

MARKET-MAPLE

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



City of Akron, Ohio

Department of Planning and Urban Development

November 2000

Market-Maple Area Urban Renewal Eligibility Report

TABLE OF CONTENTS

	Page
I. Project Introduction.....	1
II. Purpose of this Report.....	2
III. Development Area Report.....	3
A. General Location of Renewal Area.....	3
B. Boundaries of Renewal Area.....	3
C. General Description of Renewal Area.....	3
D. Area Zoning.....	4
E. Property Ownership.....	4
F. Existing Land Use.....	5
G. Building and Property Conditions.....	5
IV. Eligibility Criteria and Determination.....	9

Market-Maple Area Urban Renewal Plan

TABLE OF CONTENTS

	Page
I. Location of the Market-Maple Urban Renewal Area.....	11
II. Statement of Development Objectives to be Achieved by the Project.....	11
III. Types of Proposed Renewal Actions.....	13
IV. Land Use Plan.....	14
V. Project Proposals.....	17
VI. Other Provisions.....	18
VII. Other Development Provisions.....	19

APPENDIX

		Page
Exhibit 1:	Boundary Description	21
Exhibit 2:	Evaluating Building Conditions	22
Exhibit 3:	Market-Maple Area Property Conditions	26

MAPS

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

I. Project Introduction

The Market-Maple Urban Renewal Area Eligibility Report consists of a compilation of factors contributing to the eligibility of this area (hereinafter called "Study Area") as a "blighted and deteriorated area" under the provisions of Chapter 725 of the Ohio Revised Code (ORC). A survey of existing conditions was undertaken to determine the degree of deterioration within the area and whether conditions of "blight" exist.

Data was collected via the following methods:

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

After thorough examination of the above data, we find, as of October, 2000, sufficient evidence to declare the entire Market-Maple Urban Renewal Area a "blighted area" under the provisions of Chapter 725 of the Ohio Revised Code (ORC).

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

- ◆ 76 of the 104 principal structures in the Market-Maple Study Area were rated as deficient or substandard (76%). This includes 46 of the 54 residential structures (85%) and 30 of the 50 non-residential structures (60%);

- ◆ 8 of the 104 principal structures in the Market-Maple Study Area were rated substandard (8%). This includes 6 of the 54 principal residential structures (11%) and 2 of the 50 principal non-residential structures (4%);
- ◆ All of the 38 single family homes in the Market-Maple Study Area are located in areas zoned for apartment, retail, or industrial development;
- ◆ Thirty-three of the 54 residential structures in the Market-Maple Study Area are on lots exhibiting at least one condition associated with overcrowding;
- ◆ The existence of unsanitary and unsafe conditions at specific locations within the Study Area, and the existence of conditions which would endanger life or property by fire and other causes;
- ◆ Faulty lot layout in relation to accessibility and use;
- ◆ Property ownership and parcel configuration which is not conducive to development.

II. Purpose of this Report

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

If the Study Area meets the standards of a 'blighted area' as set forth in Chapter 725 of the Ohio Revised Code, a Renewal Plan will be developed in order to address blighting conditions and facilitate the expansion of existing businesses or the influx of new businesses into the project area.

The Renewal Plan proposals will be based on planning objectives for the City of Akron as expressed in the General Plan and Workable Program of the City of Akron. The General Plan provides for the redevelopment of the Study Area in a way which will promote the public health, safety, morals and welfare.

III. Development Area Report

A. General Location of Renewal Area

The specific area designated for study is the Market-Maple Urban Renewal Area, located immediately northwest of downtown Akron in Summit County, Ohio (see Study Area Location Map 1).

B. Boundaries of Renewal Area

The Market-Maple Urban Renewal Area is located immediately northwest of downtown. It is generally bounded north of West Market Street by the rear property line of the parcels on the north side of North Street to the north, the Ohio and Erie Canal on the east, and Valley Street on the west. South of West Market Street, it is generally bounded by Maple Street on the east, Valley Street on the west, and the rear lot line of parcels on Crosby Street or the centerline of Myrtle Place. A detailed boundary description is set forth in the Exhibit 1 (see also Project Boundary Map 2).

C. General Description of Renewal Area

The Market-Maple Urban Renewal Area contains educational, retail, commercial and industrial uses as well as scattered residential properties. Although the Urban Renewal Area historically had a substantial number of residential properties, most of them have been acquired and/or demolished, and land-banked by businesses. Consequently, Market-Maple is no longer a viable residential area, and many vacant parcels are potentially available for retail, commercial and institutional redevelopment.

Market-Maple contains 36 businesses, 38 single-family residences, 8 two-family residences, 9 multi-family residences, 1 public and 1 private school, and an electrical substation. Both the Cuyahoga Valley Scenic Railroad and the Wheeling & Lake Erie Railroad have separate, roughly parallel, east-west rights-of-way through the area north of Division Street. A site survey conducted during fall of 2000 reveals that a sufficient percentage of structures in the Market-Maple Urban Renewal Area have deficiencies (environmental, structural and/or functional) warranting a determination of blight.

A large number of parcels of less than 3,500 square feet, and land assembly challenges posed by diverse ownership, also hamper business investment and expansion. Development is also restricted by the presence of two railroad lines intersecting the property, dead-end or one-lane streets, and steep topography. These issues cannot be collectively addressed without the involvement of the City of Akron.

Social indicators suggest blight as well. The Market-Maple Urban Renewal Area is located in Census Tract 5074. According to 1990 Census data, the average household income in the Study Area is approximately \$17,428, compared to a City average of \$29,376. Forty percent of the persons in this area fall below the poverty level, compared to a City average of 20%. Only 34% of housing units are owner-occupied compared to a City average of 55%. The average owned home value in this area is approximately \$28,132, compared to the City average of \$53,293. Over 65% of the housing units in this area were constructed prior to 1939, compared to 41% city-wide. This combination of aging housing, lower incomes and incompatible uses have resulted in the gradual deterioration of the housing stock, as necessary repairs have not been adequately addressed.

The Urban Renewal Area would be a key link in the City of Akron's efforts to eliminate blight and to encourage economic and residential redevelopment near to the Central Business District, the Highland Square Redevelopment Area, and the Ohio and Erie Canal Reconstruction and Heritage Corridor.

D. Area Zoning

A number of zoning designations exist, including numerous instances of spot zoning. This would complicate future attempts to redevelop the area. For a detailed map, see Existing Zoning Map 3 in the Appendix.

E. Property Ownership

The 349 tax parcels in the Study Area are owned by 130 different parties. The present parcel ownership and lot layout in the Market-Maple Area is not conducive to the expansion of existing businesses. Land assembly for expansion by area businesses has been hampered by the diversity of owners.

