria for obsolete structures.
- ◆ Approximately 50 of the 138 lots (36%) in the Study Area exhibit a lack of general maintenance.
- ◆ Not including structural deficiencies, 73 of 138 lots (53%) exhibit blighting influences.
- ◆ 6 of the 9 single-family residences are located on lots measuring less than 3,500 square feet.
- ◆ Unsanitary and unsafe conditions exist at specific locations within the Study area, resulting in conditions which endanger life or property by fire and other causes.
- ◆ Faulty lot layout in relation to accessibility and use.
- ◆ Property ownership and parcel configuration which is not conducive to development.

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 Five Points Urban Renewal Area. Thus, conditions taken as a whole as of July, 2000, provide the basis for making a finding that the entire Amended

Five Points Development Area is a "blighted area" under the definition set forth in Chapter 725 of the Ohio Revised Code.

FIVE POINTS DEVELOPMENT AREA

AMENDED URBAN RENEWAL PLAN

I. DESCRIPTION OF THE FIVE POINTS DEVELOPMENT AREA AS AMENDED

The Amended Five Points Development Area is located in the City of Akron, County of Summit, State of Ohio and is bounded as shown on the ~~Land Use Plan (Map 6), Map B~~ and as described in Exhibit E, 1, attached hereto. ~~The improvement area consists of a cohesive business area and is in close proximity to the Highland Square Neighborhood Strategy Area.~~

The Renewal Area consists of approximately 30 acres situated on the south central side of Akron and is generally bounded by West Exchange Street, Gale Street and Westwood Place on the north, Bonnie Brae on the east, West Cedar Street on the south and Rhodes Avenue on the west.

II. STATEMENT OF ~~IMPROVEMENT OBJECTIVES~~ DEVELOPMENT OBJECTIVES TO BE ACHIEVED BY THE PROJECT

~~The basic goal of the Department of Planning and Urban Development for this project is to work closely with the property owners and businessmen in the formulation of an overall reinvestment program for the redevelopment and improvement of the Five Points Development Area. The renewal program includes demolition of blighted and incompatible structures, rehabilitation, or construction of others, property disposition, public improvements, and equitable compensation and relocation in areas of their choice for all displaced residents and individuals. These activities will proceed in conformance with existing City Codes and Regulation.~~

The goals of the City of Akron in undertaking the project are:

1. Eliminate blight and to prevent the recurrence of blight in the Study Area;
2. Facilitate the expansion of existing businesses and the influx of new businesses into the Study Area to create jobs and increase economic activity;

3. Increase the attractiveness of the Study Area.

The following objectives are proposed.

A. Land Use Objectives

Enhance the viability of the Five Points Development Area by assisting in improving the retail mix of the district, and soliciting new businesses which will be compatible with the Land Use Plan.

- 1. Remove blighted and incompatible properties within the project area which are deteriorated, or a threat to the public health, safety and general welfare.**
- 2. Provide suitable redevelopment sites for the expansion of area businesses.**
- 3. Prohibit incompatible uses from locating in the project area and promote harmonious land use relationships between properties.**
- 4. Vacate Bell Street between West Exchange Street and Cedar Street to facilitate the cohesive redevelopment of the retail corridor bounded by South Maple Street on the north, West Exchange Street on the east, Bonnie Brae on the south and Cedar Street on the west.**

B. Business and Economic Objectives

Facilitate the expansion of existing businesses and the influx of other appropriate businesses to help stimulate the local economy.

- 1. Stabilize the economic viability of the Five Points Development Area.**
- 2. Encourage significant private reinvestment by the property owners of the district.**
- 3. Encourage and solicit new businesses to locate in the Development Area, especially businesses that will provide for the needs of the adjacent-surrounding community.**

4. Remove blighting conditions and thereby encourage investor confidence in the Five Points area.
5. Provide for redevelopment which will provide jobs for Akron area residents, especially residents of the immediate area and Enterprise Community.

C. Environmental Objectives

1. ~~To improve the visual quality of the Development Area through sidewalk reconstruction, parking realignment, improved street lighting, and signage control.~~

Develop an attractive and visually improved environment. 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. Placement of overhead utility lines underground along West Exchange Street.

2. ~~To~~ Encourage the rehabilitation of all businesses with emphasis on the exterior appearance in order to improve the visual attractiveness of the district.
3. ~~To~~ Develop a streetscape that will improve the overall visual quality of the business area.
4. ~~To require the removal of billboards within the Renewal Area in order to improve the visual quality and safety of the area, and to complement the renovation efforts of private businesses in the area.~~

Develop attractive, well-landscaped and lighted facilities which improve the appearance of the Five Points Area.

D. Parking and Circulation

1. Reduce conflicts along all forms of circulation routes, including pedestrian, vehicular, and commercial traffic. Of special concern is accessibility to parking facilities and loading dock zones.
2. ~~To~~ Provide pedestrian walkways in front of businesses in order to insure pedestrian safety.

3. To Improve signalization for both vehicular and pedestrian traffic.
4. Vacate Bell Street between West Exchange Street and Cedar Street to:
 - a. Facilitate development in the retail corridor bounded by South Maple Street on the north, West Exchange Street on the east, Bonnie Brae on the south and Cedar Street on the west.
 - b. Eliminate the option of vehicular traffic crossing Cedar Street in a southerly direction from Bell, creating a possibly hazardous situation.
 - c. Improve parking for Wilson Plumbing, located at 445 West Cedar.
5. Make changes to traffic flow patterns along Cedar Street, including the elimination of the merge lane for traffic traveling east along South Maple Street and the construction of a new intersection at Cedar Street and South Maple.

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 and additional actions to support new retail, commercial, or office activity. 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. GENERAL LAND USE PLAN

The Land Use Plan has been formulated to stabilize and improve the physical environment of the Five Points Development Area. It has been

designed to enhance the viability of the area by providing additional land for expansion of existing and new business establishments, and to encourage private reinvestment in the district by the existing property owners, as well as to attract new investment in order to stabilize the business environment of the area.

