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**FURNACE-HOWARD
URBAN RENEWAL AREA**

**ELIGIBILITY REPORT AND
URBAN RENEWAL PLAN**

December, 2001

DETERMINATION OF ELIGIBILITY REPORT

I. EXECUTIVE SUMMARY

The City of Akron and Leighty and Snider, Inc. have collaborated on a survey located in the designated Furnace-Howard Urban Renewal Area to determine the degree of deterioration, and if conditions of "blight" exist. The result of that undertaking is the following Study. The Study assesses the condition of all properties, public rights-of-way, and other improvements in the area.

The Furnace-Howard Urban Renewal Area Study consists of a compilation of those 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 thorough and complete inspection, and subsequent assessment, of all tax parcels located within the Study Area including the interior and exterior condition of all principal buildings;
- An assessment of the condition of other known and/or visible improvements in the Study Area including, but not limited to, accessory structures, streets, alleys, driveways, curbs, gutters, sidewalks, parking lots, water mains, sewer mains, street lights, storm sewers, catch basins, billboards and other miscellaneous appurtenances;
- Observation and documentation of stray animals, insects, debris, litter, junk, appliances, vehicles, standing water and other environmental conditions;
- An analysis of data provided by various City departments (Engineering Bureau, Health, etc.) regarding other environmental, economic and social conditions not readily observable at a given point in time during the field survey process; and
- A review of Summit County property tax records for each parcel of property in the Study Area.
- After thorough examination of the evidence brought forth as a result of the performance of the above, it has been determined that there exists, as of December, 2001, sufficient evidence to declare the entire Urban Renewal Area a "blighted area" under the provisions of Chapter 725 of the Ohio Revised Code (ORC).
- The Study Area is shown in Appendix 1. A finding of "blighted area" under ORC 725 for this specific geographic area is based on the following factors:
- The fact that the one principal building in the Study Area was found to be

substandard;

- The existence of the remains of several building walls and foundations which are substandard and a blight;
- The existence of unsanitary and unsafe conditions at specific locations within the Study Area, and the existence of conditions which endanger life or property by fire and other causes such as foliage which blocks the sidewalk forcing pedestrians onto a busy street;
- Faulty lot layout in relation to accessibility and use;
- Deteriorated public infrastructure, and related improvements, throughout the Study Area;
- Property ownership and parcel configuration which is not conducive to development.
- The existence of adverse environmental condition such as trash, debris, driveways which wash rock and mud onto sidewalks, etc.

II. PURPOSE OF STUDY

The purpose of this Furnace-Howard 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 a menace to the public health, safety, morals, or welfare in its present condition and use.

III. DEFINITION OF BLIGHTED AREA

For the purpose of this study, a "blighted area" is defined in accordance with Chapter 725 of the Ohio Revised Code.

Chapter 725.01(B) defines "blighted area" as, "an area within a municipality, which area by reason of the presence of a substantial number of slum, 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 of title, or the existence of conditions which endanger life or property by fire and 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."

IV. DESIGNATED STUDY AREA

A. General Location of Study Area

The specific area designated by the City of Akron for study is the Furnace-Howard Urban Renewal Area. Furnace-Howard is situated in the north central section of the City (see Appendix 1 - Furnace-Howard Area Location Map 1).

B. Boundaries of Study Area

The boundaries of the Furnace-Howard Urban Renewal Area are set forth in Appendix 2 (also see Appendix 1 - Map 2 - Furnace-Howard Boundary Map).

C. Background and General Area

In order to undertake a survey of physical conditions, it is necessary to look at not only the Study Area itself, but the surrounding area in which it is located, and by which it is affected. The Study Area is located on the near north side of the City less than one-fourth mile from the edge of the Central Business District. It is between two designated Renewal Areas of the City, the Market-Maple and Cascade-Portage Renewal Areas. The area is also located within the boundaries of the Akron Enterprise Community. This area is within the oldest section of the City and has some of the most deteriorated and blighted areas from a social, economic and physical standpoint.

The Study Area is located in 2000 Census Tract 5011. The 2000 Census indicated that Census Tract 5011 had a population of 1,533 persons in 491 households. Thirty-seven percent of the population was White, 60% was Black and 1% was of another minority. The mean age in the tract was 32.3 years compared to a mean age of 30.03 years for the City. Forty four percent (214) of the persons in the tract were in non-family households while 40% were in such households in the overall City. The 1989 average household income was \$13,157 compared to \$29,376 for the City, or 65% lower. The poverty level was 58.1% compared to 20.5% for the City.

In the 2000 Census 24% of the 665 housing units were owner occupied compared to 55% for the City. Twenty-six percent (26%) of the units (174 in number) were vacant compared to seven percent for the City. The 1990 average owned home value was \$26,527 while the overall City value was \$53,293. According to 1990 Census figures, the average dwelling had 4.8 rooms in the tract compared to 5.5 for the City. Thirty-one percent (31%) of the renters were paying over 30% of income for rent compared to 45% citywide. Of the occupied dwelling units only 79% had a telephone and only 51 % had a vehicle. These compare to 95% and 85% respectively for Akron as a whole.

D. Study Area

The actual Study Area is approximately 5.4 acres in size (see Appendix 1, Map 2) and contains one principal building. Map 5 provides an aerial photo of the project area. Appendix 4, Table 1 contains information about tax parcel size in the area.

E. Zoning

The existing zoning of the area is provided on Map 4. Presently, the area south of Furnace Street is zoned Commercial Use (U4). The area north of Furnace Street is zoned UPD10.

F. Property Ownership and Summit County Market/Tax Value

Property Ownership

There are 20 tax parcels in the Study Area (see Appendix 1, Map 6). The existing ownership, as of October 2001, is provided in Appendix 4 , Table 1 and Appendix 5

The present parcel ownership and lot layout north of Furnace Street and south of Ridge Street are not conducive to modern day development for virtually any kind of use. This portion of the Study Area is characterized by small, irregular lots originally developed in the mid to late 1800's and early 1900's. Similarly, the lots with adjoining alleyway east of Howard Street are not conducive to modern development. One parcel has access only to the alley and not a street.

G. Existing Land Use

The Study Area comprised almost entirely of vacant land, with a single commercial use structure plus streets, alleys and other rights of way. Several lots along Howard Street have the partial remains of building walls and foundations from structures that have been demolished.

See Appendix 1, Map 3 and Appendix 4 , Table 2.

H. Building and Property Conditions

Prior to assessing the building and property conditions in the Study Area, the following definitions were established as the basis for the on-site surveys.

