

**MARKET/FORGE
URBAN RENEWAL AREA
ELIGIBILITY REPORT
AND
URBAN RENEWAL PLAN**



City of Akron, Ohio

Department of Planning and Urban Development

May 2002

Market/Forge Area Urban Renewal Eligibility Report

TABLE OF CONTENTS

	Page
I. Executive Summary.....	1
II. Development Area Report.....	2
A. General Location of Study Area.....	2
B. Project Area Boundary.....	2
C. Project Purpose.....	2
D. Area Background and Characteristics.....	4
E. Zoning.....	5
F. Existing Land Use.....	6
G. Property Ownership.....	6
H. Relationship of Project Areas to Surrounding Area.....	6
I. Building and Property Conditions.....	7
J. Infrastructure and Public Utilities.....	12
III. Statement of Findings.....	12

APPENDIX

Exhibit 1:	Boundary Description
Exhibit 2:	Property Ownership
Exhibit 3:	Evaluating Building Conditions
Exhibit 4:	Market/Forge Area Property Conditions
Exhibit 5:	Aerial photo

MAPS

Map 1:	Project Location
Map 2:	Boundary Map
Map 3:	Existing Zoning
Map 4:	Current Land Use
Map 5:	Proposed Zoning
Map 6:	Proposed Acquisitions

I. Executive Summary

The Market/Forge Urban Renewal Area was established and a survey of existing conditions was undertaken to determine the degree of deterioration within the area and whether conditions of “blight” exist. The result of this undertaking is the following study.

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

Data was collected via the following methods:

- ◆ A review of Summit County property records for each parcel in the Study Area;
- ◆ An exterior assessment of building conditions for every principal structure in the Study Area;
- ◆ An interior inspection of specific buildings 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 May, 2002, sufficient evidence to declare the entire Market/Forge Avenue Urban Renewal Area a “blighted area” under the provisions of ORC Chapter 725.

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

- ◆ 62 of the 71 principal structures in the Market/Forge Study Area were rated as deficient or substandard (87%). This includes 35 structures rated as deficient (49%) and 27 structures rated as substandard (38%);

- ◆ 29 of the 71 principal structures in the Market/Forge Study Area are obsolete based on structural condition, building type and/or lot lay outs (41%);
- ◆ 21 of the 63 principal residential structures in the Market/Forge area are on lots exhibiting at least one condition associated with overcrowding (33%);
- ◆ The existence of incompatible land uses within the project area, including a block of residential property directly across the street from the rear lot of an automobile dealership and service center, separated only by rusty chain link fencing;
- ◆ The existence of 27 conversions from single-family homes to multi-family residences, most of which lack necessary parking and receive minimal upkeep;
- ◆ The existence of faulty lot layouts in relation to use, size, adequacy or accessibility;
- ◆ 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.

II. Development Area Report

A. General Location of Study Area

The specific area designated for study is the Market/Forge Urban Renewal Area, located on the northeast edge of Akron's Central Business District in Summit County, Ohio (see Study Area Location Map 1).

B. Project Area Boundary

The Market/Forge Urban Renewal Area is approximately bounded by Perkins Street on the north, Good Street to the east, East Market Street and Forge Street to the south and North Union Street to the west. A detailed boundary description is set forth in the Appendix, Exhibit 1 (see also Project Boundary and Property Identification Map 2).

C. Project Purpose

The purpose of this Market/Forge Urban Renewal Area Study is to determine and document whether blighting conditions, as defined in the Ohio Revised Code, exist at a sufficient level within the designated Study Area so as to substantially impair the sound growth of the municipality, retard the provision of housing accommodations, or constitute an

economic or social liability and are thereby a menace to the public health, safety, morals or welfare.

If the area meets the standards of a 'blighted area' as set forth in ORC Chapter 725, a Renewal Plan will be developed in order to address blighting conditions and facilitate the 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 ORC Section 725.01:

1. Blighted Area

'Blighted area' means an area within a municipal corporation, which area by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions to title, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipal corporation, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

2. Urban Renewal Area

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

3. Urban Renewal Plan

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

4. Urban Renewal Project

'Urban renewal project' may include undertakings and activities of a municipal corporation in an urban renewal area for the elimination and for the prevention of the development or spread of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof, in accordance with an urban renewal plan, and such aforesaid undertakings and activities may include acquisition of a slum area or a blighted area, or portion thereof, demolition and removal of buildings and improvements, installation, construction or reconstruction of streets, utilities, parks, playgrounds, public buildings and facilities, and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives in accordance with the urban renewal plan; disposition of any property acquired in the urban renewal area, including sale, leasing or retention by the municipal corporation itself, at its fair value for uses in accordance with the urban renewal plan; carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan; the acquisition, construction, enlargement, improvement of property, structures, equipment, or facilities for industry, commerce, distribution, or research from the purchase of urban renewal bonds issued pursuant to division C of Section 725.05 of the Revised Code; and acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete, or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.

D. Area Background and Characteristics

The Market/Forge Renewal Area encompasses approximately 20.5 acres and is located north of East Market Street and west of Route 8 northeast of Akron's Central Business District. This area is characterized by a mix of commercial, retail and residential structures, most dating back to the first half of the twentieth century. The area is located within the boundary of Akron's federally designated Enterprise Community, which includes the poorest and most blighted areas of the City.

The residential portions of the Renewal Area are characterized by small lots and numerous conversions of single-family homes to multi-family residences. Sixty-three residential structures are located within the project boundary. According to field surveys undertaken in Spring 2002, 42 of

these structures are multi-family, with 27 conversions from single-family residences. In total, the 63 residences house 136 units. Owner-occupancy is estimated at 16% (based on total housing units).

Retail and commercial uses in the area are located along the periphery. A small retail plaza is located at the intersection of East Market Street and North Union Street, but the primary commercial use is the car lot/service center occupying most of the block bounded by Park Street on the north, North Forge Street on the east, East Market Street on the south and North Union Street on the west. The Akron Blind Center and Workshop is located along North Fir Street, which is a narrow alley connecting East Market Street to Park Street. Most of the space off of this alley is dedicated to parking.

The Study Area is located in 2000 Census Tract 5012. The 2000 Census indicated that Census Tract 5012 had a population of 961 persons in 410 households. Sixty-four percent of the population was White, 24% was African American and 12% was other minorities. The mean age in the tract was approximately 32 years compared to a mean age of approximately 36 years old for the City. Thirty percent (291) of the persons in the tract lived in non-family households, compared to 21% Citywide. The 1989 average household income was \$15,767 compared to \$29,376 for the City. Nearly half of the people in this Census Tract fall below the poverty level, (48%) compared to a Citywide average of 21%.

According to 2000 Census statistics, 26% of the 471 housing units were owner occupied compared to 55% for the City. Thirteen percent of the units (61 in number) were vacant compared to seven percent for the City. The 1990 average owned home value was \$26,333 while the overall City value was \$53,293. According to 1990 Census figures, the average dwelling had 4.6 rooms in the tract compared to 5.5 for the City. Sixty-one percent (61%) 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 72% had a vehicle. These compare to 95% and 85% respectively for Akron as a whole. These figures indicate an area which has social, economic and housing problems much greater than the City as a whole.

E. Zoning

Existing zoning consists of Retail Zoning for the block bordered by Park Street to the north, North Forge Street to the east, East Market Street to the south and North Union Street to the west. Most of the rest of the area is zoned Apartment, except for a relatively small area located at the intersection of North Union Street and North Perkins Street south to Parkwood that is a Unified Planned Development District, permitting only Office or Commercial Use. The Akron Blind Center and Workshop and

the office for the Summit County Society for the Blind have received Conditional Use approval for their operations. See Existing Zoning Map 3 in the Appendix.

F. Existing Land Use

The Market/Forge Redevelopment Area encompasses a total area of 20.5 acres. The area is characterized by a mix of commercial, retail and residential land use. According to Summit County tax records, no new residential construction has taken place in the area for the past 50 years, and only one home in the area is less than 75 years old. The residential portion of the Study Area is subject to land use conflicts with adjacent commercial uses on Market, Forge, and Union streets.

<u>Use</u>	<u>Number of Structures</u>
Single Family	23
Two Family	24
Apartment	16
Retail	4 (1 vacant)
Commercial	1 (vacant)
Public	3 (Society for the Blind)

The existing land uses within the Market/Forge Redevelopment Area are graphically portrayed on Map 4, Existing Land Use.

G. Property Ownership

According to Summit County tax records, there are 116 parcels in the study area. Many of these are small irregularly shaped lots. The present parcel ownership and lot layout within the Study Area are not conducive to modern day development. The existing ownership records, as of April, 2002, are provided in Exhibit 2 in the Appendix.

H. Relationship of Project Area to Surrounding Area

1. North and West of the Redevelopment Area

Union Street is the western boundary of the renewal area. Major facilities and employers to the north and west include Famous Supply, a whole sale plumbing supplier, and a newly constructed charter school at Union and Perkins.

Perkins Street serves as the connector between the Akron Innerbelt freeway and the State Route 8 North Expressway. The All-

American Bridge, located approximately 1/2 mile west of the Study Area provides good access to downtown and the Study Area from the north.

2. East of the Redevelopment Area

The Route 8 North Expressway lies adjacent to the Study Area with interchanges at Perkins Street and East Market Street. Convenient access to the expressway system is a strong positive factor for the area. Summa Health System, Akron City Campus, is located approximately one-quarter mile east of the Study Area.