A. Land Use Plan Map

~~Predominant land uses, major circulation, and public uses are shown on the Land Use Plan (Map 6). This plan provides a guides for the future land use improvement in the program area.~~

In order to achieve the objectives of this Urban Renewal Plan, the permitted land uses within the Five Points Urban Renewal Plan shall correspond with the proposed zoning for the area as depicted in Map E. These uses shall include all uses permitted under Chapter 153.102 (U2 Apartment House), 153.107 (U3 Retail Business) and 153.108 (U4 Commercial) of the Akron Zoning Code, as identified in Map E.

B. Land Use Provisions and Building Requirements

~~As shown on Map 6, Map E Land Use Plan Map, Proposed Zoning;~~ the following uses shall be permitted in the project area:

1. Apartment

Permitted land uses within this classification include Apartment House and all other uses included under the U2 zoning category of the Akron Zoning Code.

4. 2. Retail

Permitted land uses within this classification include retail sales, professional services, offices, banks or financial institutions, restaurants, taverns, clothing stores, hardware, all accessory uses such as parking, landscaping, open space, pedestrian walks, and all other uses included under the U3 zoning category of the Akron Zoning Code.

3. Commercial

Permitted land uses within this classification include wholesale business, motor vehicle repair, warehousing, machine shops and all other uses included under the U4 classification of the Akron Zoning Code.

C. Planning Criteria, Standards, and Design Objectives

1. Type, Intensity, and Location of Accessory and Supportive Uses

Permitted uses, accessory uses, density, height, open space, and parking requirements must conform to the Akron Zoning Code unless otherwise stated in this section.

2. Location of Streets

~~The objectives of the Five Points Development Area can be met with the existing street pattern, with minor modifications.~~

The vacation of Bell Street is proposed to facilitate redevelopment within the Study Area. Additionally, the intersection at South Maple Street and Cedar Street will be reconstructed and Cedar Street will be reconfigured for one block to improve traffic circulation.

3. Need, Type, Location, and Other Characteristics of Public Improvements and Facilities Not Identified on the Land Use Plan Map

- a. Provisions will be made for other street improvements where necessary.
- b. Streetscape improvements will be made where necessary.
- c. Sidewalks and utilities will be upgraded where needed.

4. Design Objectives for Existing and New Development

The design objectives for the Five Points Development Area are as follows:

- a. Upgrade existing and new buildings in design and exterior building materials with special emphasis on the appearance of building fronts and sides abutting streets.
 - b. Buildings or groups of buildings being used by a single tenant should be rehabilitated in a unified and harmonious manner.
 - c. Encourage, where feasible, the use of wall signs consistent with the architectural character of the structures.
 - d. Remove existing signs and billboards which do not conform to the Akron Sign Ordinance and other design standards contained herein.
 - e. Screen from public view with opaque material (by either a solid fence or dense landscaping) exterior storage and loading areas.
 - f. Off-street parking and loading areas shall be surfaced with durable, all-weather, dust-free surfaces.
 - g. Exterior lighting shall not constitute a nuisance to any street or adjacent properties.
5. Development Standards for New Development

~~Any new development which occurs in the Five Points Development Area must abide by the existing development standards as noted in Chapter 1240 through 1262 (Use Districts), inclusive; Chapter 1276 (Development and Area District Requirements); and Chapter 1280 (On-Premise Exterior Signs).~~

All site, building and signage plans shall be reviewed by the Urban Design and Historic Preservation Commission (UDHPC) and require approval from the City Plan Commission. In addition to complying with the development standards and regulations set forth in the Akron Zoning Code, new development in the Study Area shall comply with requirements 6 through 16 which follow.



6. Outdoor Advertising Displays

- a. No outdoor advertising display of any nature shall be placed, erected, or located in the Five Points Development Area, as described herein.
- b. All existing outdoor advertising displays which become non-conforming as a result of this Renewal Plan are declared to be contrary to the public interest and welfare, and shall be deemed public nuisances and shall be removed within five years of the effective date of the adoption of this Renewal Plan. However, if said outdoor advertising display is situated on a parcel of land which is acquired by the City of Akron, pursuant to the objectives of this Renewal Plan, that display will be removed at the time of acquisition.

7. Exterior Lighting

All public exterior areas shall be well lighted in a manner suitable for the intended use. No exterior lighting shall constitute a nuisance and shall in no way impair safe movement of traffic on any street or highway; no exterior sign shall shine directly on adjacent property.

8. Building Materials

Each building which shall be rehabilitated and repaired with materials and in a manner consistent with the original construction materials and techniques where possible. Where buildings are grouped together, they should be rehabilitated in a unified and harmonious manner.

All building material shall be split block or brick.

9. Parking Facilities

The design, layout and access to off-street parking shall be reviewed and approved. All parking and service areas shall be paved with concrete curbs installed around the perimeter and include landscaped traffic control islands, if necessary. Parking areas shall be landscape screened a minimum of five

10. On-Premise Exterior Signs

The following guidelines apply to all exterior signage in the Amended Five Points Development Area.

- a. Building mounted signage shall be for business identification only.
- b. Pole signs are prohibited.
- c. Ground mounted signs shall be for one business only. If multiple businesses are on site, the sign shall be for building/project identification only.
- d. All signage materials shall be compatible with building materials and colors.
- e. Mechanically moving signage or flashing lights shall be prohibited.
- f. A sign may not project above the roof of a structure to which it is affixed.
- g. Any new signs or replacement of existing signs shall be reviewed by the Urban Design and Historic & Preservation Commission and receive the approval of the Akron City Planning Commission.

11. Utilities

All private and public utilities will be placed underground on West Exchange Street.