F. Existing Land Use

There are 146 vacant parcels within the boundary, out of a total 349 parcels.

Existing land uses within the Urban Renewal Area include vacant land, commercial, retail, office, educational, public facility, and residential uses. A private school and a public school are located within the boundary.

The Market-Maple Urban Renewal Area contains 104 principal buildings. The following breakdown identifies structures by land use categories.

<u>Land Use</u>	<u># of structures</u>	<u>% of Total</u>
Single Family Residential	38	37%
Two-Family Residential	8	8%
Multi-Family Residential	9	9%
School	2	2%
Office	5	5%
Retail	18	18%
Commercial	23	23%
Industrial	1	1%

See Existing Land Use Map 4 in the Appendix.

G. Building and Property Conditions

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

1. Structural Conditions

a. Evaluation Criteria

Buildings were rated as sound, deficient or substandard. The classification of each building was based on a point scale, with a distinction being made between critical structural elements (foundation, walls and roof) and non-critical structural elements (chimney, porch, steps, doors, windows, eaves, gutters and paint). See Exhibit 2: Evaluating Building Conditions in the Appendix for a detailed explanation of the rating criteria.

1) Sound Building

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

2) Deficient Building

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

- b) Not more than four defects in non-critical structural elements.

3) Substandard Building

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

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

- c) At least five defects in non-critical elements.

Based upon the above criteria, of the 54 residential structures in the Market-Maple area, 9 were rated sound

(17%), 39 were rated deficient (72%), and 6 were rated sub-standard (11%). Of the 50 non-residential structures, 18 were rated sound (36%), 30 were rated deficient (60%), and 2 were rated sub-standard (4%).

In total, 8 of the 104 principal structures in the Market-Maple area were rated sub-standard (8%), 68 were rated deficient (65%), and 28 were rated sound (27%).

2. Environmental Conditions

The Market-Maple area was surveyed to identify deficiencies such as incompatible land uses, overcrowding, the presence of obsolete buildings, and inadequate parking on a parcel by parcel basis, all of which can cause an area to be blighted. In the Market-Maple area, many of these conditions have impacted the growth potential of area businesses.

a. Incompatible Land Use

The remaining single family homes in the Market-Maple area are scattered throughout the area, making the provision of public services difficult and expensive. There are also densely built homes as courtyards south of Market.

All of the residential units within the Market-Maple area are located in areas zoned for retail, apartment or commercial use. No businesses in the Market-Maple area are located in single-family zoned areas.

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.

By these criteria, 28 of the 54 residential structures (52%) in the Market-Maple area are located on overcrowded lots. Twenty-two of these residences (41%) are located on lots of less than 35,000 square feet. Over half of the residential structures in the Market-Maple area are on lots exhibiting at least one condition associated with overcrowding.

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.

By these criteria, of the 54 principal residential structures located in the Market-Maple area, 6 require extensive improvements to maintain or acquire a sound rating or cannot provide basic facilities without major improvements.

Two of the 50 non-residential principal structures in the Market-Maple area meet the definition of obsolete based on their structural condition. These are mixed-use properties at 343-345 and 246 West Market. They are also negatively impacted by poor structural layouts. Three additional commercial structures in the Market-Maple Area including US Office Products at 183 West Market, A-1 Office Products at 211 West Market, and Costigan's Warehouse at 249 West Market, negatively impact the area through their substantial massing and minimal setbacks in relation to the streetscape.

d. Other Blighting Influences

Other blighting influences include vacant structures, mixed use structures, lots with inadequate parking or inadequate loading, lots not situated on public streets or lots exhibiting a lack of general maintenance. Drive-by inspections revealed that over 20 lots in the project area exhibit a lack of general maintenance, evidenced by deteriorating structural conditions, trash, debris, rusted barbed wire fencing, etc.

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

III. **Eligibility Criteria and Determination**

The information presented in the above sections of this study, and in the attached appendices, are adequate to support the finding that the Market-Maple Renewal Area is a "blighted area" as defined in Chapter 725 of the Ohio Revised Code.

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

- ◆ A substantial number of deficient or substandard properties exist within the Market-Maple area. Of the 104 principal structures in the Market-Maple area, 77 were rated as deficient or substandard (74%). This includes 45 of the 54 residential structures (83%) and 32 of the 50 non-residential structures (64%);
- ◆ Eight of the 104 principal structures in the Market-Maple area were rated substandard (8%). This includes 6 of the 54 principal residential structures (9%) and 2 of the 50 principal non-residential structures (4%);
- ◆ Forty-six single or two-family homes in the Market-Maple area are located in areas zoned for apartment, retail or commercial

development. The dwindling number of such homes in a retail/commercial area adjacent to downtown makes public service provision difficult;

- ◆ Twenty-eight of the 54 residential structures in the Market-Maple area are on lots exhibiting at least one condition associated with overcrowding;
- ◆ Unsanitary and unsafe conditions exist at specific locations within the Study area, resulting in conditions which endanger life or property by fire and other causes;
- ◆ Faulty lot layout in relation to accessibility and use;
- ◆ Property ownership and parcel configuration which is not conducive to development.

These above stated conditions are found to substantially impair and arrest the sound growth of the municipality, retard the provisions of housing accommodations, or constitute an economic or social liability and are a menace to the public health, safety, morals or welfare of the Market-Maple Urban Renewal Area. Thus, conditions taken as a whole as of October, 2000, provide the basis for making a finding that the entire Market-Maple Renewal Area is a "blighted area" under the definition set forth in Chapter 725 of the Ohio Revised Code.

MARKET-MAPLE AREA URBAN RENEWAL PLAN

I. Location of the Market-Maple Urban Renewal Area

The Market-Maple Urban Renewal Area is located in the City of Akron, County of Summit, State of Ohio, and is bounded as shown on Map B and as described in Exhibit 1, attached. The Renewal Area consists of approximately 92 acres situated to the immediate northwest of the CBD. It is generally bounded north of West Market Street by the rear property line of the parcels on the north side of North Street to the north, the Ohio and Erie Canal on the east, and Valley Street on the west. South of West Market Street, it is generally bounded by Maple Street on the east, Valley Street on the west, and the rear lot line of parcels on Crosby Street or the centerline of Myrtle Place. A detailed boundary description is set forth in the Exhibit 1 (see also Project Boundary Map 2).

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 Market-Maple area; 2) to facilitate the expansion of existing businesses and the influx of new businesses into the Market-Maple area in order to create jobs and increase economic activity; 3) to support growth and development of educational and public facilities.