3. South of the Redevelopment Area

The campus of the University of Akron, a State University with approximately 22,700 students, is located south of the Study Area. Although the campus generally lies south of East Market Street, the campus expanded greatly over the past 25 years to accommodate increased enrollment. Many of the residential units in the Market/Forge area have been converted to student housing.

I. **Building and Property Conditions**

A survey of existing conditions within the Market/Forge 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). In order to accurately represent existing conditions, buildings that are joined together but lack conformity in the building materials, facades, construction dates, etc., are counted as separate structures and rated independently. See Exhibit 3

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, of the 63 residential structures in the Market/Forge area, 6 were rated sound, (10%), 32 were rated deficient (50%), and 25 were rated sub-standard (40%). Of the 8 non-residential structures, 3 were rated sound (37.5%), 1 was rated deficient (12.5%), and 4 were rated sub-standard (50%).

In total, 62 of the 71 principal structures in the Market/Forge area were rated deficient or sub-standard (87%).

2. **Environmental Conditions**

The Market/Forge area was surveyed to determine site conditions within the project area. Deficiencies such as incompatible land uses, overcrowding, poor structural layout, poor street alignment, inadequate parking, a lack of site maintenance, the presence of obsolete buildings, trash or debris, etc., were identified on a parcel

by parcel basis. All of these conditions can cause an area to be blighted and impact growth potential within an area.

a. Incompatible Land Use

Existing land uses within the Study Area closely conform to existing zoning, but this does not mean that land use conflicts do not exist. Five residential structures located between East Market Street and Park Street are located in an area that is zoned Retail, where residential is a permitted use, but the close proximity of these residential structures to adjacent non-residential uses impacts parking and subjects the residential properties to increased noise and traffic. Similarly, all of the residential units located along Park Street are impacted by the location of the car dealership/service center to the south. There is no landscaped buffer to minimize sound and visual impacts, the only barrier being a chain link fence topped with barbwire.

b. Overcrowding

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

One of the characteristics of this area is the preponderance of multi-family conversions from single-family homes to multi-family residences. The area contains 63 residential structures, 23 of which are existing single-family homes. Of the remaining 40 multi-family residential structures, it is estimated from field surveys that 27 of these were at one time single-family homes. These conversions have resulted in more on-street parking and more cars parked in unpaved front and rear yards. Field surveys identified a lack of parking as a blighting condition on 24 of the 63 residential lots in the study area (38%). Additionally, there are only 9 existing garages in the entire study area.

Nearly one-third of the residential lots in the Study Area exhibit overcrowding due to limited lot size or excessive lot coverage. Seventeen homes are located on lots of less than 3,500 square feet (27% of all residential structures). Two additional residential structures are on lots of less than 5,000 s.f. with greater than 50% coverage, another indicator of overcrowding. Two more homes are located on rear lots. Overcrowding is particularly evident along Earl Court and Oak Terrace. Seven of the 9 homes in this specific area are located on undersized lots immediately adjacent to one another.

The retail areas are impacted by limited space which creates a disorderly appearance, especially along North Fir Street. The car dealership display lot also has the appearance of being overcrowded.

Parking conditions within the Study Area are inadequate for existing uses and evidence lack of space and unmanaged growth. Specific parking conditions will be identified under Other Blighting Influences. Aerial photos of the area (Exhibits 5 and 5A) show the extent of parking within the Study Area.

c. Obsolete Buildings

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

Twenty-nine structures in the Market/Forge Study Area meet the definition of an obsolete building due to their structural condition, which were rated substandard. The auto dealership showroom and service areas are outmoded in design, style or construction and are negatively impacted by poor structural layouts.

d. **Other Blighting Influences**

Other blighting influences include vacant structures, vacant lots, mixed use structures, lots with inadequate parking or inadequate loading, lots exhibiting a lack of general maintenance, lots not situated on public streets or lots effected by poor street alignment, widths or heavy traffic. The following conditions exist:

- ◆ Twenty vacant lots are scattered throughout the Study Area (some of these are evidence of previous demolition activities). These lots tend to collect debris, loose paper, trash, etc., and reflect badly upon the entire area. (See Exhibit 4 - Property Conditions for specific information).
- ◆ Twenty-one specific properties in the Study Area reflect a lack of general maintenance, contributing to deteriorated structural conditions and/or the presence of trash, debris, etc. (See Exhibit 4 - Property Conditions for specific information).
- ◆ Two vacant retail/commercial structures are located within the Study Area, a drive thru/carry-out located at the intersection of North Perkins Street and Good Street and a commercial building located at 391 Park Street.
- ◆ North Fir Street is characterized by mixed-use and minimally maintained parking area.
- ◆ Nearly all of the retail/commercial development in the project area is devoid of landscaping amenities.
- ◆ Parked cars contribute to blighting conditions along Earl Court and Oak Terrace.
- ◆ Parked cars create blighting conditions at 327 Parkwood, 128 Good Street and 134 Good Street.
- ◆ The rear property for the car dealership/service station is enclosed by a rusted barb wire fence.

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

J. Infrastructure and Public Utilities

The conditions of existing infrastructure in the Study Area varies from street to street, ranging from good to poor. East Market Street, Perkins Street and Forge Street are generally in good condition with fairly new curbs and walks. Park Street and Good Street are generally in good condition, with some cracks in the street surface. Curbs along North Union Street are in poor condition. Parkwood Street is in deteriorated condition, including curbs and walks. Infrastructure along Oak Terrace and Earl Court is very poor. The street surface is extremely deteriorated with broken pavement, large holes and ruts. Earl Court and Oak Terrace have no walks or curbs.

III. Statement of Findings

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

Overall, the majority of the evidence indicates there exists in general, throughout the Market/Forge Urban Renewal Area conditions which substantially impair the sound growth of the Market/Forge 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 Market/Forge Renewal Area are as follows:

- ◆ 62 of the 71 principal structures in the Market/Forge Study Area were rated as deficient or substandard (87%). This includes 33 structures rated as deficient (49%) and 29 structures rated as substandard (38%);
- ◆ 29 of the 71 principal structures in the Market/Forge Study Area are obsolete based on structural condition, building type and/or lot lay outs (41%);
- ◆ 21 of the 63 principal residential structures in the Market/Forge area are on lots exhibiting at least one condition associated with overcrowding (33%);
- ◆ The existence of incompatible land uses within the project area, including a block of residential property directly across the street from the rear lot of an automobile dealership and service center, separated only by rusty chain link fencing;

- ◆ The existence of 27 conversions from single-family homes to multi-family residences, most of which lack necessary parking and receive minimal upkeep;
- ◆ The existence of faulty lot layouts in relation to use, size, adequacy or accessibility.
- ◆ 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.

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 Market/Forge Urban Renewal Area. Thus, conditions taken as a whole as of May, 2002, provide the basis for making a finding that the entire Market/Forge Renewal Area is a "blighted area" under the definition set forth in Chapter 725 of the Ohio Revised Code.

Market/Forge Area Urban Renewal Plan

TABLE OF CONTENTS

	Page
I. Location.....	14
II. Statement of Development Objectives.....	14
III. Types of Proposed Renewal Actions.....	16
IV. Land Use Plan.....	16
V. Project Proposals.....	20
VI. Other Provisions.....	21
VII. Legislation to be Utilized to Fulfill Plan Objectives	22

MARKET/FORGE AREA URBAN RENEWAL PLAN

I. Location of the Market/Forge Urban Renewal Area

The Market/Forge Urban 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. The Renewal Area consists of approximately 20.5 acres located north of East Market Street and west of Route 8 northeast of Akron's Central Business District. The area is generally bounded by Perkins Street on the north, Good Street on the east, East Market Street and Forge Street on the south and North Union Street on the west.

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 the recurrence of blight in the project area; 2) to facilitate the expansion of the car dealership in the project area and attract new businesses to the project area in order to maintain existing jobs, create new jobs, and increase economic activity; 3) increase the attractiveness of the project area.

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

A. Land Use Objective

Enhance the viability of the Market/Forge Urban Renewal Area by encouraging compatible land use relationships within the project area and removing incompatible land uses;

1. Remove blighted properties within the project area which are deteriorated, or a threat to the public health, safety and general welfare.
2. Provide a suitable area for the expansion of the car dealership in the project area.
3. Prohibit incompatible uses from locating in the project area and promote harmonious land use relationships between properties.
4. Evaluate the potential vacation of selected streets within the project area to facilitate the expansion of retail/commercial development.

B. Environmental Objective

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

1. Remove properties which are poorly maintained or deteriorated, attract nuisance activities and are detrimental to the health, safety and welfare of the general public and persons who pass through the area.
2. 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 Market/Forge area.

C. Public Improvements Objective

Upgrade the infrastructure within the project area to provide streets and walks that are suitable for existing uses while facilitating the expansion of area businesses or institutions.

1. Evaluate the potential vacation of selected streets within the project area to facilitate the expansion of retail/commercial development.

D. Circulation and Parking

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

1. Evaluate the vacation of selected streets within the project area to facilitate the creation of a streetscape oriented toward retail/commercial development.
2. Provide suitable sites to ensure well-designed parking for retail/commercial establishments.
3. Provide appropriate and well positioned points of access into the project area from surrounding streets.
4. Take advantage of the planned upgrade of Route 8 and the access road created on Good Street.