12. Positioning of Primary Buildings

Minimum building setbacks in this area reflect early twentieth century development and should be respected in terms of site review and new development.

13. On Site Trash Storage

On site trash materials shall be stored in a structure(s) that match the materials of the primary buildings.

14. Access

Vehicular ingress and egress to the site shall be approved by the City Traffic Engineer. Multiple buildings should be served by a common access point.

15. Landscaping

The design and layout of all landscape plans shall be revised and approved.

16. Storm Water Management

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 to be subject to the approval of the Bureau of Engineering and submitted prior to the issuance of any building permits.

D. Variance in Planning Criteria, Standards and Design Objectives

In a case where the strict enforcement of standards set forth in Section C of the General Land Use Plan may be unworkable because of unusual site conditions or other influences, the City Planning Commission may grant a variance to such standards, provided the Commission determines that such variance will not be contrary to the objectives of the Amended Five Points Development Area.

Existing businesses in the Amended Five Points Development Area which do not meet the minimum development standards as outlined in the Akron Zoning code will not be required to retroactively comply to those standards. However, there are some design objectives which will be sought voluntarily to improve the environment of the Five Points Area.

The voluntary design objectives are:

- a. Upgrade existing buildings in design and exterior building materials with special emphasis on the appearance of the main business entrances.
- b. Upgrade on-premise exterior signs.
- c. Provide landscaping in all appropriate locations, particularly along the building or screening line and between curbs and sidewalks.

d. Screen from public view exterior storage, loading and parking areas.

V. URBAN IMPROVEMENT TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

The major urban improvement actions proposed for the area include code enforcement, acquisition and clearance of blighted structures, ~~rehabilitation of existing retail businesses~~, infrastructure improvements and redevelopment.

A. Mandatory Code Enforcement

~~All retail and commercial structures within the Five Points Development Area will be inspected for compliance the Akron Commercial Maintenance Code (Chapter 1993 of Akron Building Code). Inspection of all retail and commercial structures and correction of all identified violations will be mandatory.~~

B. Rehabilitation

All retail and commercial property owners within the Five Points Development Area will be encouraged to rehabilitate their buildings. ~~To assist in this rehabilitation effort, the City of Akron will provide design and technical assistance to the building and business owners.~~

There are no structures designated for rehabilitation. Rehabilitation of buildings and properties may be undertaken if determined to further the objectives of the plan.

C. Acquisition and Clearance

~~In areas designated on Map 7 for acquisition and clearance, these actions will be undertaken:~~

1. Remove Substandard Conditions

Within the Redevelopment Area, properties which are substandard based on criteria contained herein may be acquired and cleared.

2. Remove Blighting Influences

Within the Redevelopment Area, properties which by either their physical condition or their use create a blighting influence on or are incompatible with the surrounding area, or are made non-conforming by the adoption of this Renewal Plan, may be acquired and cleared. In those instances where blighted structures are owned by the retail businesses, proposing renovation, expansion, or new redevelopment which is consistent with the Renewal Plan, the city shall not acquire said properties but shall require said blighted structures to be cleared.

3. Provide Land for Public Improvements or Facilities

Properties which are also located or to interfere with the installation of public improvements and facilities required to meet the objectives of the Renewal Plan may be acquired and cleared.

4. Undertake Historical and Architectural Preservation

~~There are no significant historic structures or sites registered or proposed to be placed on the National Register of Historical Places, located in the Five Points Development Area.~~

5.4 Provide Land for Redevelopment and Other Plan Objectives

Properties which inhibit land assembly or are considered an impediment to the redevelopment of the Five Points Development Area consistent with the objectives of this Renewal Plan may be acquired and cleared.

6.5 Opportunity Purchase

Properties which constitute opportunity or hardship purchases may be acquired and cleared.

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.

D. Acquisition Without Clearance

Acquisition of undeveloped land which does not require clearance will be undertaken to:

1. Remove blighting influences, such as dumps and trash storage.
2. Provide land for public improvements.
3. Provide land for the redevelopment by the **Amended Five Points Development Area** consistent with the objectives of this Renewal Plan.

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.

E. Public Improvements

Such public improvements as are needed to achieve development objectives will be constructed. These improvements may include, but are not limited to, the following:

1. Street paving improvements, including vacation of Bell Street and reconfiguring Cedar Street
2. Sidewalk replacement
3. Curb replacement and reconstruction
4. Landscaping
5. Street lighting

~~Public improvements within the Development Area will be paid through full assessments by the property owners.~~

~~F. Description of Proposed Rehabilitation and Redevelopment Activities~~

~~Redevelopment activities resulting from this Renewal Plan include proposals for significant business expansion, rehabilitation, and new redevelopment activities.~~

~~Chez-Del Interiors is proposing a major rehabilitation of both the interior and exterior of its building. Chez-Del would utilize newly-acquired land for a major expansion. Redevelopment activities would entail new merchandise display areas, new customer entrance, open space plaza treatment, new customer off-street parking, and a major building facade renovation.~~

~~Dave Walter Volkswagen proposes both rehabilitation of their existing facilities as well as major new development. In regard to their existing building and site, Dave Walter Volkswagen proposes a major face-lifting of their building, redesign of the new car display area, facade treatment, existing parking lot landscaping, and new customer off-street parking. Their expansion will entail the construction of a new sales showroom to house an additional import automobile sales line, new car storage area, customer parking, and landscaping of their entire site. In order to accomplish this expansion, Dave Walter Volkswagen proposes to purchase renewal property from the City of Akron.~~

~~Twentieth Century, Inc., plans to rehabilitate and retain its existing commercial building, which serve as headquarters for their heating and air-conditioning company. Twentieth Century has acquired four adjacent dilapidated single-family units and would acquire one additional single-family unit and one vacant piece of land from the City of Akron following adoption of the Renewal Plan, in order to assemble a parcel of land for redevelopment. Twentieth Century has agreed to demolish all existing dilapidated single-family structures in order to conform to the plan.~~