Definitions

A principal building (i.e., suitable for human use or occupancy) is considered to be:

1. Standard - if it has no major components with any deficiencies and has no more than three minor components with minor deficiencies.
2. Minor Deterioration - if it has no major components with major deficiencies, and no more than four minor components with major deficiencies.
3. Major Deterioration - if it has at least one major component with a major deficiency, or worse; and more than two major or minor components with major deficiencies.
4. Substandard, Warranting Clearance - if it has at least one major component which is substandard, and three minor components with major deficiencies, or two major components which are substandard or, because of a significant number of minor, major and/or substandard deficiencies, is deemed to be economically infeasible for rehabilitation.

Other accessory buildings and structures are considered to be:

1. Standard - if no apparent defects exist.
2. Minor Deterioration - if only minor defects exist and normal maintenance is required.
3. Major Deterioration - if substandard defects require major repair or replacement.
4. Substandard - if numerous major defects or failing materials exist requiring replacement.

In addition to determining the physical condition of the principal and accessory structures, the overall condition of the property site features and other site improvements was ascertained. Thus, a combination of building conditions, driveway/off street parking area conditions, parking space, adequacy, accessory structures (billboard, storage sheds, trash facilities, fences, garages, etc.) conditions, and site features (service walks, private alleys, landscaping, etc.) was used to determine whether a property, including vacant land, was in a sound, deteriorating or substandard condition.

Using this method, the single principal structure found was surveyed and found to be in substandard condition. A detailed summary of each property and its condition can be found in Appendix 6 - Building/Property Conditions Survey Forms and Appendix 4, Table 2.

Appendix 7 - Photographs of the Study Area contains a sampling of the photographs taken of structures and conditions in the Study Area. These photographs attempt to depict the current deteriorating building and environmental conditions of the Study Area.

As noted above several lots near the northeast corner of Howard and Furnace Streets have the remains of old building walls and foundations. Obviously, these building remnants are substandard and constitute a blight on the area. There were

several fences on the rear of parcels north of Howard Street, between Furnace Street and the rail line to the east. Most, but not all, of them were in various states of disrepair and deterioration.

I. Infrastructure and Public Utilities

A number of deficiencies exist with respect to the infrastructure, public utilities and environmental conditions within the Study Area.

- Curbs, gutters and sidewalks for virtually the entire length of the project area along Ridge Street are seriously deteriorated and substandard. On the south side the curb is completely missing for almost 100 feet. Curbs are broken, missing pieces, out of line, depressed or elevated out of grade. Sidewalks are broken, cracked, missing pieces, depressed or elevated out of grade. Catch basins were broken and cracked.
- The surfaces of Howard and Furnace Streets, in the Study Area, are cracked and sprawling with several potholes, missing surface material, etc. They are seriously deteriorated and a blight on the study area.
- Sidewalk, curb and gutter along the east side of Howard Street are likewise broken, cracked, depressed and elevated out of grade and substandard. The sidewalk is also blocked by foliage forcing pedestrians into a busy street.
- While not in as bad of condition, sidewalks, curb and gutters, catch basins and street surface along both sides of Main Street are cracked, broken, out of grade etc.
- The surface of the public alley between Main and Howard is broken and seriously deteriorated.
- Catch basins throughout the area are broken, cracked and missing material.
- Also see Appendix 8, City Engineer's Memorandum concerning the condition of Furnace and Main Streets.

J. Environmental Conditions

- There are 16 identified vacant lots in the area. They tend to collect litter, trash and uncontrolled foliage growth. They all constitute a blight on the area
- The billboard at Ridge and Howard Streets has a deteriorated base which causes dirt and concrete sediment to wash over the sidewalk at that location.

K. Social Conditions

Given the relatively small size of the Study Area, there are not many direct adverse social conditions which can be attributed strictly to this area. However, it undoubtedly reflects the conditions of the immediate surrounding area. Some of these adverse social conditions are set forth on page 3 of this report and deal with the high poverty rate, lower property values, higher dwelling unit vacancy, etc. Further information on these conditions can be found in Appendix 3.

V. STATEMENT OF FINDINGS

The information presented in the above sections of this study, and in the attached appendices, is adequate to support the finding that the entire Furnace-Howard Urban Renewal 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 entire Furnace-Howard Urban Renewal Area, conditions which substantially impair the sound growth the Furnace-Howard 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 Furnace-Howard Urban Renewal Area are as follows:

- the existence of unsanitary and unsafe conditions at specific locations within the Study Area;
- the existence of conditions which endanger life or property by fire and other causes;
- lot ownership which impairs or arrests sound growth and development in the area;
- faulty lot layout in relation to accessibility due to obsolete platting;
- deteriorated public infrastructure and related improvements throughout the Study Area;
- the existence of detrimental land use not in accord with present zoning;
- unsafe and unsanitary conditions as evidenced by the considerable amount of trash, debris, and litter;

The 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 Furnace-Howard Urban Renewal Area. Thus, conditions taken as a whole as of December, 2001, provide the basis for making a finding that the entire Furnace-Howard Urban Renewal Area is a "blighted area" under the definition set forth in Chapter 725 of the Ohio Revised Code.

Table 1
FURNACE - HOWARD RENEWAL AREA
Parcel Ownership and Area

Map No.	Parcel Number	Address	Owner Name	Parcel Size
128	6752552	Perkins Street	Wheeling and Lake Erie Railway	6,098 s.f.
129	6806623	North Howard Street	Grace, Janet	6,000 s.f.
130	6823286	107 North Howard Street	Millworks Properties	12,585 s.f.
131	6804705	115 North Howard Street	Correctional Health Services Inc.	2,717 s.f.
132	6835697	North Howard Street	Pinter, Joseph	880 s.f.
133	6840993	117 and 123 North Howard Street	Correctional Health Services Inc.	8,000 s.f.
134	6806608	131 North Howard Street	Flasck, Estelle	2,700 s.f.
135	6810080	Furnace Street	City of Akron	1,410 s.f.
136	6812208	North Howard Street	Flasck, Estelle	4,230 s.f.
137	6812209	137 North Howard Street	Flasck, Estelle	8,850 s.f.
138	6826265	147 North Howard Street	Russell, Aggie	5,029 s.f.
139	6711146	Ridge Street	Flasck, Estelle	980 s.f.
140	6807153	Ridge Street	City of Akron	1,770 s.f.
141	6807152	Ridge Street	Flasck, Estelle	1,770 s.f.
142	6747732	Ridge Street	Kenmore Mortgage	2,937 s.f.
143	6810079	Ridge Street	City of Akron	8,910 s.f.
144	6810078	Ridge Street	City of Akron	5,400 s.f.
145	6755330	Ridge Street	City of Akron	18,512 s.f.
146	6716538	Ridge Street	City of Akron	10,656 s.f.
147	6823285	110 North Main Street	Millworks Properties	7,000 s.f.