E. Economic Objective

Facilitate the expansion of retail/commercial development in the project area to help stimulate the local economy:

1. Remove blighting conditions and thereby encourage investor confidence in the Market Forge area.

2. Encourage significant private reinvestment by property owners in the project area.
3. Provide for redevelopment which will provide new jobs for Akron area residents.
4. Develop an attractive, well ordered area for successful auto dealerships.
5. Develop a mix of uses in the project area to promote economic vitality.

III. Types of Proposed Renewal Actions

Proposed renewal actions to be carried out by the City following adoption of the renewal plan may include acquisition and clearance of property, the sale or lease of land for redevelopment, construction of supporting infrastructure, vacation of streets and other rights of way and additional actions to support new commercial, retail 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. Land Use Plan

A. Permitted Land Uses

In order to achieve the objectives of this Urban Renewal Plan, the permitted land uses within the Market/Forge Urban Renewal Plan shall correspond with the proposed zoning for the area as depicted in Map 5. These uses shall include all uses permitted under Chapter 153.108 (U4 Commercial) of the Akron Zoning Code.

B. Zoning

1. Existing Zoning Map

The existing zoning for the Market/Forge Urban Renewal Area consists of a mix of Retail (U3, H1, A3), Commercial and Office (UPD-10) and Apartment (U2, H1, A2). Map 3 indicates existing zoning.

2. Proposed Zoning

It is proposed that the area be rezoned Commercial (U4, H1, A3) as found in Chapter 153.108 of the Akron Zoning Code and as indicated on Map 5.

C. Additional Development Standards and Regulations

All site, building and signage plans shall be reviewed by the Urban Design and Historic Preservation Commission (UDHPC) and require approval from the City Planning Commission.

In addition to complying with the development standards and regulations set forth in the Akron Zoning Code, new development in the Market/Forge 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. All parking and service areas shall be paved with a hard surface material, curbed and landscape screened.

2. Outdoor Advertising Displays

No billboards or outdoor advertising displays of any nature shall be placed, erected or located in the Market/Forge Urban Renewal Area.

3. On-Premise Exterior Signs

The following guidelines apply to all exterior signage in the Market/Forge Urban Renewal Area:

- a. Building mounted signage shall be for business identification only.
- b. Pole signs are prohibited unless prior approval is received by the Urban Design and Historic Preservation Commission and the Akron City Planning Commission.
- c. Ground mounted signs shall be for one business only. If multiple businesses are on site, the sign shall be for 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.

4. Utilities

All private and public utilities will be placed underground.

5. Building Design

Construction of any new buildings within the Market/Forge 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

The majority of the building materials shall be split face block or brick masonry, and shall be subject to approval by the City of Akron's Department of Planning and Urban Development.

7. Positioning of Primary Buildings

Maintaining a strong building presence along East Market Street and Forge Street is desired. Site plans shall be subject to approval by the City of Akron's Department of Planning and Urban Development. Building service/storage areas should not be visible from public streets.

8. On Site Trash Storage

On site trash materials shall be stored in a structure or in structures 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 Traffic Engineer. Multiple buildings should be served by a common access point.

10. Landscaping

All new development plans shall include a landscape plan, which shall be subject to approval by the City of Akron's Department of Planning and

Urban Development. Existing parking areas shall be landscape screened to be consistent with new development. For car dealerships, landscaping is recommended along the perimeter of all display areas. Landscaping islands are recommended alongside curb cuts.

11. Exterior Lighting

All public exterior areas shall be well lighted in a manner suitable for the intended use. Lighting should be adequate for the intended use, but should be sited and of such a nature as to not be intrusive into surrounding areas.

12. 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.

13. Automobile Display

For auto dealerships located in the Renewal Area, it is also recommended that display lots incorporate raised platforms to display individual automobiles. The addition of raised platforms and landscaped traffic islands also helps minimize the number of automobiles displayed in unbroken rows. To the greatest extent possible, display areas along East Market and Forge streets should accentuate single automobiles. No more than eight automobiles should be displayed side by side along the periphery of dealership display lots without some sort of visual break (landscaped island, raised platform, etc.) to give variety to the visual atmosphere and highlight individual automobiles. Angling of automobiles in display lots is also recommended.

14. Fencing

Decorative fencing material is encouraged. If chain link fencing is used, it should be black vinyl coated. The use of security razor wire or barbwire is prohibited.

Existing businesses in the Market/Forge Renewal 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 Market/Forge 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 in and around parking areas, alongside curb cuts, along the building or screening line and between curbs and sidewalks.
- d. Screen exterior storage areas from public view.

V. Project Proposals

A. Land Acquisition

1. Identification of Real Property Proposed to be Acquired

Real property to be acquired to meet development objectives is identified in Map 6, Proposed Acquisitions.

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

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

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

As properties are identified for acquisition, such properties may not be acquired if it is determined that an acceptable alternative will achieve the objectives of the Plan.

B. Rehabilitation and Conservation

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. Redeveloper's Obligations

Redevelopment within the Market/Forge Urban Renewal 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 preliminary site plans and building plans to the City of Akron, Department of Planning and Urban Development for review. The Urban Design and Historic Preservation Commission and the Planning Commission shall approve site plans, building materials and building elevations prior to commencement of construction to assure compliance with the Renewal Plan. It is expressly understood that approval of any plans by the City of Akron applies to any and all features shown thereon; and that any subsequent additions, deletions, or other modifications thereof are required to be submitted by the developer before construction of such modifications can begin.
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 all 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 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 of blight will benefit the general public and the business and property owners adjacent to the Market/Forge Urban Renewal Area.

The land use proposals of the plan will provide for development of commercial/retail facilities and parking.

B. Relocation Plan

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

C. Duration of the Renewal Plan Restrictions

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

D. Provisions for Amending Approved Plan

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

VII. Legislation to be Utilized to Fulfill Plan Objectives

A. Ohio Revised Code: Urban Renewal or Redevelopment Tax Increment Equivalent (Sections 5709 et. seq. or Section 725 et. seq.)

Tax increment financing, as permitted by provisions of the above statutes, will assist the City in paying for the improvements which will be undertaken within the Market/Forge 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.

EXHIBIT 1

Market Forge Renewal Area Boundary Description

Beginning at the north right-of-way line of East Market Street and the east right-of-way line of North Union Street.

Thence northeast along the east right-of-way line of North Union Street approximately 921 feet to a point being the intersection of the east right-of-way line of North Union Street and the south right-of-way line of Perkins Street.

Thence east along the south right-of-way line of Perkins Street approximately 585 feet to a point being the intersection of the south right-of-way line of Perkins Street and the west right-of-way line of Good Street.

Thence south along the west right-of-way line of Good Street approximately 832 feet to the point being the intersection of the west right-of-way line of Good Street and the north right-of-way line of Forge Street.

Thence southwest along the west right-of-way line of Forge Street approximately 560 feet to a point being the intersection of the north right-of-way line of Forge Street and the north right-of-way line of East Market Street.

Thence northwest along the north right-of-way line of East Market Street approximately 574 feet to the place of beginning.

EXHIBIT 2 - MARKET / FORGE URBAN RENEWAL AREA

Property Ownership List

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

Map ID No.	Parcel No.	Address	Owner Name	Land Use	Parcel Size
1	6852257	315 East Market Street	Tri State Realty Inc.	Retail	19,775 s.f.
2	6819195	19 North Union Street	Schirack, Robert	Residential (5 Family)	2,604 s.f.
3	6715194	North Fir Street	Sonderman, Karen	Unpaved parking	2,178 s.f.
4	6715905	25 - 27 North Union Street	Sonderman, Karen	Residential (8 Family)	4,356 s.f.
5	6715911	26 - 28 North Fir Street	Sonderman, Karen	Residential (2 Family)	3,400 s.f.
6	6746997	31 - 33 North Union Street	Akron Blind Center and Workshop	Public (Workshop for the Blind)	8,712 s.f.
7	6837006	325 East Market Street	Summit County Society of the Blind	Parking	6,150 s.f.
8	6837007	325 East Market Street	Summit County Society of the Blind	Public (Workshop for the Blind / Office)	5,150 s.f.
9	6837008	North Fir Street	Summit County Society of the Blind	Parking	1,990 s.f.
10	6847157	15 - 17 North Fir Street	Akron Blind Center and Workshop	Parking	4,900 s.f.
11	6755221	21 North Fir Street	Summit County Society of the Blind	Workshop / Parking (see No. 12)	1,832 s.f.
12	6744722	25 North Fir Street	Summit County Society of the Blind	Workshop / Parking	3,880 s.f.
13	6755219	29 North Fir Street	Summit County Society of the Blind	Parking	1,960 s.f.
14	6830513	326 Park Street	Schirack, Robert	Residential (3 Family)	2,880 s.f.
15	6819711	330 - 332 Park Street	Schirack, Robert	Residential (6 Family)	4,800 s.f.
16	6805033	333 East Market Street	Fred Martin Chevrolet, Inc.	Comm (auto sales / service)	33,541 s.f.
17	6805028	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot	9,147 s.f.
18	6805031	333 East Market Street	Fred Martin Chevrolet, Inc.	Dealership lot	23,087 s.f.
19	6805027	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot	10,890 s.f.
20	6805029	358 Park Street	Fred Martin Chevrolet, Inc.	Dealership lot	8,721 s.f.
21	6805035	333 East Market Street	Fred Martin Chevrolet, Inc.	Dealership lot	19,166 s.f.
22	6805040	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot	4,469 s.f.
23	6805039	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot	4,320 s.f.
24	6805038	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot	5,160 s.f.
25	6805034	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot	3,000 s.f.
26	6805041	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot	100 s.f.
27	6805037	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot	1,850 s.f.
28	6857651	Forge Street	Fred Martin Chevrolet, Inc.	Dealership lot	4,949 s.f.