~~The remaining retail structures within the Redevelopment Area have also agreed to rehabilitate the interiors and exteriors of their buildings. This would include face-lifting, new signage, landscaping, and structural improvements.~~

F. Redeveloper's Obligations

Redevelopment within the Amended Five Points Development area on land to be acquired by the City, shall be restricted by a Lease Agreement or Redevelopment Agreement executed by the City and the Redeveloper. The Lease Agreement or Redevelopment Agreement and project reviews and approval shall apply to all of the Redeveloper's contiguous property within the urban renewal area. The Lease Agreement or Redevelopment Agreement shall include the following provisions:

1. The Redeveloper shall submit site plans and building plans to the City of Akron, Department of Planning and Urban Development. Urban Design and Historic Preservation Commission shall review and Planning Commission shall approve these plans prior to commencement of construction to determine compliance of such plans 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.
2. The Redeveloper shall commence rehabilitation or new construction on land acquired by the City and conveyed to the Redeveloper within 12 months after conveyance.
3. The Redeveloper 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.
4. The Redeveloper shall maintain the structure and facilities in accordance with all codes and ordinances of the City of Akron.

G. Other Provisions

1. Relationship to Local Objectives

The Urban Renewal Plan proposals are based on planning objectives for the City of Akron as expressed in the General Plan and Workable Program of the City of Akron. 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.

The acquisition and elimination of blighted conditions and the prevention of recurrence will benefit the general public and the business and property owners adjacent to the Five Points Urban Renewal Area.

The land use proposals of the plan will provide for development of industrial, commercial, retail, office, attendant facilities and parking.

2. 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.

G. H Zoning

~~The existing zoning for the Five Points Development Area is retail use district (U3, A4, H2) and a small commercial district (U4, A3, H2). The existing zoning for the area is shown on Map 8. No zoning changes are anticipated to effectuate the plan.~~

1. Existing Zoning Map

The existing zoning for the Five Points Urban Renewal Area is a combination of Apartment, Retail, Commercial and Unified Planned Development districts. Map C indicates existing zoning

2. Proposed Zoning

It is proposed that the area be zoned Apartment (U2), Retail (U3), and Commercial (U4) as found in Chapters 153.102, 153.107 and 153.108 of the Akron Zoning Code and as indicated on Map E.

H.I. Duration of Land Use Provisions and Building Requirements

This Renewal Plan and/or any 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.

I. J 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. Any amendment which does not expand the project limits shall not require further notice or hearing.

~~EXHIBIT E~~~~LEGAL DESCRIPTION~~~~Five Points Development Area~~

~~Beginning at the intersection of the centerline of West Cedar Street and the north line of South Maple Street; thence easterly along the north line of South Maple Street to the northeasterly line of West Exchange Street; thence southeasterly along the northeasterly line of West Exchange Street to a northeasterly extension of the southeasterly line of property owned by Dave Walters, Inc., as recorded in Volume 5858, page 23 of the Summit County Records; thence southwesterly along an extension of, and the southeasterly line of the southerly line of the said Dave Walters, Inc., property to the east line of Bell Street; thence south along the east line of Bell Street to the centerline of West Cedar Street; thence northwesterly along the centerline of West Cedar Street to the Place of Beginning.~~

EXHIBIT 1
Amended Five Points Development Area Boundary Description

EXHIBIT 2 Evaluating Building Conditions

The following are the criteria for evaluating the condition of structural and other elements:

A. Critical Structural Elements

These components are the critical elements of a structure. They have one or more defects if evidence of any of the following conditions exists:

1. Foundation

- seepage
- crumbling
- rotting
- leaning
- bulging
- sagging
- holes
- structural cracks
- loose, broken, or missing structural material
- construction which does not provide adequate protection against the elements
- inadequate construction based upon generally acceptable methods of construction for strength and durability

2. Exterior Walls

- seepage
- crumbling
- rotting
- leaning
- bulging
- sagging
- holes
- loose, broken, or missing structural material
- construction which does not provide adequate protection against the elements
- inadequate construction based upon generally acceptable methods of construction for strength and durability

3. Roof

- rotting
- sagging
- loose, broken, cracked, or missing structural material
- missing cornices and flashings
- holes
- construction which does not provide adequate protection against the elements
- inadequate construction based upon generally acceptable methods of construction for strength and durability

B. Non-Critical Structural Elements

These components are the non-critical elements of a structure. They have one or more defects if evidence of any of the following conditions exists:

1. Chimneys and Flues

- crumbling
- rotting
- sagging
- leaning
- loose, broken, cracked, or missing material
- smoke seepage
- improper connection to furnace or heater
- inadequate construction based upon generally acceptable methods of construction for strength and durability

2. Exterior Porches

- crumbling
- rotting
- sagging
- leaning
- loose, broken, or missing material
- inadequate construction based upon generally acceptable methods of construction for strength and durability

3. Exterior Stairs

- missing
- rotting
- leaning
- sagging
- tilting
- holes
- shaky or weak spots
- unsafe steps or railings
- loose, broken, or missing material
- missing raisers, treads, or railings
- inadequate construction based upon generally acceptable methods of construction for strength and durability

4. Exterior Doors

- missing
- rotting
- seepage
- sagging
- leaning
- loose, broken, or missing material
- holes
- inoperative
- construction which does not provide for adequate protection against the elements
- inadequate construction based on generally acceptable methods of construction for strength and durability

5. Windows

- missing
- rotting
- seepage
- sagging
- loose, broken, or missing material
- inoperative
- construction which does not provide for adequate protection against the elements

- inadequate construction based on generally acceptable methods of construction for strength and durability

6. Eaves and Trim

- missing
- rotting
- seepage
- sagging
- loose, broken, or missing material
- construction which does not provide for adequate protection against the elements
- inadequate construction based on generally accepted, methods of construction for strength and durability