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

A. **Land Use Objectives**

Enhance the viability of the Market-Maple Urban Renewal Area by encouraging land uses which are compatible with the area's existing retail, commercial, educational, and public facility character:

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. Enable suitable redevelopment sites for the expansion of area businesses or uses compatible with the area.

3. Prohibit incompatible uses from locating in the project area and promote harmonious land use relationships between properties.
4. Encourage new retail and service development along West Market Street.
5. Support growth and development of facilities associated with St. Vincent-St. Mary High School.

B. Environmental Objectives

Develop an attractive and visually improved environment:

1. Support Ohio and Erie Canal Corridor and Cascade Locks Park development.
2. 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.
3. Implement redevelopment which will prevent blighted conditions from recurring which are harmful to persons within, adjacent to, and who pass through the Renewal Area.
4. Through development guidelines, develop attractive, well-landscaped and lighted facilities which improve the appearance of the Market-Maple Urban Renewal Area.

C. Public Improvements Objectives

1. Upgrade the public infrastructure as necessary within the project area.
2. Create an attractive, modern arterial street along West Market Street in keeping with its status as the major east-west arterial through Akron.

D. Circulation Objectives

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

2. Ensure efficient ingress and egress points for commercial traffic accessing the Market-Maple Urban Renewal Area.
3. Reduce parking conflicts among different uses or businesses.
4. Find solutions to short, narrow, or dead-end streets which impede circulation through the area.
5. Provide for an improved pedestrian environment especially around the high school.

E. Economic Objective

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

1. Remove blighting conditions and thereby encourage investor confidence in the Market-Maple Urban Renewal Area.
2. Provide for redevelopment which will provide jobs for Akron area residents, especially residents of the immediate area and the nearby Enterprise Community.
3. Add to the inventory of commercial businesses in Akron, improving the tax base and diversity of the local economy.
4. Provide support for the maintenance and expansion of the automobile dealers in this area.
5. Encourage private investment in property to upgrade the general appearance.

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 supporting commercial, retail, office, educational and public facilities. 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-Maple 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 Chapters 153.101 (U1, Dwelling Districts), 153.106 (UG Government Use), 153.107 (U3 Retail Business), and 153.108 (U4 Commercial), of the Akron Zoning Code.

B. Zoning

1. Existing Zoning Map

The existing zoning for the Market-Maple Urban Renewal Area is a combination of Apartment, Retail, Commercial and Ordinary Industry. Map 3 indicates existing zoning.

2. Proposed Zoning

It is proposed that the area be zoned Dwelling District (U1), Retail (U3), Commercial (U4), and Government (UG), as found in Chapters 153.101, 153.106, 153.107, and 153.108 of the Akron Zoning Code and as indicated on Map 5. Changes in zoning are indicated on Map 6.

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-Maple 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 concrete curbs installed around the perimeter and include landscaped traffic control islands, if necessary. Parking should be located at the side or rear of buildings.

2. Outdoor Advertising Displays

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

3. On-Premise Exterior Signs

The following guidelines apply to all exterior signage in the Market-Maple Urban Renewal Area.

- a. Building mounted signage shall be for business identification only.
- b. Ground mounted signs shall be for one business only. If multiple businesses are on site, the sign shall be for project identification only.
- c. All signage materials shall be compatible with building materials and colors.
- d. Mechanically moving signage or flashing lights shall be prohibited.
- e. A sign may not project above the roof of a structure to which it is affixed.
- f. 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 on West Market Street

5. Building Materials

All building materials shall be split face block or brick.

6. Positioning of Primary Buildings

Minimum building setback from public streets shall be two times the building height or be at the street frontage on West Market Street. Building service areas should not be visible from public streets.

7. On Site Trash Storage

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

8. Access

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

9. Landscaping

At a minimum, 30% of the site available for development shall be non-paved and the non-building area suitably landscaped

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.

Existing businesses in the Market-Maple Urban 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-Maple Area.

The voluntary design objectives are:

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

V. Project Proposals

A. Land Acquisition

1. Identification of real property proposed to be acquired:

Conditions of blight, deterioration and/or incompatible land use will be eliminated through clearance and redevelopment in order to meet development objectives. Specific properties will be identified as development proposals are received and reviewed.

2. 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-Maple 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 site plans and building plans to the City of Akron, Department of Planning and Urban Development. Urban Design and Historic Preservation Commission shall review and Planning Commission shall approve these plans prior to commencement of construction to determine compliance of such plans with the Renewal Plan. It is expressly understood that approval of any plans by the City of Akron applies to any and all features shown thereon; and that any subsequent additions, deletions, or other modifications thereof are required to be submitted by the developer before construction of such modifications can begin.
2. The Redeveloper shall commence rehabilitation or new construction on land acquired by the City and conveyed to the Redeveloper within 12 months after conveyance.
3. The Redeveloper shall agree that no covenant, agreement, lease conveyance or other instrument relating to the property shall be effected or executed on the basis or race, creed, color, sex or national origin in the sale, lease, use or occupancy thereof.
4. The Redeveloper shall maintain the structure and facilities in accordance with all codes and ordinances of the City of Akron.

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 Plan provides for

the redevelopment of the project area in a manner which will promote the public health, safety, and welfare. Its proposals will enable Akron to retain key institutions such as St. Vincent-St. Mary High School, as well as vital businesses such as auto dealerships, and expand employment opportunities. The Plan will complement City of Akron redevelopment efforts for West Market Street, a prime retail and commercial arterial, and assist in the elimination of blight in an important area near the Central Business District, the Highland Square Redevelopment Area, and the Ohio and Erie Canal and Heritage Corridor. A conceptual plan for the proposed Cascade Locks Park identifies proposed recreational, housing and retail activities along the Ohio and Erie Canal area to the east of the Urban Renewal Area from Lock 10 to Lock 15. Lock 15, immediately north of the northeast boundary, is the site of the restored Mustill Store and Mustill House.