Map ID Parcel

No.	No.	Address	Owner Name	Land Use	Parcel Size
29	6805030	Forge Street	Fred Martin Chevrolet, Inc.	Dealership lot	10,790 s.f.
30	6805026	22 North Forge Street	Fred Martin Chevrolet, Inc.	Service Garage	15,792 s.f.
31	6713157	45 North Union Street	Ederer, Alan	Vacant lot	4,592 s.f.
32	6810739	49 North Union Street	Watts, John	Residential (Single-Family)	3,735 s.f.
33	6731650	53 North Union Street	Davidenko, Alexander	Residential (4 Family)	4,356 s.f.
34	6734269	321 Park Street	Kleiber, Daniel	Residential (4 Family)	2,680 s.f.
35	6745628	323 Park Street	Currence, Michael	Residential (2 Family)	5,050 s.f.
36	6737325	327 Park Street	Currence, Michael	Residential (Single-Family)	5,050 s.f.
37	6748057	333 Park Street	McNeill, Bruce	Residential (2 Family)	4,240 s.f.
38	6819341	337 - 339 Park Street	Preisse, Gene	Residential (5 Family)	15,939 s.f.
39	6844645	345 Park Street	Ederer, Alan	Vacant lot	5,900 s.f.
40	6802164	351 Park Street	Drabeck, Gerald	Residential (2 Family)	9,570 s.f.
41	6822088	359 - 361 Park Street	Rakich, Walter	Residential (4 Family)	9,570 s.f.
42	6840219	365 Park Street	Skeriotis, John	Residential (2 Family)	9,880 s.f.
43	6704902	375 Park Street	Baldwin, Mary	Residential (Single-Family)	10,956 s.f.
44	6803258	379 Park Street	Neiman, Maurice	Residential (3 Family)	7,854 s.f.
45	6803255	381 Park Street	Neiman, Maurice	Residential (2 Family)	5,920 s.f.
46	6803260	385 Park Street	Neiman, Maurice	Vacant Lot	3,612 s.f.
47	6803259	391 Park Street	Neiman, Maurice	Vacant Commercial	5,680 s.f.
48	6845436	320 Parkwood Avenue	Davidenko, Alexander	Residential (2 Family)	3,880 s.f.
49	6719930	324 Parkwood Avenue	Perez, Dale	Residential (4 Family)	3,485 s.f.
50	6749155	330 Parkwood Avenue	Keith, Harold	Vacant Lot	4,356 s.f.
51	6848222	334 - 336 Parkwood Avenue	Keith, Harold	Residential (4 Family)	3,240 s.f.
52	6746495	Parkwood Avenue	Kahook, Ribhi	Vacant Lot	5,076 s.f.
53	6848140	352 Parkwood Avenue	Morgan, Linda	Residential (Single-Family)	3,800 s.f.
54	6848143	356 Parkwood Avenue	Marr, Jon	Residential (Single-Family)	3,762 s.f.

Map ID Parcel

No.	No.	Address	Owner Name	Land Use	Parcel Size
55	6848144	360 Parkwood Avenue	Wilcox, Norman	Residentail (Single-Family)	3,267 s.f.
56	6848145	362 Parkwood Avenue	Barrios, Karen	Residentail (Single-Family)	3,267 s.f.
57	6732337	364 - 366 Parkwood Avenue	Wesig, Richard	Residentail (2 Family)	7,735 s.f.
58	6831976	368 Parkwood Avenue	Papes, Donald	Residentail (2 Family)	7,749 s.f.
59	6710965	370 Parkwood Avenue	Norris, Joseph	Residentail (Single-Family)	3,120 s.f.
60	6725604	63 North Union Street	Ederer, Alan	Vacant Lot	9,786 s.f.
61	6759284	327 Parkwood Avenue	Wallace, Sam	Residentail (2 Family)	4,400 s.f.
62	6759282	331 - 333 Parkwood Avenue	Thrower, Raymond	Residentail (2 Family)	4,380 s.f.
63	6857956	335 Parkwood Avenue	Thrower, Raymond	Residentail (2 Family)	4,400 s.f.
64	6759280	339 Parkwood Avenue	Gardenhire, Wendi	Residentail (Single-Family)	4,400 s.f.
65	6712810	343 Parkwood Avenue	Ederer, Alan	Vacant Lot	4,400 s.f.
66	6732920	347 Parkwood Avenue	Raida, Patricia	Residentail (2 Family)	4,400 s.f.
67	6848146	351 Parkwood Avenue	Wortman, Arlie	Residentail (Single-Family)	4,400 s.f.
68	6745180	355 Parkwood Avenue	Barker, Julie	Residentail (Single-Family)	4,400 s.f.
69	6828780	361 Parkwood Avenue	Zamil, Rana	Residentail (Single-Family)	4,400 s.f.
70	6818269	363 - 365 Parkwood Avenue	Pearl, John	Residentail (2 Family)	4,400 s.f.
71	6702678	369 Parkwood Avenue	Amato, Vivian	Residentail (Single-Family)	3,740 s.f.
72	6812921	373 Parkwood Avenue	City of Akron	Residentail (Single-Family)	3,808 s.f.
73	6716610	North Union	City of Akron	Vacant Lot	14,375 s.f.
74	6716609	81 - 83 North Union Street	City of Akron	Vacant Lot	19,632 s.f.
75	6725881	324 Perkins Street	Cornacchione, Guido	Residentail (2 Family)	3,869 s.f.
76	6751985	83 - 85 Earl Court	Cornacchione, Guido	Residentail (2 Family)	10,744 s.f.

Map ID Parcel

No.	No.	Address	Owner Name	Land Use	Parcel Size
77	6839087	331 Earl Court	Cornacchione, Guido	Vacant Lot	2,220 s.f.
78	6716533	Earl Court	City of Akron	Vacant Lot	3,000 s.f.
79	6832900	336 - 338 Earl Court	Waggoner, Ralph	Residentail (2 Family)	2,400 s.f.
80	6731269	Earl Court	Waggoner, Ralph	Vacant Lot	2,400 s.f.
81	6728744	344 Earl Court	Fergus, Lawrence	Residentail (Single-Family)	2,400 s.f.
82	6835340	348 Earl Court	Kazempopur, Lisa	Residentail (Single-Family)	2,400 s.f.
83	6746972	350 Earl Court	Ederer, Alan	Vacant Lot	4,260 s.f.
84	6731266	341 Earl Court	Ederer, Alan	Vacant Lot	1,800 s.f.
85	6840935	343 Earl Court	Knaggs, Dale	Residentail (Single-Family)	2,400 s.f.
86	6715747	347 Earl Court	King, Richard	Residentail (Single-Family)	2,400 s.f.
87	6809703	354 - 356 Earl Court	Phillips, Darren	Residentail (2 Family)	3,900 s.f.
88	6726680	81 Oak Terrace	Snyder, Rex	Residentail (Single-Family)	1,740 s.f.
89	6832274	83 Oak Terrace	Smith, Jean	Residentail (2 Family)	2,610 s.f.
90	6748936	87 Oak Terrace	City of Akron	Vacant Lot	2,345 s.f.
91	6826324	Perkins Street	City of Akron	Vacant Lot	4,356 s.f.
92	6716159	338 Perkins Street	Diaz, Margo	Residentail (3 Family)	10,395 s.f.
93	6739426	340 - 348 Perkins Street	Ederer, Alan	Vacant Lot	6,732 s.f.
94	6718181	360 Perkins Street	McLean, Mark	Vacant Lot	5,227 s.f.
95	6718180	360 Perkins Street	McLean, Mark	Vacant Lot	871 s.f.
96	6718182	360 Perkins Street	McLean, Mark	Vacant Retail	2,490 s.f.
97a	6718184	360 Perkins Street	McLean, Mark	Vacant Retail	3,240 s.f.
97b	6718185	360 Perkins Street	McLean, Mark	Vacant Retail	212 s.f.
98	6752040	360 Perkins Street	McLean, Mark	Vacant Retail	5,810 s.f.
99	6718183	Good Street	McLean, Mark	Vacant Retail	8,844 s.f.
100	6736772	134 Good Street	Middendorf, Jon	Residentail (3 Family)	7,710 s.f.
101	6705533	Good Street	City of Akron	Residentail (2 Family)	8,460 s.f.
102	6761823	128 - 130 Good Street	State of Ohio	see above	see above
103	6712609	122 Good Street	Ederer, Alan	Residentail (Single-Family)	8,520 s.f.
104	6761808	122 Good Street	State of Ohio	see above	see above
105	6805166	118 Good Street	Baughman, Todd	Residentail (3 Family)	8,520 s.f.
106	6845459	110 Good Street	Strajnic, Sava	Residentail (3 Family)	8,520 s.f.
107	6700196	104 Good Street	Hunt, Daniel	Residentail (2 Family)	6,278 s.f.