7. Garage

- sagging
- cracks
- holes
- inadequate construction
- rotting
- loose, broken, or missing material
- crumbling
- leaning
- bulging
- painting
- tilting
- missing

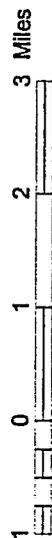
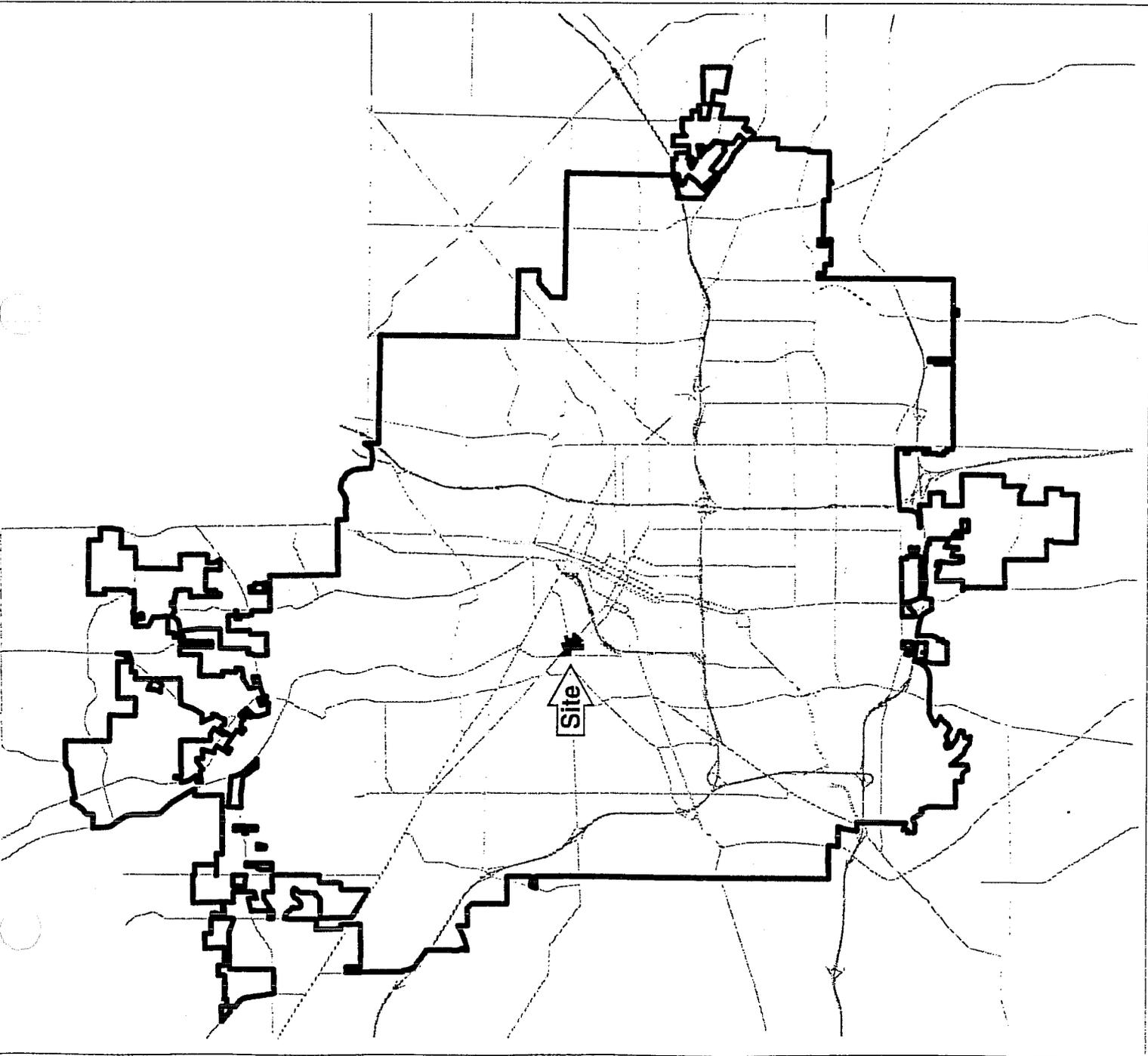
EXHIBIT 3 - AMENDED FIVE POINTS DEVELOPMENT AREA
Property Condition List