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

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

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

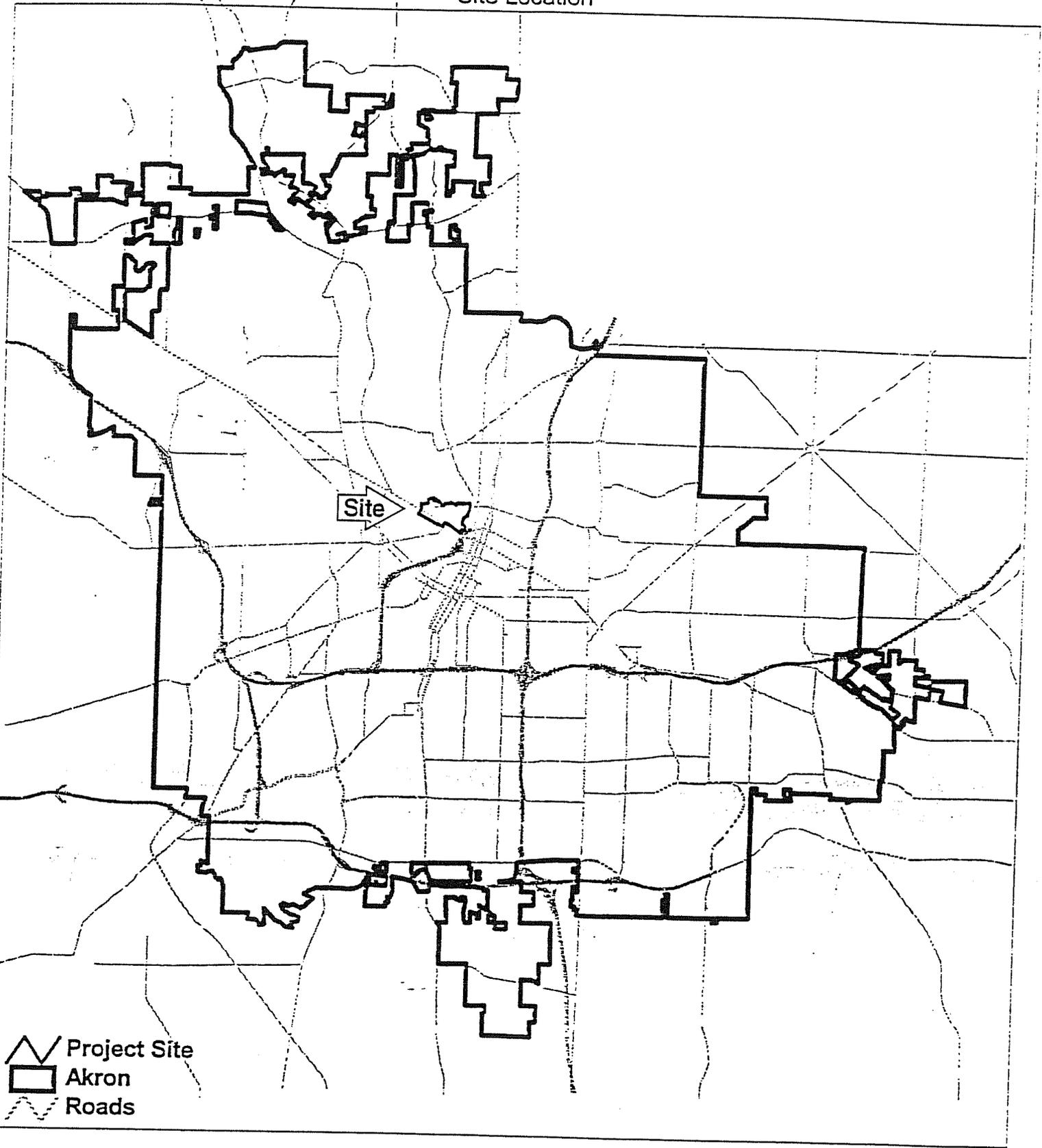
practice of discrimination based on race, creed, color, sex, or national origin.

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.

Map 1
Market-Maple Urban Renewal Area

Site Location



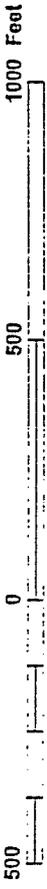
2 0 2 4 Miles



Map 2
Market-Maple Urban Renewal Area
Area Boundary



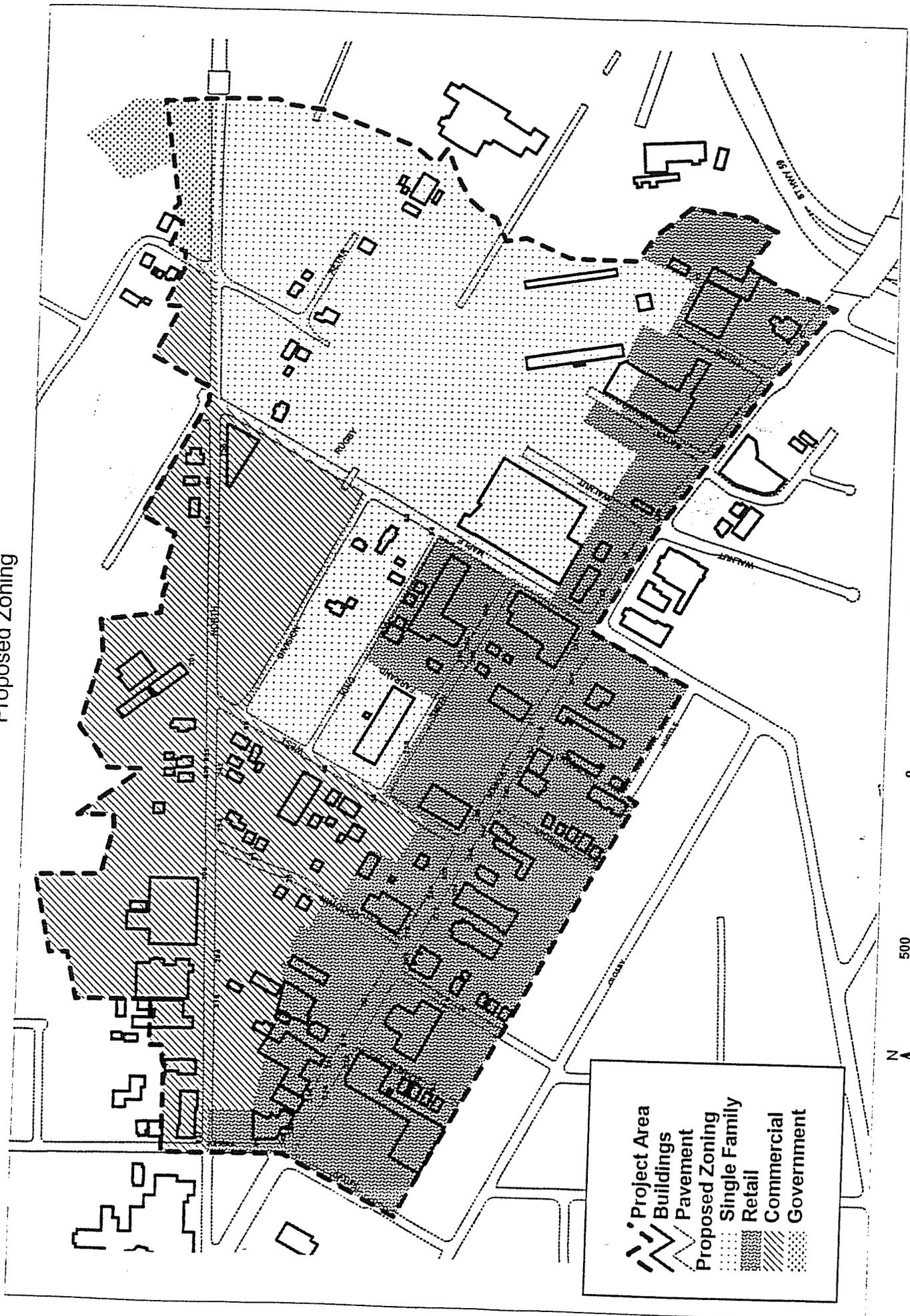
Project Area
Buildings
Railroad
Pavement
Parcels