Map ID Parcel

No.	No.	Address	Owner Name	Land Use	Parcel Size
108	6700196	375 Parkwood Avenue	Hunt, Daniel	Residentail (2 Family)	see above
109	6818395	98 Good Street	Peercy, Gloria	Residentail (Single-Family)	5,600 s.f.
110	6859901	92 Good Street	State of Ohio	Residentail (Single-Family)	8,520 s.f.
111	6803257	92 Good Street	Wesig, Richard	see above	see above
112	6803253	86 Good Street	Currence, Michael	Vacant Lot	8,520 s.f.
113	6708701	44 - 46 North Forge Street	Currence, Michael	Residentail (3 Family)	5,805 s.f.
114	6803254	48 North Forge Street	Currence, Michael	Residentail (2 Family)	2,700 s.f.
115	6832660	50 North Forge Street	Hughes, David	Residentail (Single-Family)	8,500 s.f.
115	6832660	54 North Forge Street	Hughes, David	Residentail (2 Family)	see above
116	6803249	58 North Forge Street	Currence, Michael	Vacant Lot	7,250 s.f.

EXHIBIT 3

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

EXHIBIT 4 - MARKET / FORGE URBAN RENEWAL AREA

Property Condition List

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

Map ID No.	Parcel No.	Address	Owner Name	Land Use	Age of Property	Sound	Deficient	Sub-Standard	Structural Deficiencies	Blighting Conditions
1	6852257	315 East Market Street	Tri State Realty Inc.	Retail	1956		X		Extensive wall cracking and deterioration, water damage.	
2	6819195	19 North Union Street	Schirack, Robert	Residential (5 Family)	1900		X		Unsafe steps, rotting and chipping windows, minor foundation cracks, loose wall material	Lot size less than 3,500 s.f., greater than 50% building coverage, side yard less than 3 feet, inadequate parking, no garage, conversion to multi-family
3	6715194	North Fir Street	Sonderman, Karen	Unpaved parking						Unpaved parking area, lack of general maintenance, lot size less than 3,500 s.f.
4	6715905	25 - 27 North Union Street	Sonderman, Karen	Residential (8 Family)	1927			X	Extensive wall cracks, chimney has loose material, rotting door, rotting windows.	Lot size less than 5,000 s.f. with greater than 50% building coverage, sideyard of less than 3 feet, less than 10 foot setback, cellar dwelling unit, requires extensive improvements to maintain or acquire a sound rating.
5	6715911	26 - 28 North Fir Street	Sonderman, Karen	Residential (2 Family)	1893		X		Chimney cracks, rotted windows with loose material	Lot size less than 3,500 s.f., less than 10 foot setback, less than 3 foot sideyard, poor structural layout, poor street alignment, substandard garage, inoperable vehicle (?) with no license, broken, cracked driveway.
6	6746997	31 - 33 North Union Street	Akron Blind Center and Workshop	Public (Workshop for the Blind)	1961	X			Minor chipping on wall services	Inadequate parking.
7	6837006	325 East Market Street	Summit County Society of the Blind	Parking						No landscaping
8	6837007	325 East Market Street	Summit County Society of the Blind	Public (Workshop for the Blind / Office)	1971	X			Sound	Limited parking
9	6837008	North Fir Street	Summit County Society of the Blind	Parking						
10	6847157	15 - 17 North Fir Street	Akron Blind Center and Workshop	Parking						
11	6755221	21 North Fir Street	Summit County Society of the Blind	Workshop / Parking (see No. 12)						
12	6744722	25 North Fir Street	Summit County Society of the Blind	Workshop / Parking	1982	X			Sound	Limited parking
13	6755219	29 North Fir Street	Summit County Society of the Blind	Parking						

Map ID No.	Parcel No.	Address	Owner Name	Land Use	Age of Property	Sound	Deficient	Sub-Standard	Structural Deficiencies	Blighting Conditions
14	6830513	326 Park Street	Schirack, Robert	Residential (3 Family)	1903			X	Wall cracks, loose material and crumbling, roof cracks, loose material on porch, porch needs paint, rotting windows, gutter cracks, seepage from gutters.	Lot size less than 3,500 s.f., conversion to multi-family, inadequate parking, no garage, requires extensive improvements to maintain or acquire a sound rating.
15	6819711	330 - 332 Park Street	Schirack, Robert	Residential (6 Family)	1900		X		Minor wall cracks, rotted windows, sagging gutters.	Conversion to multi-family, inadequate parking, no garage.
16	6805033	333 East Market Street	Fred Martin Chevrolet, Inc.	Comm (auto sales / service)	1930			X	Extensive wall cracks and water damage, deteriorated support beams, damaged walls and floors.	Extensively deteriorated, broken and leaning retaining walls, damaged and rusting fencing, deteriorated paving, requires extensive improvements to maintain or acquire a sound rating.
17	6805028	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot						Deteriorated paving in many spots, sinking, cracking, breaking of material (especially in the rear parking area)
18	6805031	333 East Market Street	Fred Martin Chevrolet, Inc.	Dealership lot						See 17.
19	6805027	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot						See 17.
20	6805029	358 Park Street	Fred Martin Chevrolet, Inc.	Dealership lot						See 17.
21	6805035	333 East Market Street	Fred Martin Chevrolet, Inc.	Dealership lot						See 17.
22	6805040	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot						See 17.
23	6805039	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot						See 17.
24	6805038	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot						See 17.
25	6805034	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot						See 17.
26	6805041	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot						See 17.
27	6805037	Park Street	Fred Martin Chevrolet, Inc.	Dealership lot						See 17.
28	6857651	Forge Street	Fred Martin Chevrolet, Inc.	Dealership lot						See 17.
29	6805030	Forge Street	Fred Martin Chevrolet, Inc.	Dealership lot						See 17.
30	6805026	22 North Forge Street	Fred Martin Chevrolet, Inc.	Service Garage	1950			X	Extensive cracking in bearing wall, rust and damage from water leaks in roof, deteriorated roof truss, cracked floor, deteriorated rear stairs, damaged metal siding, holes in walls.	Requires extensive improvements to maintain or acquire a sound rating.
31	6713157	45 North Union Street	Ederer, Alan	Vacant lot						Vacant corner lot, lack of general maintenance.

Map ID Parcel No.	Address	Owner Name	Land Use	Age of Property	Sound	Deficient	Sub-Standard	Structural Deficiencies	Blighting Conditions
32	6810739 49 North Union Street	Watts, John	Residential (Single-Family)	1906		X		Cracks in roof, one broken window, missing cornice.	Ladder fire escape from third floor to 2nd floor roof.
33	6731650 53 North Union Street	Davidenko, Alexander	Residential (4 Family)	1900		X		Cracks in wall surfaces, rotting and missing windows, cracking steps.	Severely deteriorated retaining wall, inadequate parking, no parking, greater than 50% lot coverage on a lot less than 5,000 s.f., cellar dwelling unit.
34	6734289 321 Park Street	Kleiber, Daniel	Residential (4 Family)	1906		X		Crumbling chimney with loose material.	Cracked and crumbling retaining wall, lot size less than 3,500 s.f., conversion to multi-family, inadequate parking, no garage, fire ladder from third floor to 2nd floor roof.
35	6745628 323 Park Street	Currence, Michael	Residential (2 Family)	1893		X		Cracked wall surfaces, rotting and sagging porch, chipped paint on windows.	Conversion to multi-family, inadequate parking.
36	6737325 327 Park Street	Currence, Michael	Residential (Single-Family)	1903		X		Minor wear to walls requires paint, cracked chimney, chipped paint and loose material on windows.	
37	6748057 333 Park Street	McNeill, Bruce	Residential (2 Family)	1884		X		Rotting windows, tilting steps, minor wear to walls.	Conversion to multi-family, front yard paved to provide additional parking, deteriorated garage.
38	6819341 337 - 339 Park Street	Preisze, Gene	Residential (5 Family)	1899		X		Front steps cracked, rotting windows, one broken window pane	Conversion to multi-family, inadequate parking, no garage.
39	6844645 345 Park Street	Ederer, Alan	Vacant lot						Vacant lot
40	6802164 351 Park Street	Drabeck, Gerald	Residential (2 Family)	1879			X	Loose material from wall surfaces, wall surfaces require paint, cracked chimney with loose material, missing windows, porch is inadequately constructed, porch is crumbling, leaning, tilting, unsafe steps that are rotting and cracked, foundation beams supported by trusses.	Vacant structure, conversion to multi-family, lack of general maintenance, pile of tires and general debris on property, structure requires extensive improvements to maintain or acquire a sound rating.
41	6822088 359 - 361 Park Street	Rakich, Walter	Residential (4 Family)	1870			X	Foundation cracks, loose material on walls that require painting, severely cracked and rotting roof materials, missing cornice or flashing, deteriorated chimney, porch roof partially collapsed.	Conversion to multi-family, inadequate parking, lack of general maintenance, requires extensive improvements to maintain or acquire a sound rating.
42	6840219 365 Park Street	Skeriolis, John	Residential (2 Family)	1884			X	Foundation cracks and holes, rotting walls with holes and loose material, cracks and holes in the roof, porch is rotting with loose materials, missing windows, inadequate protection to weather.	Conversion to multi-family, inadequate parking, lack of general maintenance, requires extensive improvements to maintain or acquire a sound rating.
43	6704902 375 Park Street	Baldwin, Mary	Residential (Single-Family)	1879	X			Minor wear to chimney, some sagging of porch.	No garage.

Map ID Parcel No.