Parcel No.	Address	Land Use	Age	Sound	Deficient	Sub-Standard	Structural Deficiencies	Blighting Conditions
6726581	406 West Exchange St	Comm	1923	x			Attached side storage needs maintenance	No setback, weeds on walk
6825260	411 West Exchange St	Comm	1981	x				Inadequate parking on sidewalk, greater than 70% coverage
6832163	419 West Exchange St	Comm	1926		x		Windows need repair	Rear building overgrown, drive & parking cracked
6844619	424 West Exchange St	Comm	1919		x		More than one principal structure	Overgrown, debris in yard, greater than 70% coverage, lack of general maintenance
6843400	427 West Exchange St	Comm	1919			x	Walls need repair	
6838476	444 West Exchange St	Clinic	1929	x			Cracks in rear walls	
6737990	447 West Exchange St	Retail	1927	x				
6843406	450 West Exchange St	Retail	1956	x				
6755337	451 West Exchange St	Retail	1903	x			Loose roofing materials	Debris in rear lot, mixed use structure
6727637	477 West Exchange St	Comm	1968	x			Former gas station, garage	Weeds, used as employee parking
6817047	480 West Exchange St	Retail	1917	x				Less than 10' setback
6700265	489 West Exchange St	Retail	1902	x				Less than 10' setback
6838305	491 West Exchange St	Retail	1889	x			Crumbling retaining walls, broken pavement, windows in disrepair	Poor structural layout, requires major improvements
6750939	500 West Exchange St	Retail / Comm	1890		x		Condition of walls and chimney, used as storage	Less than 10' setback, lack of maintenance at street
6840860	505 West Exchange St	Comm	1920		x			Less than 10' setback, trash in alley, no dumpster enclosure.
6814639	507 West Exchange St	Comm	1915	x				Less than 10' setback, mixed use structure
6748182	509 West Exchange St	Retail	1920	x				Less than 10' setback, mixed use structure
6748181	513 West Exchange St	Office	1916			x	Windows substandard, walls cracked	Less than 10' setback, mixed use structure
6814640	517 West Exchange St	Office	1924			x	Walls in substandard condition	Less than 10' setback, sideyard less than 3' at eaves
6741503	549 West Exchange St	Retail	1954		x		Walls and roof cracked, service station closed	Poor structural layout, inadequate parking, sideyard less than 3' at eaves
6738795	559 West Exchange St	Retail	1928			x	Brick 2nd story walls cracked loose and leaning, chimney crumbling	Greater than 70% lot coverage, side yard less than 3' at eaves, mixed use, inadequate parking
6746035	565 West Exchange St	Comm	1900		x		Chimney needs repair, basement windows missing	Inadequate parking in front of building, poor structural layout for use
6746036	569 West Exchange St	Retail	1913				Missing windows and doors, inadequate gutters	Mixed use structure
6715131	573 West Exchange St	Apt	1923	x		x	Some windows need paint or repair	Inadequate parking, use of razor wire, cracked pavement
6805303	577 West Exchange St	Apt	1948	x				Greater than 70% lot coverage, inadequate parking, poor alignment with corner traffic
6731569	585 West Exchange St	Comm	1899	x				

Parcel No.	Address	Land Use	Age	Sound	Deficient	Sub-Standard	Structural Deficiencies		Blighting Conditions	
							Boarded windows, used as storage	Gutters need repair, sagging door.	Mixed use structure, less than 10' Greater than 70% lot coverage	
6741381	364 South Maple St	Comm	1917		x					
6811266	391 South Maple St	Retail	1922	x						
6818245	397 South Maple St	Comm	1952		x					
6827616	440 South Maple St	Retail	1998	x						
6730952	245 Gale St	Retail	1963			x	Walls substandard, building appears		Requires extensive improvements, more than one principal structure, lot cracked & weeded	
6730952	249 Gale St	Church	1963		x		Building appears to be sinking on foundation			
6829878	254 Westwood Ave	Res	1920		x		Cracks in roof and chimney, sagging porch, leaning steps		Lot less than 3500 sq. ft., lack of general maintenance	
6740402	256 Westwood Ave	Res	1920		x		Cracks in roof, missing gutters		Lot less than 3500 sq. ft.	
6738543	262 Westwood Ave	Res	1910		x		Walls rotting and need paint, windows rotting & loose matter		Lot less than 3500 sq. ft.	
6833487	385 Westwood Pl	Res	1920		x		Walls & windows need painting, windows rotting, walls cracked		Lot less than 3500 sq. ft., lack of general maintenance, less than 10 ft. setback	
6847942	393 Westwood Pl	Res	1920	x			Upstairs windows need attention		Lot less than 3500 sq. ft., less than 10 ft. setback	
6803277	311 Rhodes Ave	Apt	1920			x	Doors rotting, inadequate, boarded over, gutters missing, cracked steps		Lack of general maintenance requires extensive improvements, conversion to multifamily	
6729806	317 Rhodes Ave	Apt	1920		x		Walls rotting and seepage, porch, windows, walls need painting		Conversion to multifamily, requires extensive improvements	
6727652	357 Rhodes Ave	Retail	1960		x		Chimney cracked, holes, rotting, loose matter, no gutters		Lot cracked & weeded, lack of general maintenance	
6704595	395 Douglas St	Res	1904		x		Cracks in roof and chimney, paint on walls			
6800924	399 Douglas St	Res	1904		x		Cracks and rotting roof, missing gutters, cracked chimney			
6830225	401 Douglas St	Res	1928		x		Chimney cracked and crumbling, gutters rotting, walls cracked			
6612726	456 W Cedarwood Sq	Comm	1966	x			Walls cracked, windows missing & boarded		Lot less than 3500 sq. ft.	
6819979	466 West Cedarwood Sq	Retail	1950		x		Walls in poor condition, inadequate doors and windows, missing gutters		Requires extensive improvements to achieve sound rating, lack of general maintenance	
6858983	467 West Cedarwood Sq	Comm	1900			x				
6700067	437 West Cedar St	Comm	1978	x			Doors leaning		Lack of general maintenance, poor structural layout	
6846982	445 West Cedar St	Comm	1923		x		Foundation cracked & crumbling, holes in walls, windows rotting			
6614541	469 West Cedar St	Retail		x						
6734091	348 Bonnie Brae Av	Res	1909			x	Foundation crumbling, walls rotting and seepage, windows inadequate		Lot less than 3500 sq. ft., area not zoned residential, requires extensive improvements	