N



Map 5
 Market-Maple Urban Renewal Area
 Proposed Zoning



	Project Area
	Buildings
	Pavement
	Proposed Zoning
	Single Family
	Retail
	Commercial
	Government



Map 3
Market-Maple Urban Renewal Area
 Existing Zoning

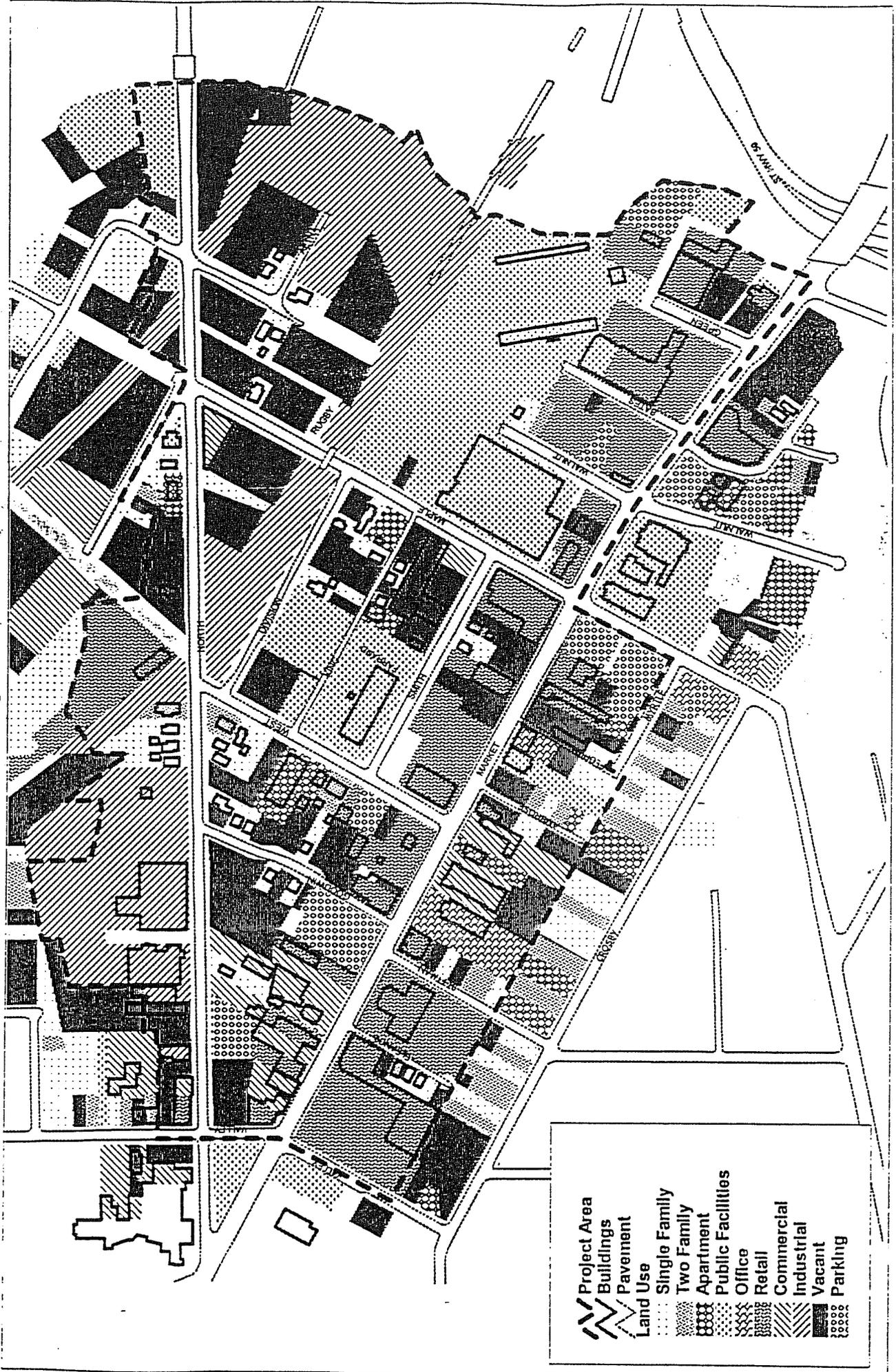


- Project Area
- Buildings
- Pavement
- Zoning
- Single Family
- Apartment
- Retail
- Commercial
- Ordinary Industry
- UPD 27
- UPD 40



Department of Planning and Urban Development
 City of Akron, OH

Map 4
 Market-Maple Urban Renewal Area
 Existing Land Use



- Project Area
- Buildings
- Pavement
- Land Use
- Single Family
- Two Family
- Apartment
- Public Facilities
- Office
- Retail
- Commercial
- Industrial
- Vacant
- Parking

1000 Feet
 500
 0
 500
 N

Market-Maple Renewal Area Proposed Zoning Changes



EXHIBIT 1
Market-Maple Renewal Area Boundary Description

Beginning at the intersection of the north right-of-way line of West North Street and the western bank of the Ohio and Erie Canal.

Thence south along the west bank of the Ohio and Erie Canal to a point being the intersection of the centerline of West Market Street and the west bank of the Ohio and Erie Canal.

Thence west along the centerline of West Market Street to a point being the intersection of the west right-of-way line of Maple Street.

Thence south along the west right-of-way line of Maple Street feet to the north right-of-way line of Myrtle Place.

Thence west along the north right-of-way line of Myrtle Place to the east right-of-way of Florida Place.

Thence south along the east right-of-way of Florida Place approximately 50 feet to the rear lot line of parcels addressed on Crosby Street.

Thence west to the centerline of Valley Street.

Thence north along the centerline of Valley Street to a point being the rear lot line of parcels fronting on the north side of North Street to a point being the centerline of Tarbell Street.