Age of Property

Sub-Standard

Structural Deficiencies

Blighting Conditions

Map ID Parcel No.	Address	Owner Name	Land Use	Age of Property	Sound	Deficient	Sub-Standard	Structural Deficiencies	Blighting Conditions
44	6803258 379 Park Street	Neiman, Maurice	Residential (3 Family)	1869			X	Foundation crumbling with loose material, cracked roof surface, chimney has loose material, missing windows, inadequate protection against weather, missing gutters, broken off fascia board.	Conversion to multi-family, no garage, requires extensive improvements to maintain or acquire a sound rating.
45	6803255 381 Park Street	Neiman, Maurice	Residential (2 Family)	1874			X	Holes, cracks and loose materials in wall surfaces, cracks in roof surface, chimney is cracked and leaning with crumbling surface, missing windows.	Conversion to multi-family, no garage, lack of general maintenance, requires extensive improvements to maintain or acquire a sound rating.
46	6803260 385 Park Street	Neiman, Maurice	Vacant Lot					Vacant lot.	Vacant lot.
47	6803259 391 Park Street	Neiman, Maurice	Vacant Commercial	1946			X	Walls exhibit evidence of seepage, cracks in roof surface, interior water damage, severely cracked and chipped interior wall and ceiling surfaces.	Vacant building, inadequate parking, inadequate loading, lack of general maintenance, requires extensive improvements to maintain or acquire a sound rating.
48	6845436 320 Parkwood Avenue	Davidenko, Alexander	Residential (2 Family)	1900			X	Cracked wall surfaces, roof surface cracked with holes and loose material, south side of building exhibits deterioration.	Inadequate parking for residential street, no garage, conversion to multi-family, lack of general maintenance, requires extensive improvements to maintain or acquire a sound rating.
49	6719930 324 Parkwood Avenue	Perez, Dale	Residential (4 Family)	1900			X	Brick walls extensively cracked with holes and loose material, porch steps cracked and crumbling, missing windows.	lot size less than 3,500 s.f. with greater than 50% coverage, no garage, lack of general maintenance, requires extensive improvements to maintain or acquire a sound rating.
50	6749155 330 Parkwood Avenue	Keith, Harold	Vacant Lot					Vacant lot.	Vacant lot.
51	6848222 334 - 336 Parkwood Avenue	Keith, Harold	Residential (4 Family)	1914			X	Cracks in wall surfaces, roof cracked with holes and loose material, porch rotting and leaning with loose material, steps uneven, windows chipped and flaking.	Lot size less than 3,500 s.f., conversion to multi-family, inadequate parking, no garage, requires extensive improvements to maintain or acquire a sound rating.
52	6746495 Parkwood Avenue	Kahook, Ribhi	Vacant Lot					Vacant lot.	Vacant lot.
53	6848140 352 Parkwood Avenue	Morgan, Linda	Residential (Single-Family)	1912			X	Roof surface cracked with holes, porch roof extremely deteriorated, missing flashing, chimney cracks, leaning porch, uneven steps, seepage around windows, inadequate weather protection, sagging and detached gutters.	No garage, lack of general maintenance, requires extensive improvements to maintain or acquire a sound rating.
54	6848143 356 Parkwood Avenue	Marr, Jon	Residential (Single-Family)	1946		X		Leaning porch, leaning steps, chipped windows, missing gutters.	No garage, lack of general maintenance.
55	6848144 360 Parkwood Avenue	Wilcox, Norman	Residential (Single-Family)	1914		X		Wall cracks, loose material and crumbling, roof cracks, loose material on porch, porch needs paint, rotting windows, gutter cracks, seepage from gutters.	Lot size less than 3,500 s.f.

Map ID Parcel

Map ID No.	Parcel No.	Address	Owner Name	Land Use	Property Age	Sound	Deficient	Standard	Sub-	Structural Deficiencies	Blighting Conditions
56	6848145	362 Parkwood Avenue	Barrios, Karen	Residential (Single-Family)	1914		X			Cracked and rotting porch. Windows chipped and flaking, missing gutters.	Lot size less than 3,500 s.f., lack of general maintenance.
57	6732337	364 - 366 Parkwood Avenue	Wesig, Richard	Residential (2 Family)	1909		X			Chipped paint on wall surfaces, some rotting, cracked roof surface.	No garage.
58	6831976	368 Parkwood Avenue	Papes, Donald	Residential (2 Family)	1979		X			Chimney cracks with loose material, sagging gutters with seepage, chipped paint.	No garage.
59	6710965	370 Parkwood Avenue	Norris, Joseph	Residential (Single-Family)	1914	X				Loose window material, sagging gutters.	Lot size less than 3,500 s.f., no garage.
60	6725604	63 North Union Street	Ederer, Alan	Vacant Lot							Vacant lot.
61	6759284	327 Parkwood Avenue	Wallace, Sam	Residential (2 Family)	1914			X		Sagging roof, windows rotting, windows missing with holes, tilting, chipped paint, inadequate protection against weather, cracked and broken interior ceiling surfaces.	Inadequate parking, no garage, conversion to multi-family, lack of general maintenance, requires extensive improvements to maintain or acquire a sound rating.
62	6759282	331 - 333 Parkwood Avenue	Thrower, Raymond	Residential (2 Family)	1900			X		Wall surfaces cracked with holes and loose materials, walls provide inadequate protection against the weather, roof cracks with rotting and loose material, windows rotted and provide inadequate protection against weather, front porch leaning.	Inadequate parking, no garage, requires extensive improvements to maintain or acquire a sound rating.
63	6857956	335 Parkwood Avenue	Thrower, Raymond	Residential (2 Family)	1914			X		Foundation rotting with seepage, wall surfaces rotting and cracked with seepage, chipped paint, leaning porch steps, rotting windows.	Conversion to multi-family, no garage, lack of general maintenance, requires extensive improvements to maintain or acquire a sound rating.
64	6759280	339 Parkwood Avenue	Gardenhire, Wendi	Residential (Single-Family)	1912			X		Large hole in an overhanging portion of roof that does not affect inside of house, leaning porch with loose material, leaning and uneven steps.	Inadequate parking, no garage, lack of general maintenance, requires extensive improvements to maintain or acquire a sound rating.
65	6712810	343 Parkwood Avenue	Ederer, Alan	Vacant Lot							Vacant lot.
66	6732920	347 Parkwood Avenue	Raida, Patricia	Residential (2 Family)	1914			X		Rotting wall surfaces with cracks, holes and loose material, rotting foundation, porch sagging with cracks, windows rotting, gutters sagging, cracked and missing in places.	Inadequate parking, no garage, conversion to multi-family, lack of general maintenance, requires extensive improvements to maintain or acquire a sound rating.
67	6848146	351 Parkwood Avenue	Wortman, Arlie	Residential (Single-Family)	1913		X			Wall cracks, chimney cracks, windows are chipped and flaking, porch cracks, sagging gutters.	
68	6745180	355 Parkwood Avenue	Barker, Julie	Residential (Single-Family)	1912		X			Wall cracks, windows provide inadequate protection against the weather, missing fascia material.	
69	6828780	361 Parkwood Avenue	Zamil, Rana	Residential (Single-Family)	1914		X			Wall cracks, rotted windows that require paint.	

Map ID Parcel
No. No.

Age of Property
Sub-Standard

Map ID Parcel No.	Address	Owner Name	Land Use	Age of Property	Sound	Deficient	Standard	Structural Deficiencies	Blighting Conditions
70	6818269 363 - 365 Parkwood Avenue	Pearl, John	Residential (2 Family)	1914		X		Windows rotting with chipped and peeling paint, rotting fascia, missing gutters.	Conversion to multi-family, no garage.
71	6702678 369 Parkwood Avenue	Amato, Vivian	Residential (Single-Family)	1914		X		Wall cracks, sagging porch, rotting fascia.	
72	6812921 373 Parkwood Avenue	City of Akron	Residential (Single-Family)	1912	X			Cracks on porch, chipped paint on windows, cracked window glass.	No garage
73	6716610 North Union	City of Akron	Vacant Lot						Large vacant lot
74	6716609 81 - 83 North Union Street	City of Akron	Vacant Lot						Corner vacant lot
75	6725881 324 Perkins Street	Cornacchione, Guido	Residential (2 Family)	1914	X				Conversion to multi-family, inadequate parking, no garage.
76	6751985 83 - 85 Earl Court	Cornacchione, Guido	Residential (2 Family)	1916	X				
77	6839087 331 Earl Court	Cornacchione, Guido	Vacant Lot						Vacant lot
78	6716533 Earl Court	City of Akron	Vacant Lot						Vacant lot
79	6832900 336 - 338 Earl Court	Waggoner, Ralph	Residential (2 Family)	1914		X		Walls have holes and areas with loose material, chipping paint, chimney cracks, broken / missing windows, sagging gutters.	Old appliances and other discarded material on front porch, lack of general maintenance, inadequate parking, no garage, lot size less than 3,500 s.f., less than 10 foot setback, conversion to multi-family, requires extensive improvements to maintain or acquire a sound rating.
80	6731269 Earl Court	Waggoner, Ralph	Vacant Lot						Vacant lot
81	6728744 344 Earl Court	Fergus, Lawrence	Residential (Single-Family)	1914		X		Loose roof materials, steps cracked with loose material.	Lot size less than 3,500 s.f., sidewalk less than 3 feet, makeshift carport constructed on the east side of the house using tarps for walls.
82	6835340 348 Earl Court	Kazempopur, Lisa	Residential (Single-Family)	1914		X		Foundation cracks, wall surfaces have holes and loose material, chipping paint, porch cracks with loose material, broken windows.	Lot size less than 3,500 s.f., less than 10 foot setback, conversion to multi-family, inadequate parking (on vacant side lot), no garage, lack of general maintenance, requires extensive improvements to maintain or acquire a sound rating.
83	6746972 350 Earl Court	Ederer, Alan	Vacant Lot						Unpaved vacant lot used as parking area, loose trash, lack of general maintenance.
84	6731266 341 Earl Court	Ederer, Alan	Vacant Lot						Vacant lot
85	6840935 343 Earl Court	Knaggs, Dale	Residential (Single-Family)	1914		X		Wall surfaces cracked with holes, chipping paint, chimney cracks with loose materials, rotting fascia with loose material, gutters sagging and missing in places.	Lot size less than 3,500 s.f., less than 10 foot setback, no garage, requires extensive improvements to maintain or acquire a sound rating.
86	6715747 347 Earl Court	King, Richard	Residential (Single-Family)	1919		X		Wall surfaces cracked with loose materials, chipping paint, porch cracks with loose materials, porch roof buckled with missing shingles, rotting windows with chipped and flaking paint, rotting fascia.	Lot size less than 3,500 s.f., less than 10 foot setback, no garage, requires extensive improvements to maintain or acquire a sound rating.