Amended Five Points Development Area

Project Location



Map B

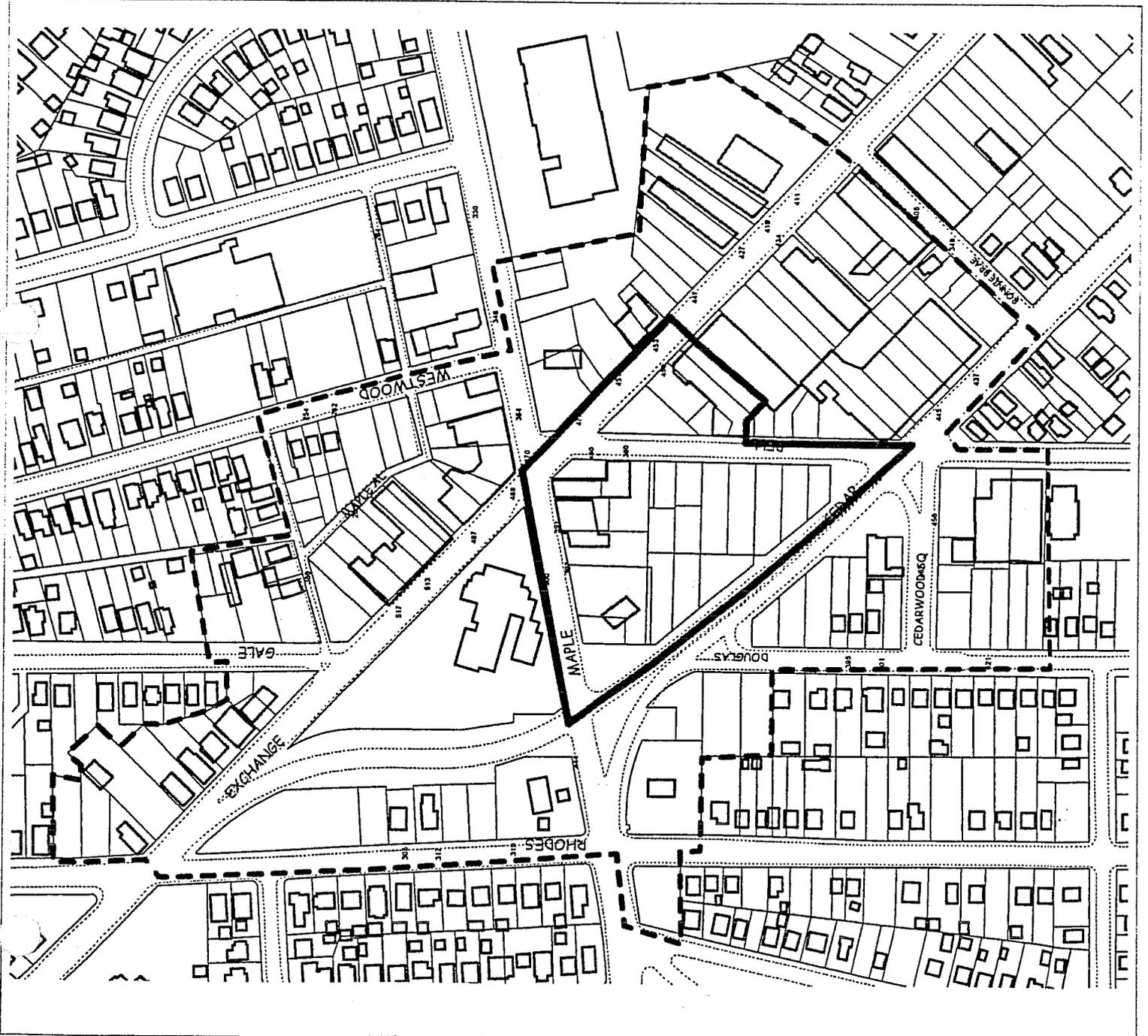
Amended Five Points
Development Area

Project Boundary

- Five Points Development Area
- Five Points Amended Development Area



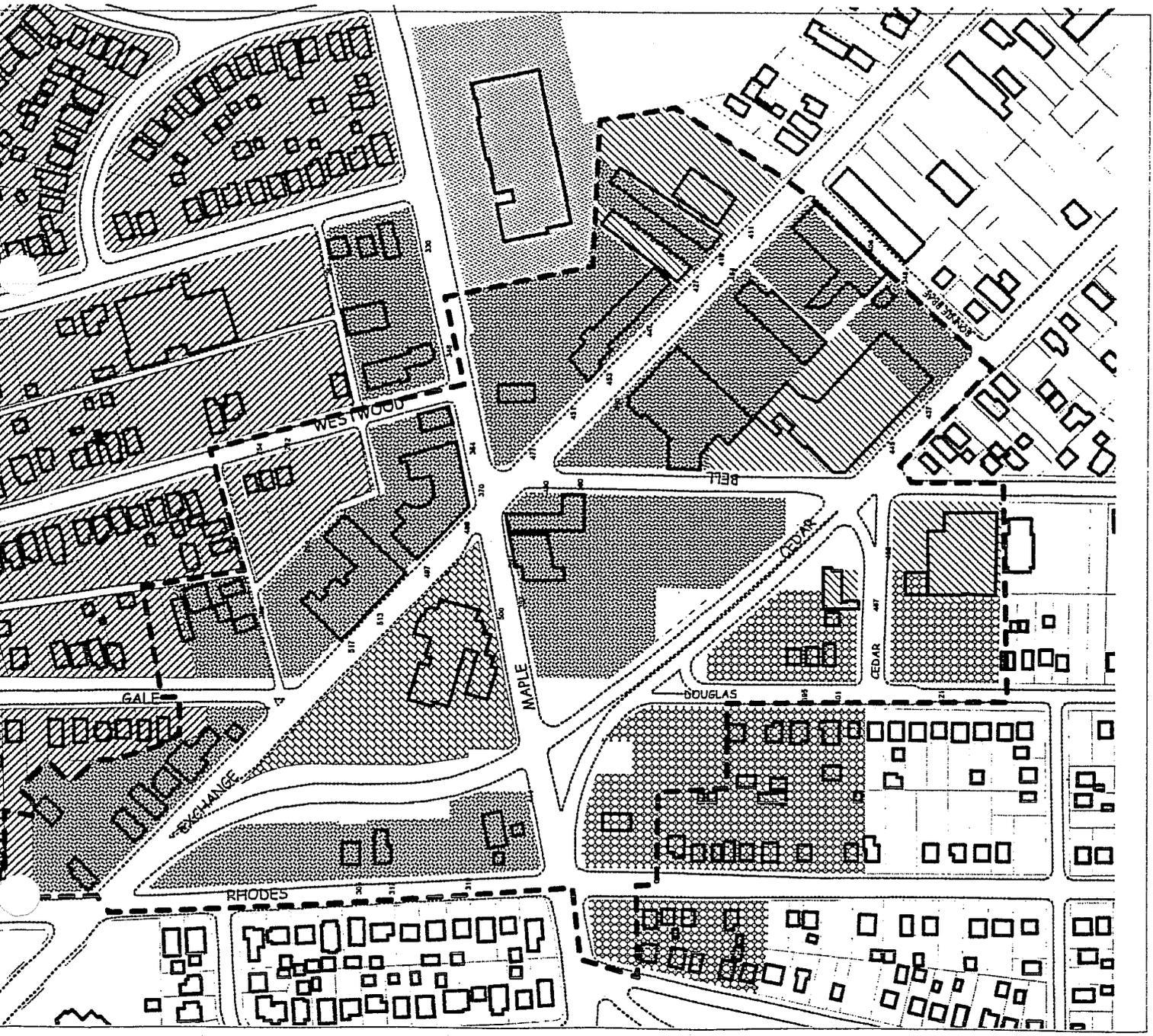
Department of Planning and Urban Development
City of Akron, OH