Table 2
FURNACE STREET RENEWAL AREA
Land Use and Condition

Parcel Number	Address	Structure/Type	Land Use	Comment
6752552	Perkins Street		Industrial	
6806223	North Howard Street	rock and dirt drive	Vacant lot	Blighting, rock and dirt drive washing onto sidewalk and street.
6823286	107 North Howard Street		Vacant lot	Blighting, uncontrolled foliage and vegetation.
6804705	115 North Howard Street		Vacant lot	Blighting, uncontrolled foliage and vegetation.
6835697	North Howard Street		Vacant lot	Blighting, very small lot with alley access, junk and debris.
6840993	117 and 123 North Howard Street	remains of brick wall	Vacant lot	Substandard and blighting, remains of brick wall and floor.
6806608	131 North Howard Street		Vacant lot	Blighting, very narrow lot.
6810080	Furnace Street		Vacant lot	Blighting, small lot with uncontrolled foliage.
6812208	North Howard Street		Comm	blighting, very long narrow lot, difficult to develop.
6812209	137 North Howard Street	block & brick	Comm	Substandard.
6826265	147 North Howard Street	metal billboard	Vacant lot	Blighting billboard on site.
6711146	Ridge Street		Vacant lot	Blighting, very small lot with trash and debris, uncontrolled vegetation.
6807153	Ridge Street		Vacant lot	Blighting, very narrow lot, uncontrolled vegetation.
6807152	Ridge Street		Vacant lot	Blighting, very narrow lot, uncontrolled vegetation.
6747732	Ridge Street		Vacant lot	Blighting, very narrow lot, uncontrolled vegetation.
6810079	Ridge Street		Vacant lot	Vers sharp grade increase from Ridge to Furnace.
6810078	Ridge Street		Vacant lot	Vers sharp grade increase from Ridge to Furnace.
6755330	Ridge Street		Vacant lot	Vers sharp grade increase from Ridge to Furnace.
6716538	Ridge Street		Vacant lot	Vers sharp grade increase from Ridge to Furnace.
6823285	110 North Main Street	Asphalt surface	Parking	Major defects, asphalt surface with numerous cracks, deteriorating.

FURNACE-HOWARD URBAN RENEWAL PLAN

I. Location of the Furnace-Howard Urban Renewal Area

The Furnace-Howard Renewal Area is located in the City of Akron, County of Summit, State of Ohio, and is bounded as shown on Map 2 and as described in Exhibit 1, attached hereto. The Renewal Area consists of approximately 5.4 acres situated on the central north side of the City of Akron and generally bounded by Howard Street, Ridge Street, Main Street, the Wheeling & Lake Erie Railroad right of way.

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

The goals of the City of Akron in undertaking the project are: 1) to eliminate blight and to prevent recurrence of blight; 2) to enable the expansion and development of a new market-rate and rent-assisted housing to serve residents of Akron. Specific objectives are proposed to guide and direct urban renewal activities and redevelopment.

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

A. Land Use Objective

Enhance the viability of the Furnace-Howard Urban Renewal Area by encouraging land uses which are compatible with a residential area, including retail and some attendant commercial use;

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 a suitable redevelopment site for the construction of townhouse apartments and supporting retail use;
3. Prohibit incompatible uses from locating in the project area;
4. Vacate Bank Alley from Furnace Street to the railroad to facilitate the cohesive redevelopment of the block between Howard and North Main Street.

B. Environmental Objective

Develop an attractive and visually improved environment, which is consistent with the Furnace-Howard Urban Renewal Plan:

1. Remove properties which are poorly maintained, deteriorated and attract nuisance activity that detract from residential and retail use within the renewal area, and are detrimental to the health, safety and welfare of the general public and persons who pass through the area.

2. Implement redevelopment which will prevent blighted conditions from recurring which are harmful to persons within, adjacent to, and who pass through the renewal area.
3. Develop attractive, well-landscaped and lighted facilities which improve the appearance of the Furnace-Howard vicinity. Such an improvement of this key block will visually improve the Howard-Furnace area north of the Central Business District.
4. Clean up and improve the rights-of-way along Howard, Furnace, Main and Ridge Streets.

C. Public Improvements Objective

Continue the City's program of upgrading public improvements within the City including the catch basins, sidewalks, curbs, gutter and street surface.

D. Circulation Objective

Improve the safety and efficiency of people, goods and services via all circulation modes including walking, automobiles and trucks:

1. Continue the upgrading of the Howard, Main, Furnace and Ridge Streets sidewalk, curb, gutter and street surface.
2. Ensure pedestrian passage from the Cuyahoga Valley Rail Station on Ridge Street to and from the North Main Street entertainment area.
3. Vacate Bank Alley between Furnace Street and the railroad to facilitate the cohesive redevelopment of the block between Howard and North Main Street.

E. Economic Objective

Facilitate the development of a new housing and related uses to serve the citizens of Akron:

1. Remove blighting conditions and thereby encourage investor confidence in the Howard Street and northside area.
2. Facilitate the development of townhouse apartments and attendant retail facilities, or other commercial uses compatible with the area and close to the central business district, and provision of necessary supporting public infrastructure.

3. Provide for redevelopment which will provide safe and affordable housing for Akron area residents including residents of the Akron Enterprise Community.

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 residential, retail or related 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.

IV. Land Use Plan

A. Permitted Land Uses

In order to achieve the objectives of this Urban Renewal Plan, the proposed land use within the Furnace-Howard Urban Renewal Area is classified under Apartment House Use District. Permitted land uses shall include all uses permitted under Chapter 153.102 (U2) of the Akron Zoning Code. Land Use Plan Map 5 depicts permitted land use of Apartment House District.

B. Zoning

1. Existing Zoning Map

The existing zoning for the Furnace-Howard Urban Renewal Area is Limited Business (UPD10) and Commercial (U4). Zoning Map 4 indicates existing zoning.

2. Proposed Zoning

It is proposed that the area be zoned Retail District. Map 6 indicates proposed zoning (U3).

C. Additional Development Standards and Regulations

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

1. Parking Facilities

The design, layout and access to off-street parking shall be reviewed and approved by the City. All parking and service areas shall be paved.

2. Outdoor Advertising Displays

No outdoor advertising display of any nature shall be placed, erected or located in the Furnace-Howard Urban Renewal Area.

3. On-Premise Exterior Signs

The following guidelines apply to all exterior signage in the Furnace-Howard Urban Renewal Area.

- a. Signage shall be an permanent part of the overall building or landscape design; pole signs are prohibited.
- b. All signage materials shall be compatible with building materials and colors.
- c. Mechanically moving signage or flashing lights shall be prohibited.
- d. A sign may not project above the roof of a structure to which it is affixed.
- e. 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.

4. Utilities

All private and public utilities will be placed underground.

5. Building Design

Construction of any new buildings within the Furnace- Howard Urban Renewal Area shall be reviewed by the Urban Design and Historic Preservation Commission and receive the approval of the Akron City Planning Commission.