Map ID Parcel No.	Address	Owner Name	Land Use	Age of Property	Sound	Deficient	Sub-Standard	Structural Deficiencies	Blighting Conditions
87	6809703 354 - 356 Earl Court	Phillips, Darren	Residential (2 Family)	1916		X		Foundation cracks, third floor window boarded, sagging gutters.	Less than 10 foot setback, front fencing along porch leaning, no garage.
88	6726680 81 Oak Terrace	Snyder, Rex	Residential (Single-Family)	1914			X	Wall surfaces severely weathered, rotting with holes and cracks, chipping paint, paint on windows chipping and peeling, sagging gutters.	Lot size less than 3,500 s.f., less than 10 foot setback, inadequate parking, no garage, lack of general maintenance.
89	6832274 83 Oak Terrace	Smith, Jean	Residential (2 Family)	1914		X		Porch sagging, front door had large gap at base, windows rotting, fascia rotting.	Lot size less than 3,500 s.f., conversion to multi-family, inadequate parking, no garage, less than 10 foot setback.
90	6748936 87 Oak Terrace	City of Akron	Vacant Lot						Vacant lot
91	6826324 Perkins Street	City of Akron	Vacant Lot						Vacant lot
92	6716159 338 Perkins Street	Diaz, Margo	Residential (3 Family)	1900		X		Rotting wall surfaces in places with missing material, chipping paint, chimney cracks, broken window, sagging gutters.	Conversion to multi-family, no garage.
93	6739426 340 - 348 Perkins Street	Ederer, Alan	Vacant Lot						Vacant lot
94	6718181 360 Perkins Street	McLean, Mark	Vacant Lot						Vacant lot
95	6718180 360 Perkins Street	McLean, Mark	Vacant Lot						Vacant lot
96	6718182 360 Perkins Street	McLean, Mark	Vacant Retail	1940			X	Deteriorated roof, peeling paint, missing window / grate cover, cracked wall surfaces.	Vacant structure, graffiti on sign post, cracked walks and parking area, lack of general maintenance.
97a	6718184 360 Perkins Street	McLean, Mark	(see 96)						(see 96)
97b	6718185 360 Perkins Street	McLean, Mark	(see 96)						(see 96)
98	6752040 360 Perkins Street	McLean, Mark	(see 96)						(see 96)
99	6718183 Good Street	McLean, Mark	(see 96)						(see 96)
100	6736772 134 Good Street	Middendorf, Jon	Residential (3 Family)	1900			X	Holes in wall surfaces, missing cornice, loose material in chimney, inadequate construction of south porch, rotting fascia, sagging / missing gutters.	Conversion to multi-family, inadequate parking, no garage, car covered with tarp located on south side of property, lack of general lot maintenance, debris around / under porch.
101	6705533 Good Street	City of Akron	Residential (2 Family)	1879		X		Chimney cracks with loose material, cracks on porch steps, missing gutters.	Conversion to multi-family, inadequate parking, no garage, cars parked in front yard, lack of general lot maintenance.
102	6761823 128 - 130 Good Street	State of Ohio	(see 101)						(see 101)
103	6712609 122 Good Street	Ederer, Alan	Residential (Single-Family)	1879			X	Roof surface cracked with loose material, missing cornice, chimney cracked and crumbling with loose material, porch cracked with holes and loose material, crumbling steps, broken pane in front window covered with duct tape, gutters sagging / missing in places.	Conversion to multi-family, no garage, lack of general maintenance, requires extensive improvements to maintain or acquire a sound rating.
104	6761808 122 Good Street	State of Ohio	(see 103)						(see 103)
105	6805166 118 Good Street	Baughman, Todd	Residential (3 Family)	1879		X		South porch rotting and leaning, side porch steps deteriorated.	Conversion to multi-family, no garage.
106	6845459 110 Good Street	Strajnic, Sava	Residential (3 Family)	1874		X		Cracks in roof surface, porch has cracks and is slightly leaning.	Conversion to multi-family, no garage.

Exhibit 5
Market-Forge Urban Renewal Area
Aerial View

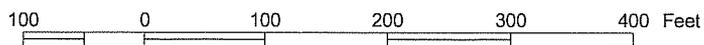
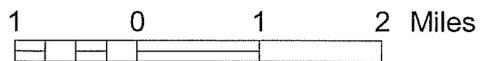
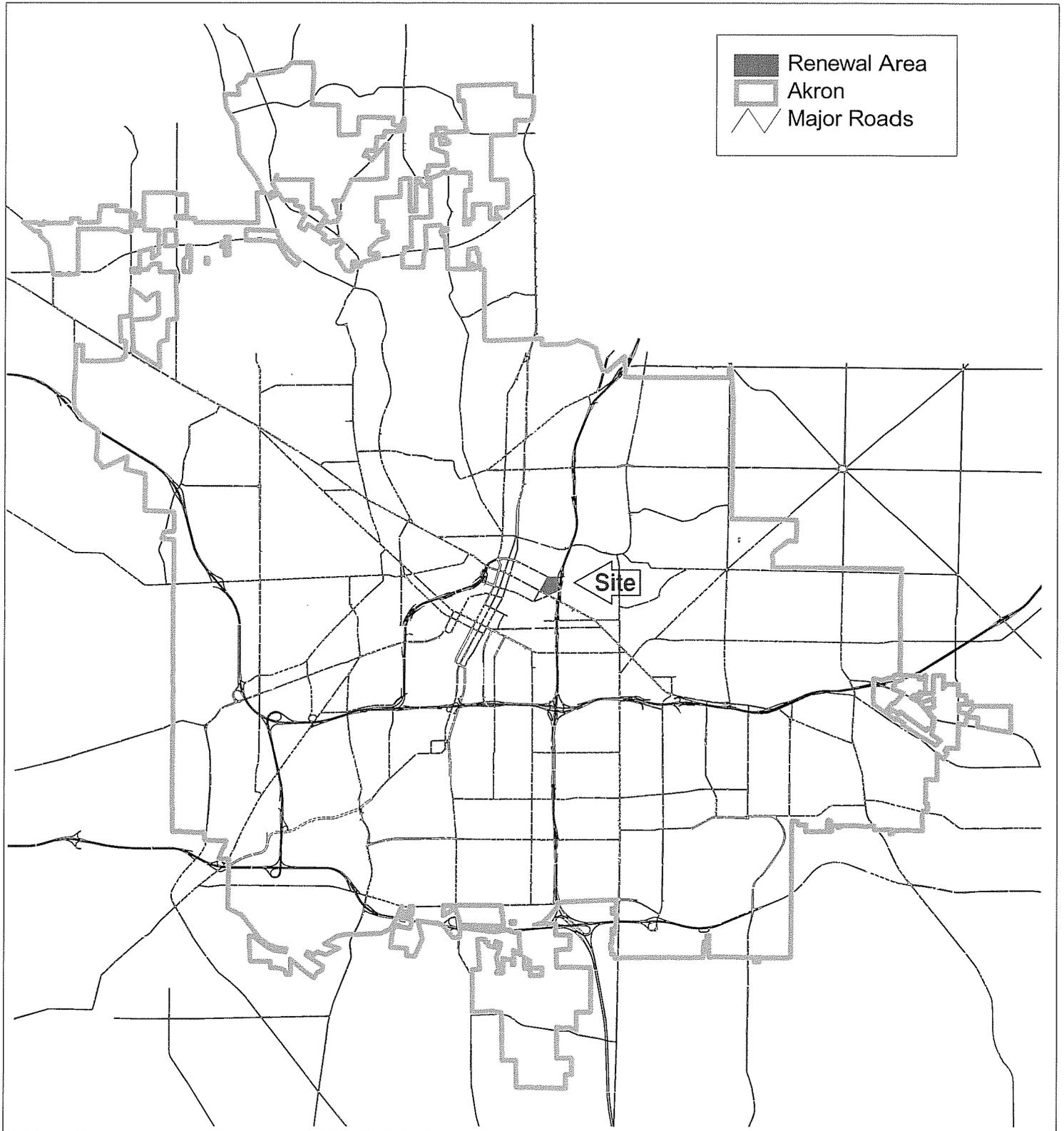