Amended Five Points Development Area

Existing Zoning

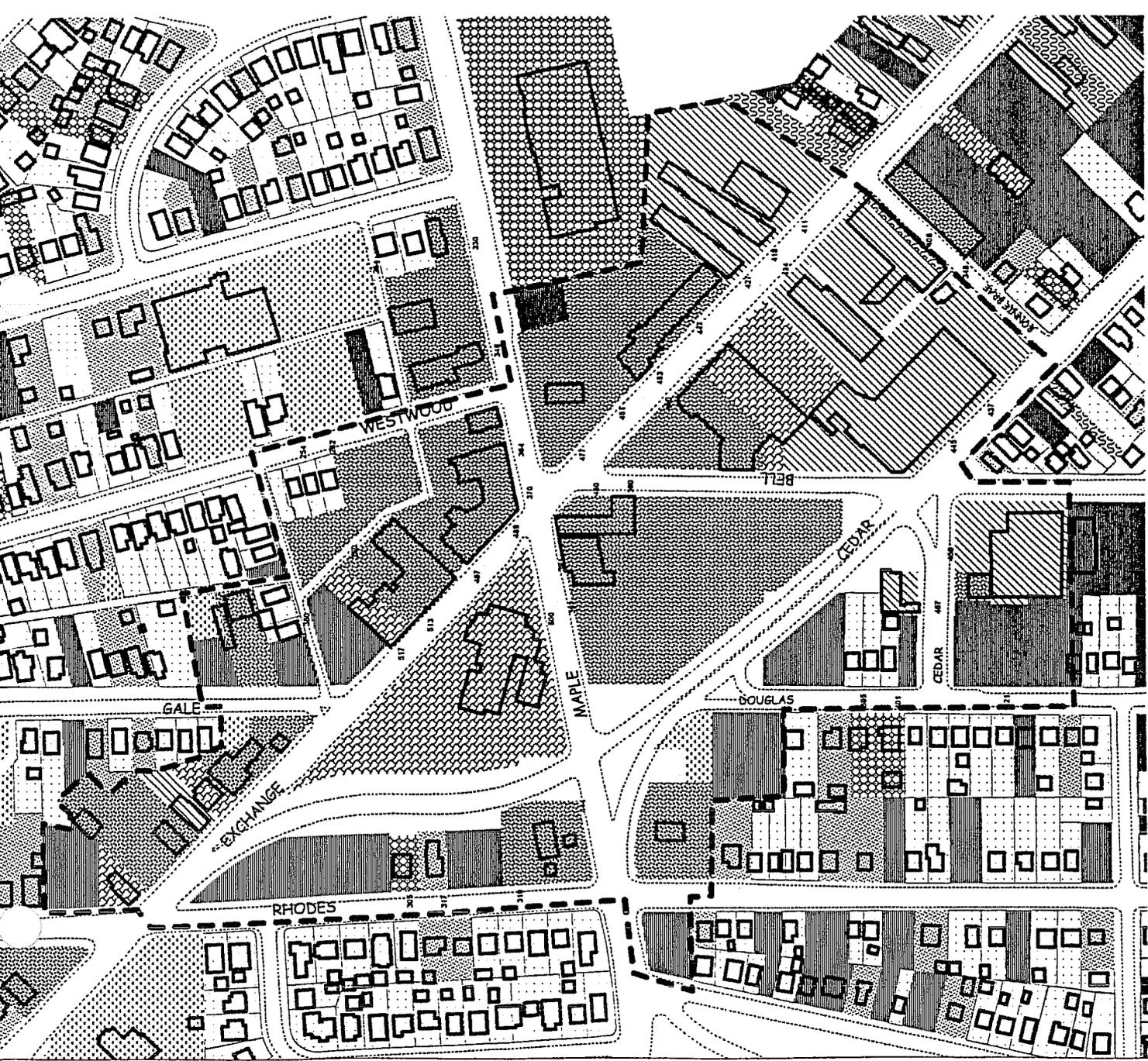
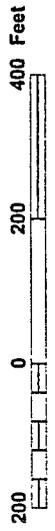
	Project Boundary
	Buildings
	Pavement
	Zoning by Parcels
	Two Family
	Apartment
	Retail
	Commercial
	UPD 7
	UPD 27



Amended Five Points Development Area

Existing Land Use

	Project Boundary
	Road
	Building
	Land Use
	Single Family
	Two Family
	Apartment
	Public Facilities
	Office
	Retail
	Commercial
	Industrial
	Vacant
	No Data



Amended Five Points Development Area

Proposed Zoning

	Project Boundary
	Roads
	Buildings
	Proposed Zoning
	Single Family
	Apartment
	Retail
	Commercial