6. Building Materials

For commercial structures all building materials shall include substantial split face block or brick materials. Residential structures shall include substantial masonry materials, including all masonry at the ground level. All materials shall be subject to approval by the City.

7. Positioning of Primary Buildings

Building service areas should not be visible from public streets.

8. On Site Trash Storage

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

9. Access

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

10. Exterior Lighting

All public exterior area 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.

11. 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 192.101-.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.

V. Project Proposals

A. Land Acquisition

1. Identification of real property proposed to be acquired for:

Map 7 and Table 1 indicate the parcels identified for acquisition.

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

There are no properties in the area, which are not already owned by the City, which are not identified for acquisition except tax parcel 6752552. This is presently owned by the Wheeling and Lake Erie Railway. The City will require an easement over these parcels for the proposed redevelopment. In the event it is not possible to secure such an easement the City may move to acquire the property under the provisions of this Plan.

B. Rehabilitation and Conservation

There are no structures designated for rehabilitation.

C. Redeveloper's Obligations

Redevelopment within the Furnace-Howard Urban Renewal Area on land to be acquired by the City, shall be restricted by a Lease Agreement or Development Agreement executed by the City and the Redeveloper. The Lease Agreement or Development 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 Development 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. The 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.

VI. Other Provisions

A. 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. The 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 the

recurrence of blight will benefit the general public and the business and property owners adjacent to the Furnace-Howard Urban Renewal Area.

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

B. Relocation Plan

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

VII. Other Development Provision

A. 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.

B. 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.

VIII. Legislation to be Utilized to Fulfill Plan Objectives

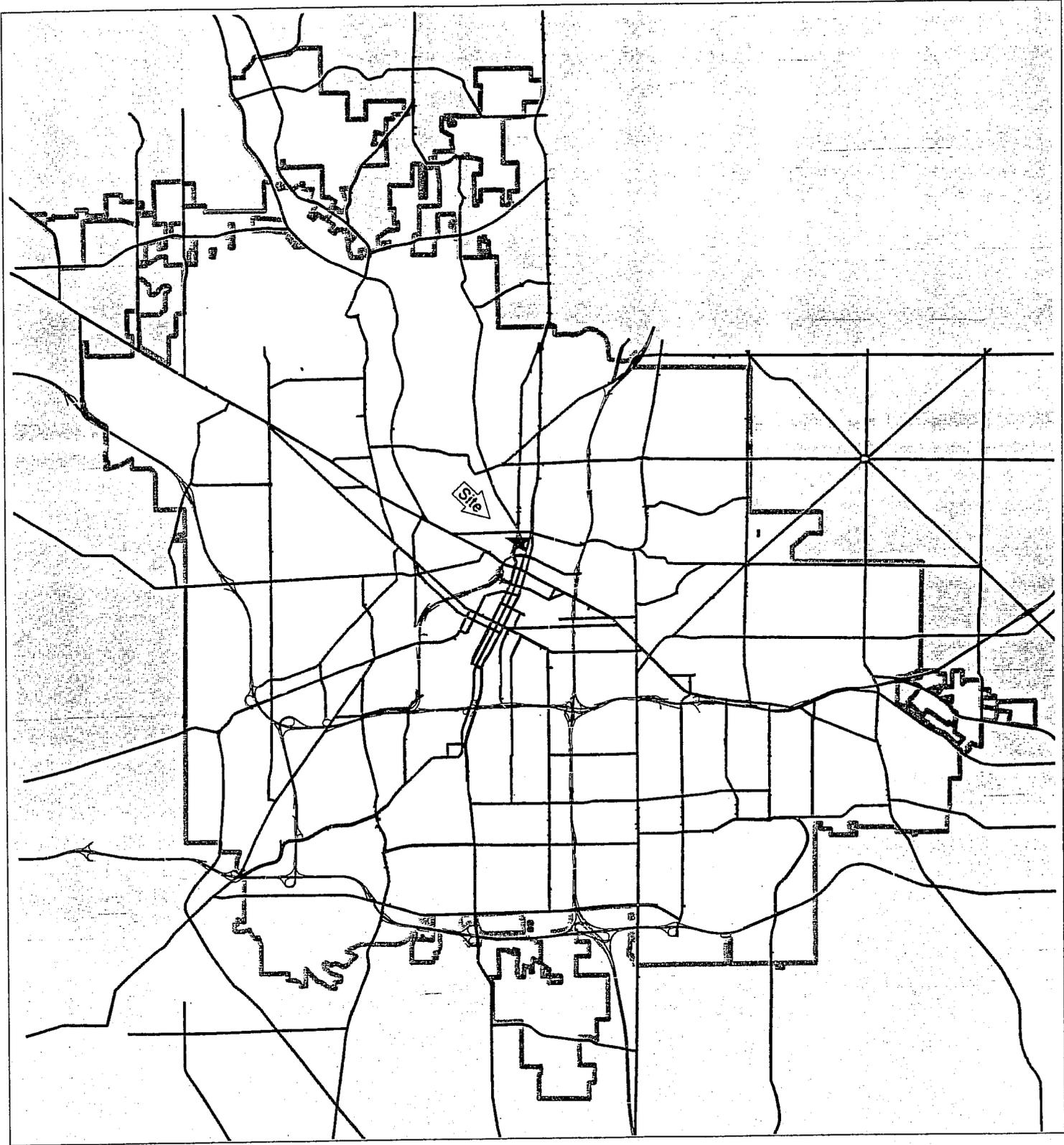
A. Ohio Revised Code: Urban Redevelopment Tax Increment Equivalent (Section 5709.41 to 5709.43)

Tax increment financing, as permitted by the provisions of the above statutes, will assist the City in paying for improvements which will be undertaken within the Furnace-Howard Renewal Area and other public improvements necessary to accomplish the goals of the City's General Plan. Sections 5709.41 to 5709.43 permit the City to declare that improvements made on real property owned by the City and sold or leased to a developer to be a "public purpose" and exempt from real property taxation for up to 30 years. The City can thereafter require the owner of any structure constructed on the parcel to make annual service payments in-lieu of taxes to the City. Chapter 725 permits the City to exempt from real property taxation the portion of the assessed valuation of improvements constructed pursuant to a development agreement. The City can thereafter require the owner of the improvements constructed on the parcel to make annual service payments in-lieu- of taxes to the City.