Thence southeast along the south right-of-way of Tarbell Street to a point being the intersection of the north right-of-way of West North Street and the east right-of-way of North Maple Street.

Thence northeast along the rear property line of the parcels fronting on West North Street and the Ohio Canal and to the point of origin on the west bank of the Ohio and Erie Canal.

EXHIBIT 2

Evaluating Building Conditions

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

A. Critical Structural Elements

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

1. Foundation

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

2. Exterior Walls

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

3. Roof

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

B. Non-Critical Structural Elements

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

1. Chimneys and Flues

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

2. Exterior Porches

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

3. Exterior Stairs

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

4. Exterior Doors

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

5. Windows

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

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

6. Eaves and Trim

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

7. Garage

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

Summary of Market-Maple Urban Renewal Area Deficiencies

Parcel Address	Land Use	Yr Built	Classification - Exterior	Rating	Comments	Overcrowding	Blighting Influences
6700547 33 Goodwin St	Vacant			Sound			
6700548 Goodwin St	Vacant			Sound			
6701956 N Maple St	Vacant			Sound			
6701965 West St	Residential	1981	Residential	Deficient	Garage for sf residence immediately north. Needs paint.		
6702378 201 Myrtle	Public Facilities			Sound	St.V parking lot concrete good condition		
6703167 202 Smith St	Residential	1906	Residential	Deficient	House and garage need painting; less than 10 ft setback	Lot L.T. 3500 SQ. FT.	
6703386 313 W North	Commercial	1941	Commercial	Sound	Parcel is part of Gusmer Admiral Complex - GA bldg partially on it (see 6760153)	Non. Res. G.T. 70% Coverage	
6703387 313 W North	Commercial	1941	Commercial	Sound	Commercial bldg		
6703886 97 N Maple	Vacant			Sound	Vacant, mowed		
6704283 W Market	Residential		Residential	Deficient	Rear asphalt parking lot for 6704285. Asphalt has some cracks. Also, 10-bay garage - 2 units show rotting and deterioration above garage doors.		Lack of General Maintenance

Parcel Address Land Use Yr Built Classification - Exterior Rating Comments

Overcrowding Blight/Influences

Parcel Address	Land Use	Yr Built	Classification - Exterior Rating	Comments	Overcrowding	Blight/Influences
6704285	264 W Market St Residential	1919	Deficient	3 sty brick apt bldg. Generally good maintenance, but some foundation seepage.		
6704872	260 W North Vacant		Deficient	Weeds, unmowed	Lot L.T. 3500 SQ. FT.	
6705863	207 Myrtle Residential	1918	Deficient	4-19 unit bldg. Bldg needs cleaning. Wall sagging under front window. Sagging doors, windows. Doors, windows, eaves and gutters need paint. Basement window missing.		
6705933	339 W Market St Retail	1915	Deficient	Mixed use row building needs paint, cleaning.		
6706017	77 Wood St Commercial	1959	Sound	Building in good condition but needs to be cleaned. Illegal residential use - trailer in rear		
6706697	156 W North St Commercial	1940	Deficient	Vacant warehouse; also formerly used as garage		Vacant
6707765	31 Bittman St Residential	1909	Sound	Very well-maintained.	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6707766	27 Bittman Residential	1909	Deficient	Steps aren't sturdy - single board. Shingles curling at edge of roof. Poor maintenance.	Lot L.T. 3500, conversion to multi-	Poor Street Alignment, Width or Heavy Traffic
6708112	N Walnut St Vacant		Sound		Lot L.T. 3500 SQ. FT.	
6708117	Green St Public Facilities		Sound	Part of St V Stadium		
6708158	S Maple Public Facilities		Sound	Parking for St V elementary school		
6708165	N Maple Vacant		Sound			

Parcel Address LandUse Yr Built Classification - Exterior Rating Comments

Overcrowding Blight/Influences

Parcel	Address	LandUse	Yr Built	Classification - Exterior Rating	Comments
6708166	N Walnut St	Vacant		Sound	
6708167	Walnut St	Public Facilities		Sound	
6708170	15 N Maple	Public Facilities		Sound	Parking
6708171	N Walnut St	Vacant		Sound	
6708172	N Maple St	Public Facilities		Sound	Parking
6708173	15 N Maple	Public Facilities	1973	Sound	Gym/St. V
6708174	N Maple	Vacant		Sound	
6708175	N Maple	Public Facilities		Deficient	Unpaved parking Lot L.T. 3500 SQ. FT.
6708176	N Walnut St	Vacant		Sound	
6708178	35 N Bates St	Public Facilities		Sound	
6708337	294 W North St	Vacant		Substandard	Brush pile of rocks and rubble Poor Street Alignment, Width or Heavy Traffic
6708898	West St.	Public Facilities		Deficient	Asphalt parking lot behind school. Uneven level, cracks, loose material.

Parcel	Address	LandUse	Yr Built	Classification - Exterior Rating	Comments	Overcrowding	Blighting Influences
6708949	King Ct	Public Facilities		Sound	Parking/asphalt	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6708950	King Ct	Public Facilities		Sound	Parking/asphalt	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6708951	King Ct	Public Facilities		Sound	Parking/asphalt	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6708952	King Ct	Public Facilities		Sound	Parking/asphalt	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6709338	208 Smith St	Residential		Deficient	Worn siding, walls windows need paint.	Lot L.T. 3500 SQ. FT.	Lack of General Maintenance insufficient
6709608	193 W North St	Vacant		Sound			
6709921	342 W Market	Retail		Sound			
6709922	342 W Market	Retail		Sound			
6709923	342 W Market	Retail		Sound			
6709924	324&328 W Mark	Retail		Deficient	Autosales parking lot - asphalt has cracks		
6709933	215 Myrtle	Residential	1912	Substandard	Shingles loose 3rd sty wall of house. Roof shingles loose or bare on edges, steps, gutters sagging. Three critical deficiencies.	Less than 10 FT. Setback	
6709958	Smith St	Vacant		Sound			

Parcel Address Land Use Yr Built Classification - Exterior Rating Comments

Parcel	Address	Land Use	Yr Built	Classification - Exterior Rating	Comments	Overcrowding	Blight Influences
6709967	205 W Market	Vacant		Sound			
6711264	Smith St	Vacant		Sound			
6711850	23 Ambrose Ct	Residential	1899	Substandard	Sagging porch, steps, eaves & gutters. Cracks, holes, rotting, loose crumbling materials in walls. Walls inadequate protection. Walls, doors, windows need paint. Missing windows, eaves, gutters. High weeds in front.	Lot L.T. 3500 SQ. FT., also < 10 ft	Vacant. Poor street width.
6712579	349 W Market	Retail	1947	Deficient	Brick building needs cleaning. Doors and windows need painting.		
6712580	W North St	Vacant		Deficient	Gravel parking; holes, uneven		
6712581	W North St	Vacant		Deficient	Gravel parking. Holes, uneven.		
6713291	38 Goodwin	Residential	1909	Substandard	Windows, roof, eaves & gutters sag. Missing roof material, gutters..	Lot L.T. 3500 SQ. FT.	
6714506	34 Eleanor Terra	Vacant		Deficient	Weeds and brush	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6715639	West St	Vacant		Sound	Vacant - mowed		
6715640	West St	Residential		Deficient			
6715641	46 West St	Residential	1965	Deficient	Brick apt. bldg. Needs cleaning.		