Exhibit 5A
Market-Forge
Urban Renewal Area

Aerial View

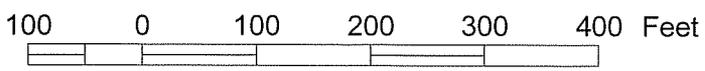


Map 1
Market-Forge Urban Renewal Area
Area Location

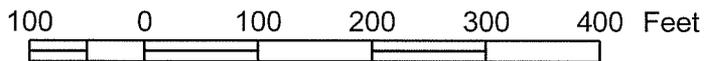
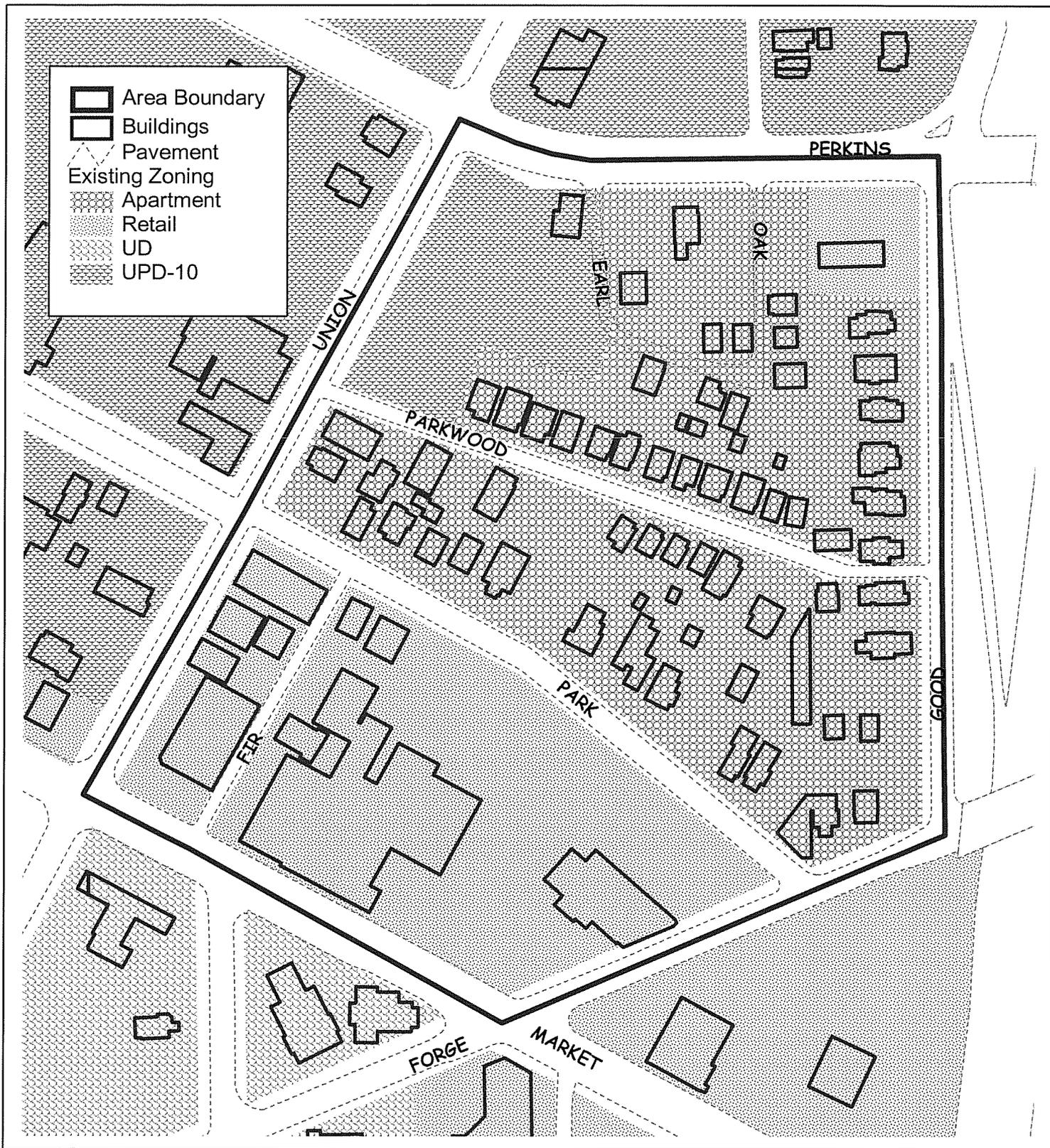


Map 2 Market-Forge Urban Renewal Area Area Boundary

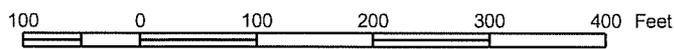
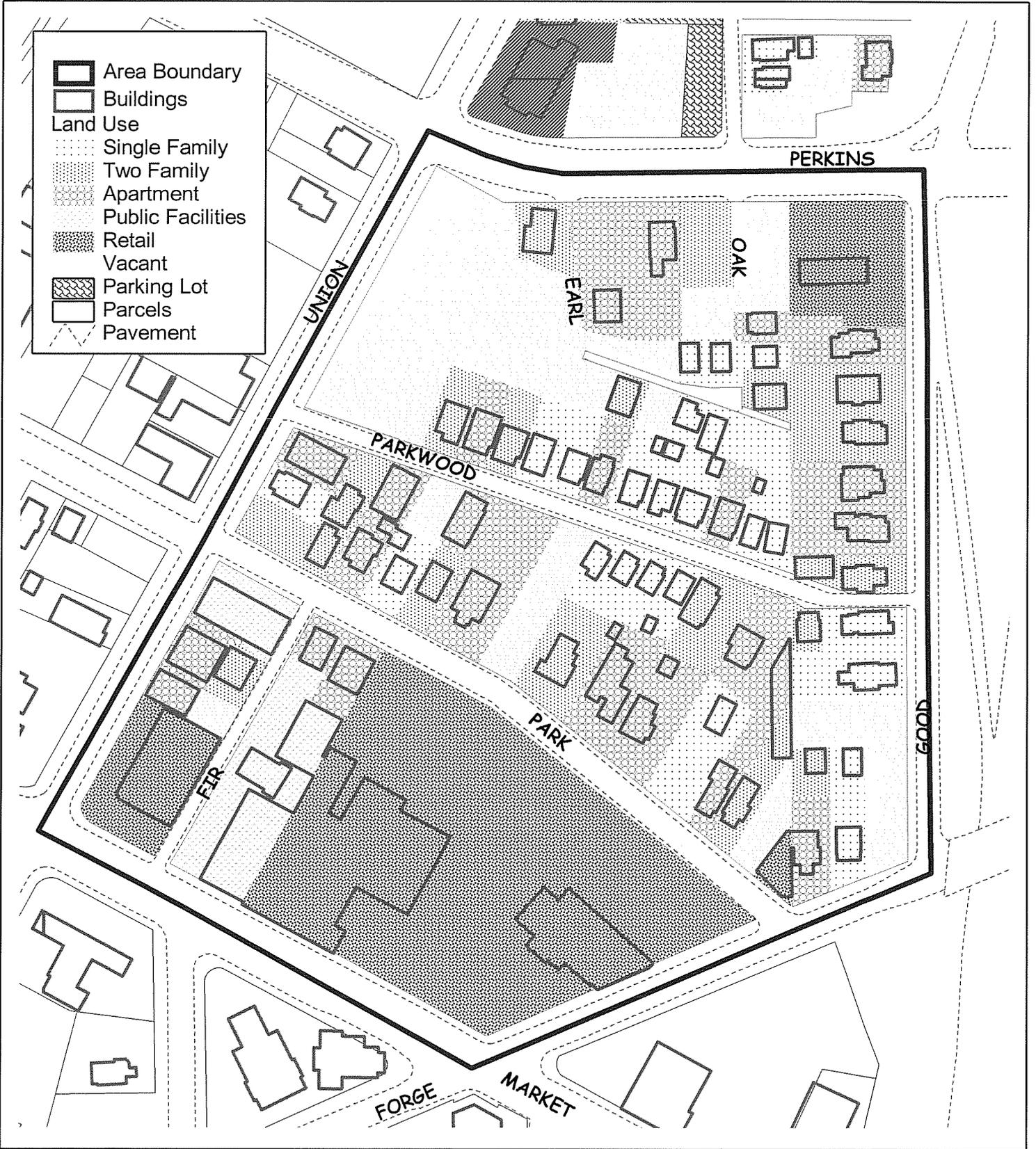
- Area Boundary
- Parcels
- Buildings
- Pavement



Map 3
 Market-Forge Urban Renewal Area
 Existing Zoning



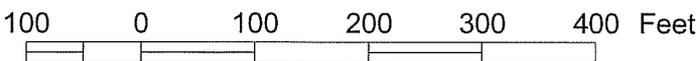
Map 4
 Market-Forge Urban Renewal Area
 Existing Land Use



Map 5
Market-Forge Urban Renewal Area
Proposed Zoning

Legend:

- Area Boundary
- Parcels
- Pavement
- Proposed Zoning
- U-4 Commercial



Map 6
 Market-Forge Urban Renewal Area
 Properties To Be Acquired

 Area Boundary
 Acquisition
 yes
 no
 Pavement