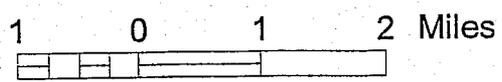
Table 1
FURNACE - HOWARD RENEWAL AREA
Parcels To Be Acquired

Map No.	Parcel Number	Address	Owner Name	Acquire
128	6752552	Perkins Street	Wheeling and Lake Erie Railway	no
129	6806623	North Howard Street	Grace, Janet	yes
130	6823286	107 North Howard Street	Millworks Properties	yes
131	6804705	115 North Howard Street	Correctional Health Services Inc.	yes
132	6835697	North Howard Street	Pinter, Joseph	yes
133	6840993	117 and 123 North Howard Street	Correctional Health Services Inc.	yes
134	6806608	131 North Howard Street	Flasck, Estelle	yes
135	6810080	Furnace Street	City of Akron	no
136	6812208	North Howard Street	Flasck, Estelle	yes
137	6812209	137 North Howard Street	Flasck, Estelle	yes
138	6826265	147 North Howard Street	Russell, Aggie	yes
139	6711146	Ridge Street	Flasck, Estelle	yes
140	6807153	Ridge Street	City of Akron	no
141	6807152	Ridge Street	Flasck, Estelle	yes
142	6747732	Ridge Street	Kenmore Mortgage	yes
143	6810079	Ridge Street	City of Akron	no
144	6810078	Ridge Street	City of Akron	no
145	6755330	Ridge Street	City of Akron	no
146	6716538	Ridge Street	City of Akron	no
147	6823285	110 North Main Street	Millworks Properties	yes

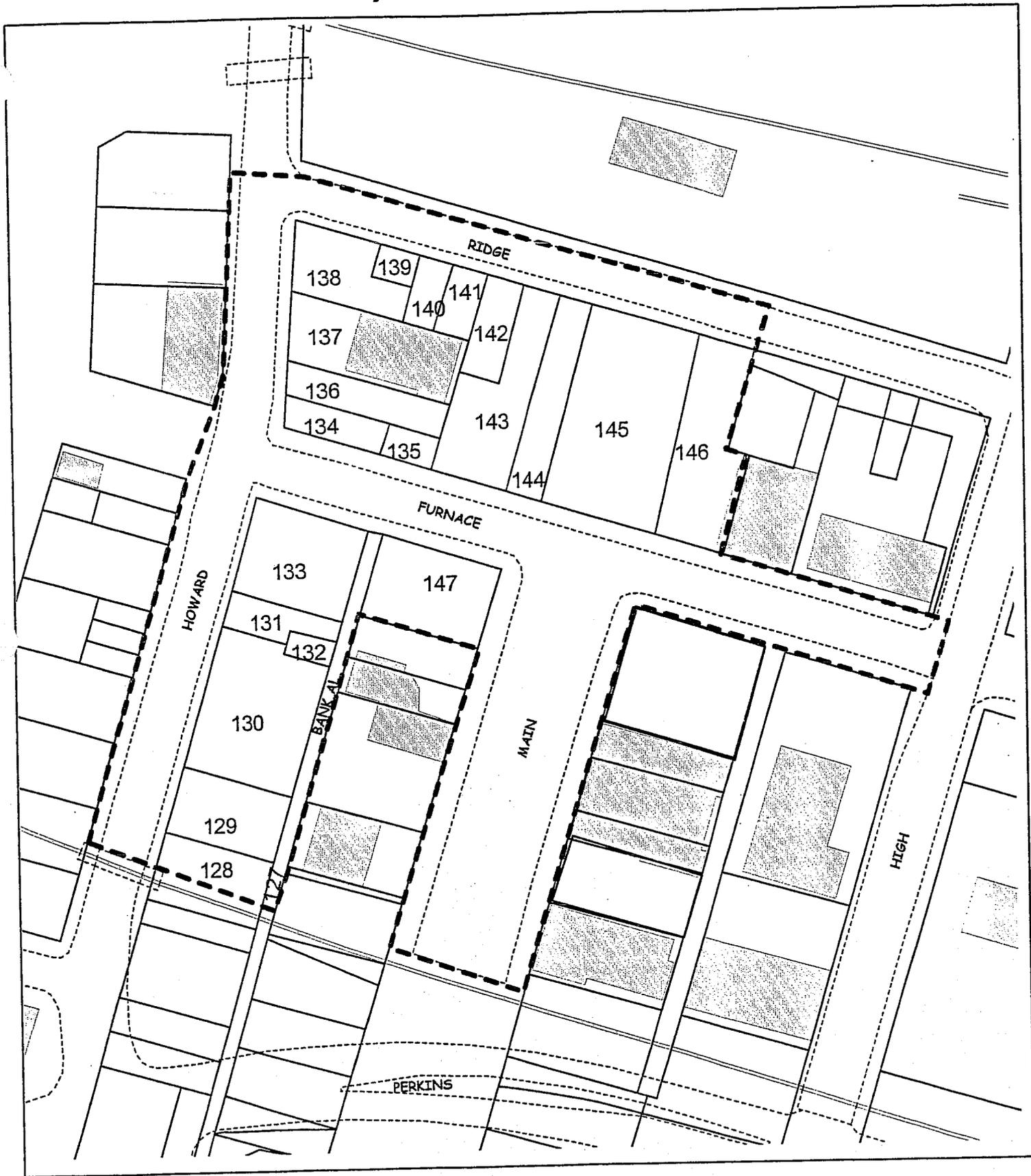
Map 1
Furnace - Howard Renewal Area
Project Location