Parcel Address **Land Use** **Yr Built** **Classification - Exterior Rating** **Comments** **Overcrowding** **Blind Inconveniences**

6720906	44 Goodwin St	Vacant		Deficient	High weeds		Lot L.T. 3500 SQ. FT.
6721667	200 W Market	Retail	1958	Deficient	Front parking lot and entryway cracked.		
6721668	200 W Market	Retail		Deficient			
6721669	200 W Market	Retail		Deficient			
6721951	N Maple	Vacant		Sound	Wooded		
6722011	197 King Ct	Residential	1904	Substandard	Needs paint. Mismatched siding material. Loose boards on walls. Sagging porch and roof.		Lot L.T. 3500 SQ. FT.
6722227	268 W North St	Vacant		Substandard	Broken glass, weeds, derelict car parked - no parking lot		
6722679	115 N Maple	Vacant		Sound	Vacant, mowed, some trees		Lot L.T. 3500 SQ. FT.
6722934	347 W Market	Retail	1900	Deficient	Needs windows painted, cleaning, new doors		Lot L.T. 3500 SQ. FT. Inadequate Parking, mixed use
6723205	331 W Market	Commercial		Sound	Part of Fussy Cleaners Complex		
6723206	319 W North	Commercial		Sound	Paved parking		
6723207	North St	Commercial		Sound			

Parcel Address Land Use Yr Built Classification - Exterior Rating Comments

Overcrowding Blight Influences

Parcel	Address	Land Use	Yr Built	Classification	Exterior Rating	Comments
6723208	W North St	Retail			Sound	
6723209	323 W Market	Commercial	1944		Sound	Fussy Cleaners retail store and central cleaning plant
6724814	W North	Vacant			Deficient	Gravel parking. Holes; uneven
6724963	45 Goodwin St	Residential	1899		Sound	Brick one-family well-maintained; only defect is leaning retaining wall Lot L.T. 3500 SQ. FT.
6725020	190 King Court	Vacant			Sound	
6726562	259 W Market	Retail	1941		Sound	Budget Rent-a-Car Office
6726571	26 West St	Commercial			Sound	Unightly barbed wire on top of fence
6726941	322 W Market	Vacant			Sound	
6727036	37 N Walnut St	Vacant			Sound	
6727500	W North St	Vacant			Sound	
6727985	37 N Walnut St	Vacant			Sound	Vacant bldg lot Lot L.T. 3500 SQ. FT.
6728494	W North St	Vacant			Deficient	Weeds and brush Lot L.T. 3500 SQ. FT.

Parcel Address Land Use Yr Built Classification - Exterior Rating Comments

Overcrowding Blight and Inefficiencies

Parcel	Address	Land Use	Yr Built	Classification - Exterior Rating	Comments	Overcrowding	Blight and Inefficiencies
6729020	243 W North St	Residential	1904	Sound	House in good repair		
6730458	133 N Maple	Vacant		Sound			
6730621	Aetna St	Vacant		Deficient	Brush		
6730622	N Walnut St	Vacant		Deficient	Wooded, brush		
6730638	N Walnut St	Vacant		Sound	Used by neighboring residence as parking & lawn		
6730640	Green St	Commercial		Deficient	Gravel parking, uneven retaining wall		
6731881	110 N Walnut	Residential	1889	Deficient	1880s house in fair condition; unsafe steps over ditch separating lot from street		Lack of General Maintenance
6732087	Ambrose Ct	Retail		Deficient	Gravel parking lot - needs grading, deep ruts	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6732283	242 W North St	Residential	1904	Deficient	Leaning porch with inadequate base.		
6733504	250 & 254 W Ma	Retail	1918	Deficient	Parking lot needs new asphalt layer. Parking in rear is gravel & rutted.		Mixed-use structure
6733819	204 Division St	Residential		Deficient	Driveway entrance for 192 Division cracked and broken on steep grade - dangerous exit to street		Poor Street Alignment, Width or Heavy Traffic
6733976	Smith St	Vacant		Sound			

Parcel Address Land Use Yr Built Classification - Exterior Rating Comments

Overcrowding Blight Influences

6734418 238 W North St Residential 1914 Deficient Unpainted plywood fence wrapped around porch.

6734419 176 W North St Vacant Sound

6735207 96 North Maple Vacant Deficient Brush

6735213 60 North St Vacant Sound City owned adjacent to canal - gravel & wooded

6735639 327 W North St Commercial 1946 Deficient Needs cleaned. Crack in sidewalk. Vacant

6735786 39 N Walnut St Vacant Sound Vacant bldg lot Lot L.T. 3500 SQ. FT.

6736539 W North St Vacant Deficient Grass, brush

6736963 26 Eleanor Terra Residential 1903 Deficient Piece of roof loose. Missing eaves and gutters. Porch roof tilts. Lot L.T. 3500 SQ. FT., less than 10' Poor Street Alignment, Width of Heavy Traffic

6737401 W North St Vacant Sound

6738613 197 Smith St Commercial 1986 Sound Warehouse

6738614 Smith St Vacant Sound

6738615 Smith St Vacant Sound Lot L.T. 3500 SQ. FT.

Parcel Address LandUse Yr Built Classification - Exterior Rating Comments Overcrowding Blight Influences