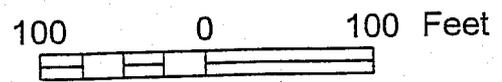
 Major Road
 Akron



Map 2
 Furnace - Howard Renewal Area
 Project Area and Parcel Identification



-  Area Boundary
-  Rail Line
-  Pavement
-  Parcels
-  Buildings

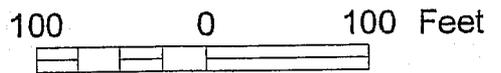


Map 3
 Furnace - Howard Renewal Area
 Existing Land Use

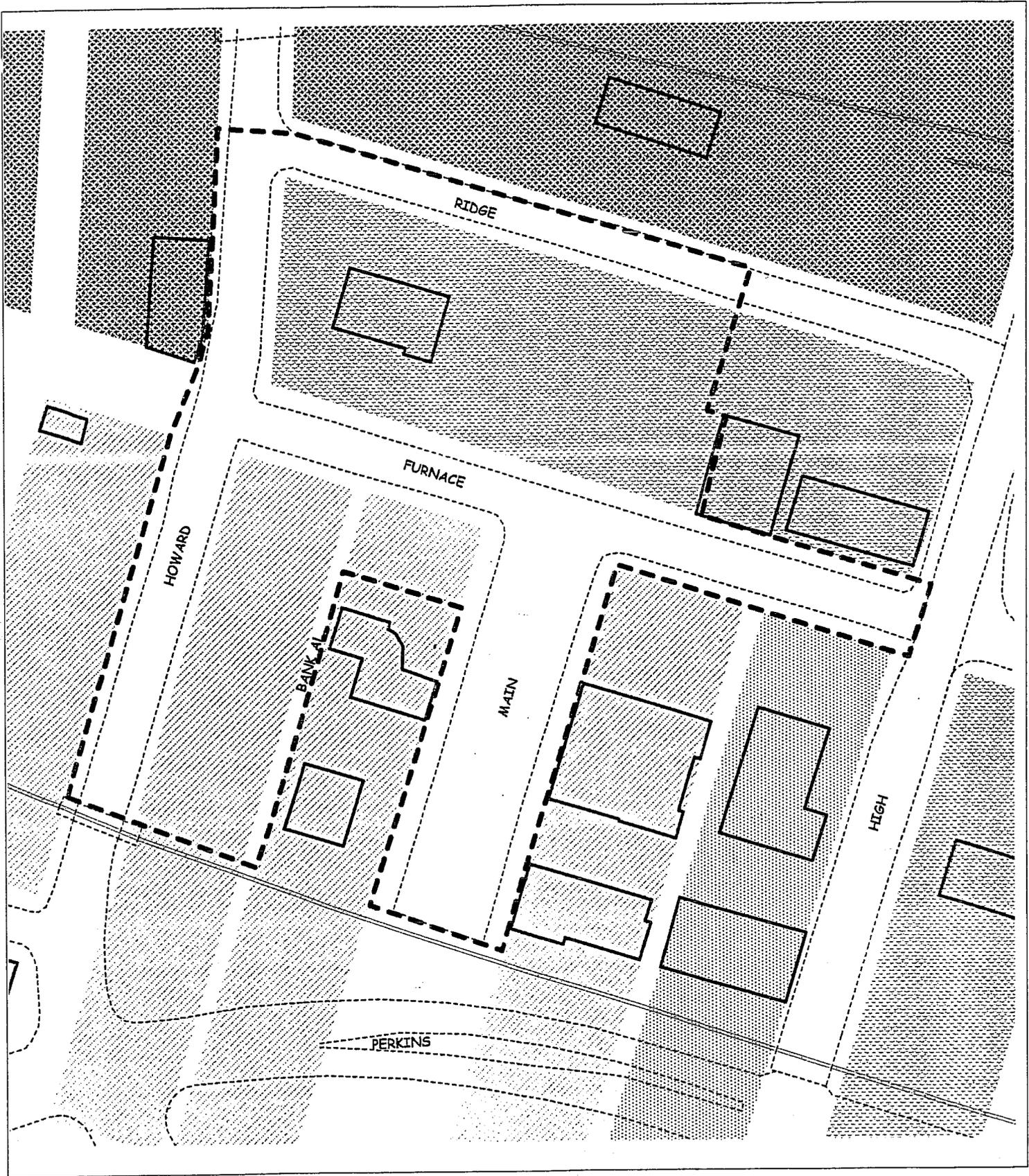


Existing Land Use

- | | | |
|---------------|--------------------|------------|
| Area Boundary | Single Family | Office |
| Pavement | Two Family | Retail |
| Rail Line | Apartment | Commercial |
| Parcels | Public Facilities | Industrial |
| Building | Parks & Recreation | Vacant |

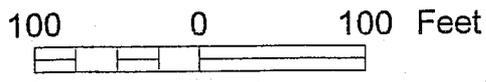


Map 4
 Furnace - Howard Renewal Area
 Existing Zoning

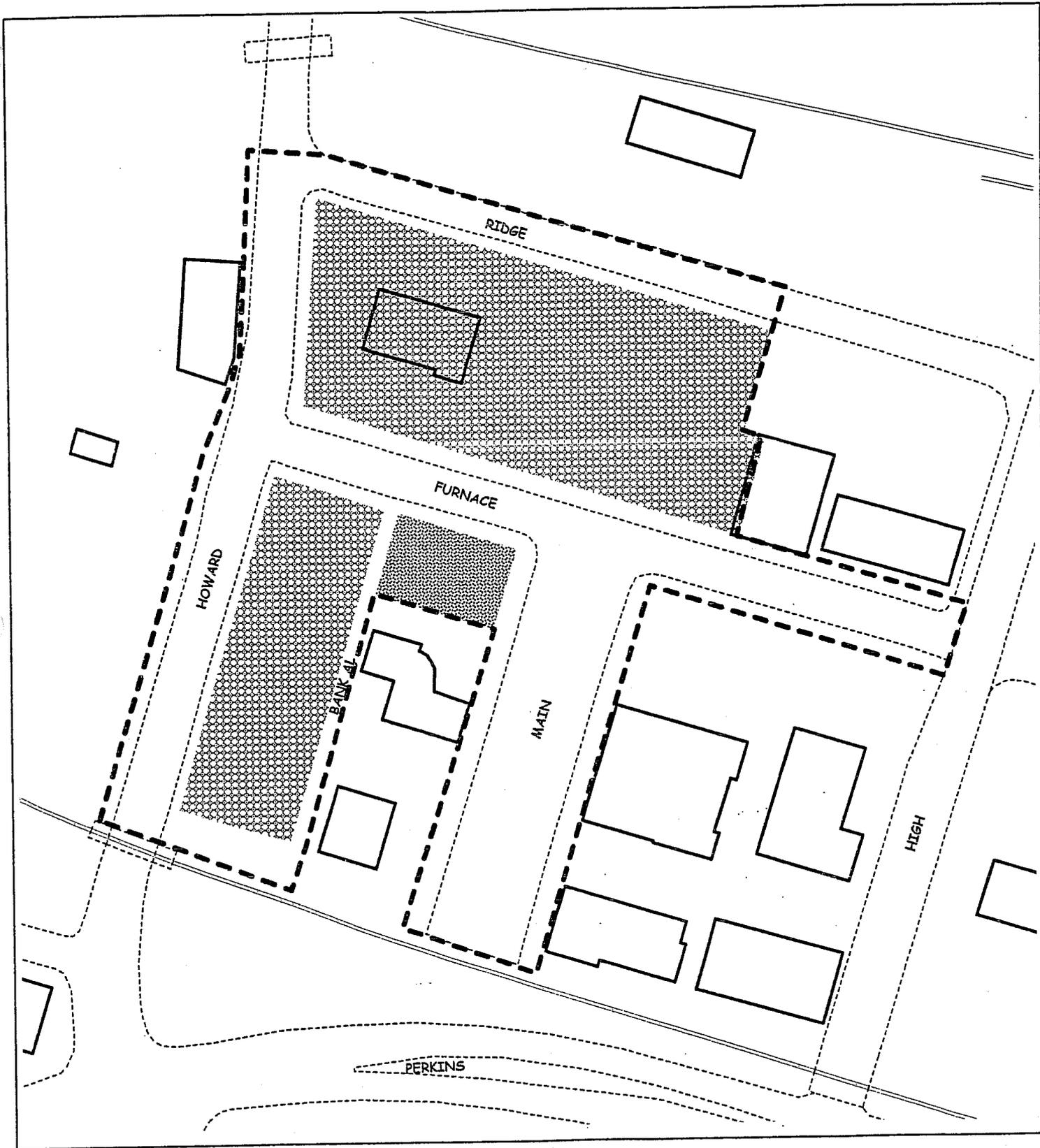


- Area Boundary
- Pavement
- Rail Line
- Parcels
- Building

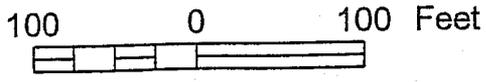
- Existing Zoning
- Single Family
 - Commercial
 - Ordinary Industry
 - UPD-10



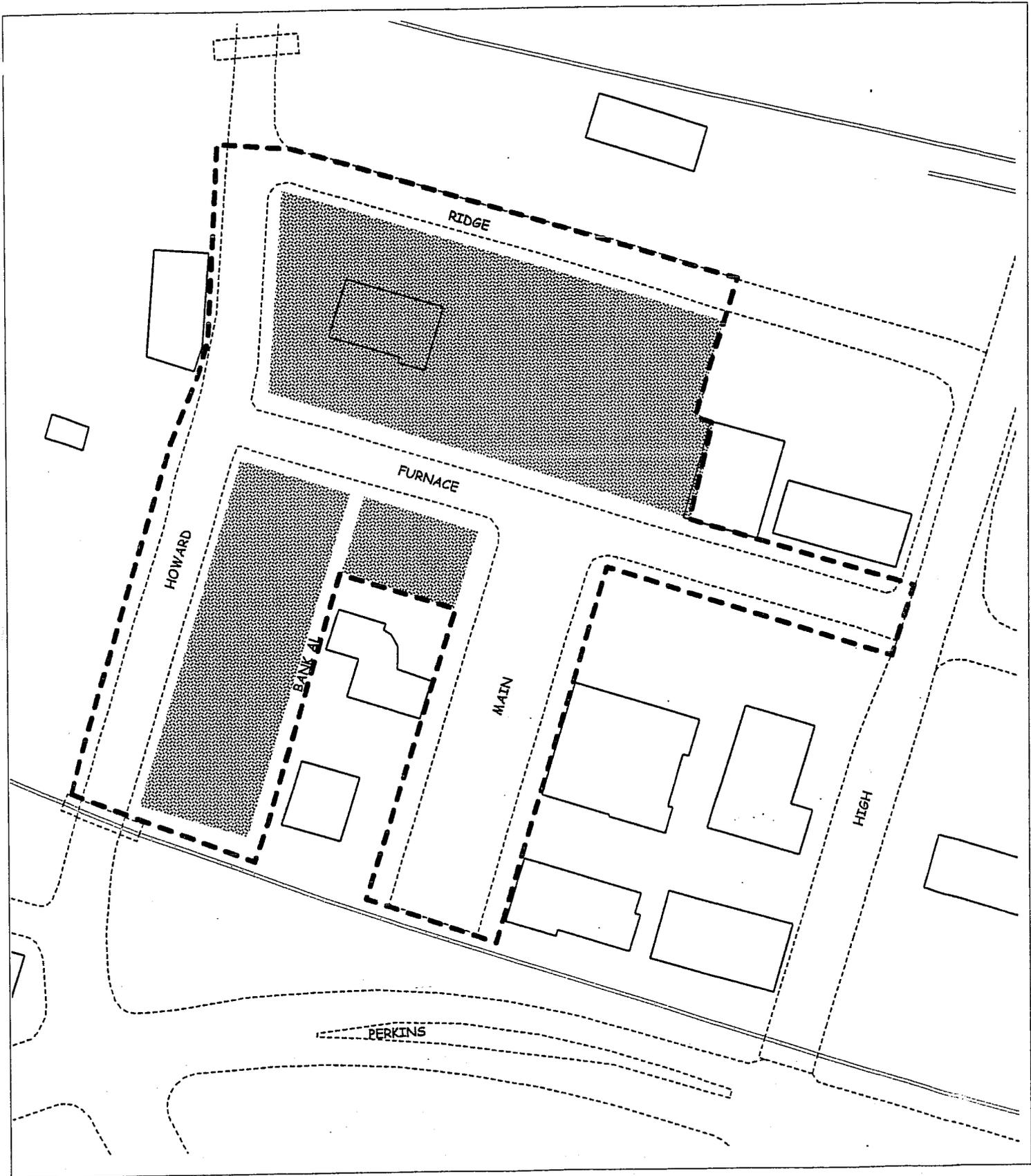
Map 5
 Furnace - Howard Renewal Area
 Land Use Plan



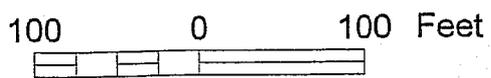
-  Area Boundary
-  Pavement
-  Rail Line
-  Building
-  Proposed Land Use
-  Apartment
-  Retail



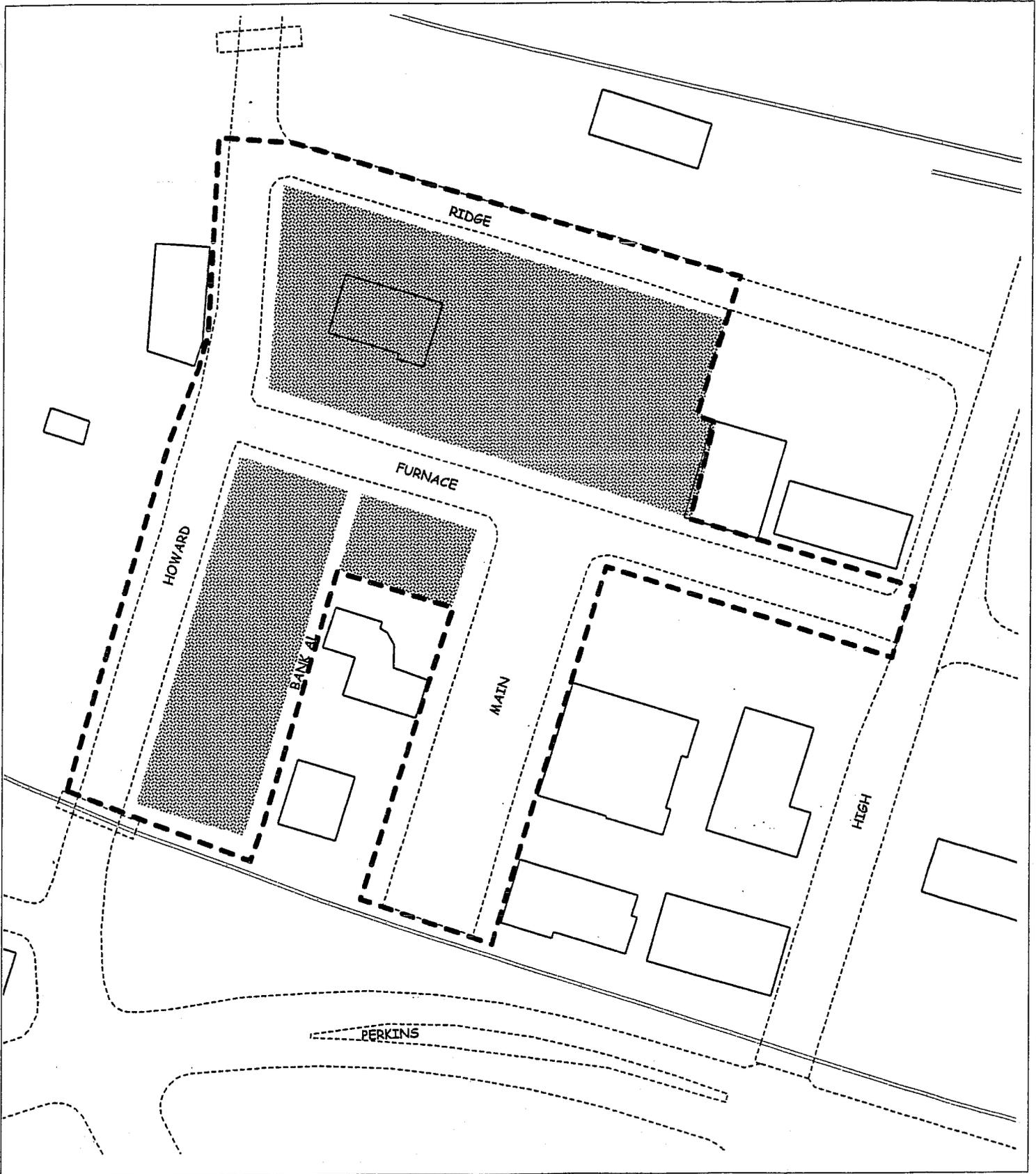
Map 6
 Furnace - Howard Renewal Area
 Proposed Zoning



-  Area Boundary
-  Pavement
-  Rail Line
-  Building
-  Proposed Zoning
-  U-3 Retail

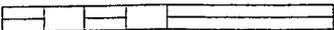


Map 6
 Furnace - Howard Renewal Area
 Proposed Zoning

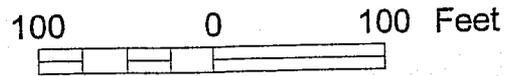
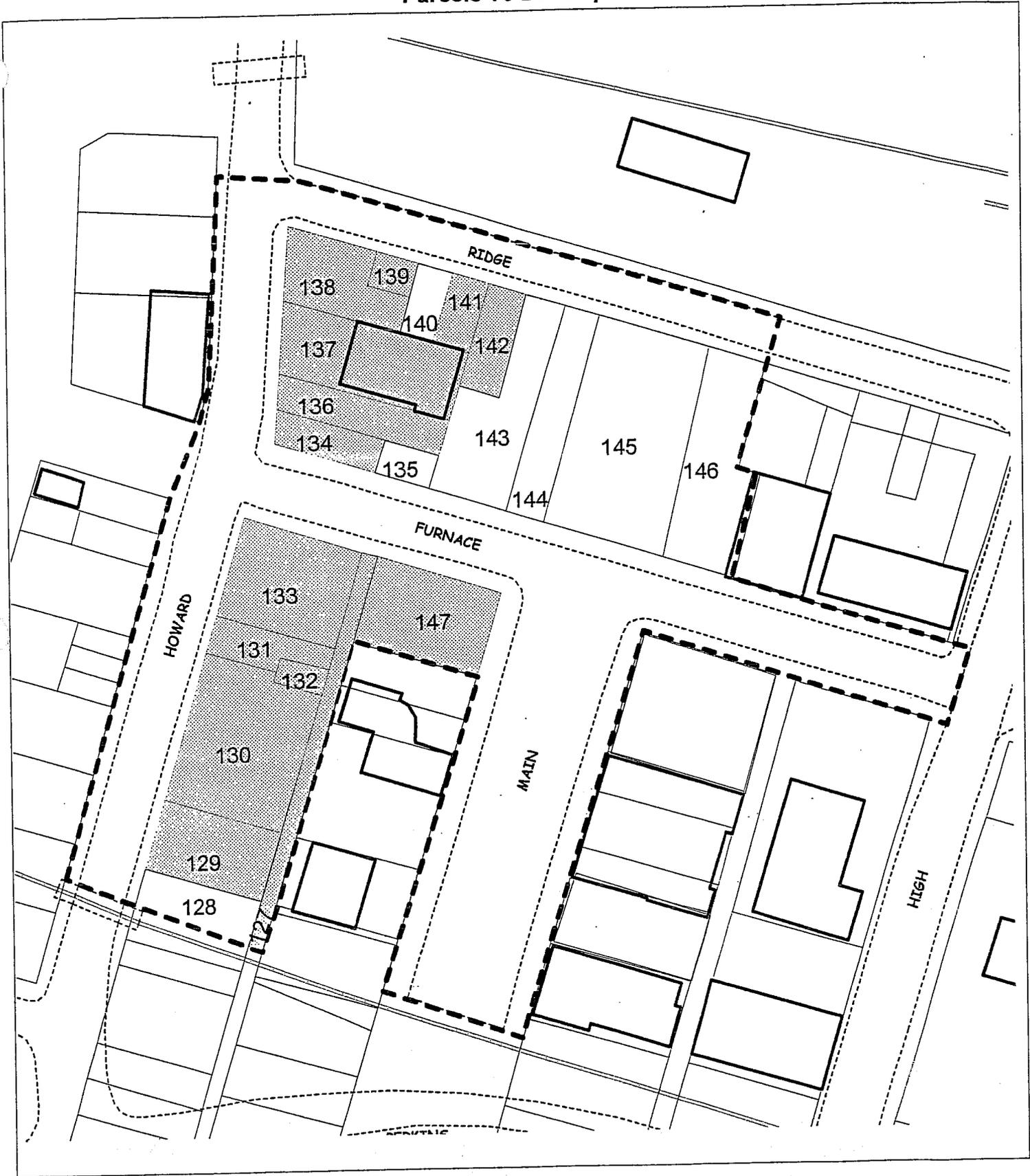


-  Area Boundary
-  Pavement
-  Rail Line
-  Building
-  Proposed Zoning
-  U-3 Retail

100 0 100 Feet




Map 7
 Furnace - Howard Renewal Area
 Parcels To Be Acquired



- Area Boundary
- Rail Line
- Pavement.
- Buildings

- Acquisition
- Yes
 - No