6738616	Smith St	Vacant		Sound		Lot L.T. 3500 SQ. FT.	
6738617	Maple St	Vacant		Sound			
6738676	16 Ambrose Ct	Vacant		Sound	Mowed.	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6738710	209 Smith St	Vacant		Sound			
6739711	51 Goodwin St	Residential	1909	Deficient	Poor maintenance. Needs walls and windows painted.	Lot L.T. 3500 SQ. FT.	Lack of General Maintenance
6740431	N Maple St	Vacant		Sound			
6741158	N Maple St	Vacant		Sound		Lot L.T. 3500 SQ. FT.	
6741333	20 Ambrose Ct	Residential	1909	Deficient	Needs some porch repair, paint and paint touchups.	Lot L.T. 3500 SQ. FT., < 10 ft setback	Poor Street Alignment, Width or Heavy Traffic
6742911	10 Ambrose Ct	Vacant		Sound	Mowed	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6743332	Wood St	Vacant		Deficient	Illegal parking on unsurfaced lot		
6743965	West St	Vacant		Sound	Vacant lot - some trees and brush, grass area mowed		
6743966	West St	Vacant		Sound	Vacant lot - some trees and brush, grass area mowed		

Parcel Address LandUse Yr Built Classification - Exterior Rating Comments

Parcel	Address	LandUse	Yr Built	Classification - Exterior Rating	Comments	Overcrowding	RightingInfluences
6745629	172 W North	Vacant		Sound			
6745686	103 N Maple	Vacant		Sound	Vacant, wooded	Lot L.T. 3500 SQ. FT.	Not on Public Street
6746816	Ambrose Ct	Retail		Deficient	Gravel parking lot. Needs grading - deep ruts.	Lot L.T. 3500 SQ. FT.	Lack of General Maintenance
6746817	Ambrose Ct	Vacant		Deficient	High weeds and brush	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6747613	265 W Market	Retail	1951	Deficient	Sign needs painting; front lot needs resurfaced		
6747658	33 N Walnut St	Vacant		Sound	Vacant bldg lot	Lot L.T. 3500 SQ. FT.	
6748949	18 Eleanor Terr	Residential	1908	Deficient	Porch roof poor condition. Gutters, walls need cleaned. Porch needs paint. Foundation of porch is wood and bows out. Less than 10' setback, conversion to multi-family	Lot L.T. 3500 SQ. FT.	Lack of General Maintenance
6748950	14 Eleanor Terr	Vacant		Sound	Mowed	Lot L.T. 3500 SQ. FT.	
6750199	222 W Market	Office	1968	Sound	BBB office		Non. Res. G.T. 70% Coverage
6750935	235 Smith St	Public Facilities		Sound			
6751571	286 W North	Vacant		Substandard	Brush, rubble		
6752038	W Market St	Vacant		Sound			

Parcel Address Land Use Yr Built Classification - Exterior Rating Comments

Overcrowding Blight Influences

Parcel	Address	Land Use	Yr Built	Classification - Exterior Rating	Comments
6752544	Aetna St	Industrial		Sound	
6753471	W North St	Industrial		Sound	RR r.o.w.
6753472	North St	Industrial		Sound	
6753475	W North St	Industrial		Sound	railroad right-of-way
6753885	272 W Market	Office	1923	Deficient	Teamsters' Bldg & lot. Lot needs new asphalt. Bldg needs cleaning, back eaves need paint.
6753889	249 W Market	Commercial		Deficient	Building needs to be cleaned. Some litter on grass area south of bldg. Gravel & asphalt parking lot cracked, needs cleaning, same with sidewalk in front. Broken windows in back.
6755494	King Ct	Vacant		Sound	
6757531	Division & North	Industrial		Sound	
6757532	Maple and Divisi	Industrial		Sound	
6757533	Maple and Divisi	Industrial		Sound	
6760153	305 W North	Commercial	1959-1982	Sound	Four building complex for Gusmer Admiral/lt mfg + office space
6800291	22 Florida Place	Residential	1900	Deficient	Porch foundation seeping Less than 10 FT. Setback Inadequate Parking

Parcel Address LandUse Yr Built Classification - Exterior Rating Comments Overcrowding Blight Influences

6800356	22 Eleanor Terra	Residential	1909	Deficient	Substantial renovation in process; still needs some windows replaced.	Lot L.T. 3500 SQ. FT.	
6800667	317 W Market	Commercial	1976	Deficient	Gravel parking uneven unsafe for this automotive garage; trash in rear behind fence visible from Market		
6801007	321 W Market	Commercial	1982	Deficient	Front parking lot uneven and cracked, plus storage area on side has a lot of debris.		
6801537	62 West St	Residential	1899	Deficient	Needs new siding; roof o porch bowed.		
6801689	204 King Ct	Residential	1922	Deficient	Well-maintained, but building settling unevenly, though foundation seems okay.	Lot L.T. 3500 SQ. FT.	
6801690	N Walnut	Vacant		Sound			
6801693	134 N Walnut	Vacant		Sound	Part wooded, part mowed. Chain link fence		
6802101	212 Division St	Residential	1884	Sound	House - sound condition - well-maintained		Poor Street Alignment, Width or Heavy Traffic
6802438	23 Bittman St	Residential	1907	Deficient	Lattice work on porch missing; porch tilting.	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6803186	N Walnut St	Vacant		Sound	Vacant, wooded		
6804043	W North St	Vacant		Sound			
6804271	221 W Market	Vacant		Deficient	Litter	Lot L.T. 3500 SQ. FT.	

Parcel Address	Land Use	Yr Built	Classification - Exterior Rating	Comments	Overcrowding	Blind In Influences
6804403 192 Division St	Residential		Deficient	Eaves, gutters in poor condition. Lot too small for house	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6804541 142 Aelna	Residential	1892	Deficient	Mismatched shingles on roof. Obsolete due to mixed use - old storefront attached to front of house - not currently in use		Mixed-use structure
6805636 41 Goodwin	Vacant		Sound	Mowed	Lot L.T. 3500 SQ. FT.	
6805646 199 + 1/2 King Ct	Vacant		Sound		Lot L.T. 3500 SQ. FT.	
6805989 28 Florida Pl	Residential	1900	Deficient			Inadequate Parking
6806289 N Walnut St	Vacant		Sound	Vac, wooded	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6806764 275 W Market	Retail	1928-1945	Sound		Non. Res. G.T. 70% Coverage	
6806765 275 W Market	Retail	1928-1945	Sound			
6806998 25 S Valley St	Vacant		Sound			
6807002 W North St	Vacant		Sound			
6807004 Valley St	Retail		Deficient	Parking lot could use new asphalt		
6807060 294 W North St	Commercial	1923	Deficient	Concrete building generally good condition, but set in unmowed lot with basement entry ramp that has no protective railing.		Vacant

Parcel Address Land Use Yr Built Classification - Exterior Rating Comments

Public Facilities Sound Sidewalk

Overcrowding Blighted Influences

Parcel	Address	Land Use	Yr Built	Classification	Exterior Rating	Comments
6807530	W Market	Public Facilities		Sound	Sidewalk	
6807533	143 W Market	Retail	1875	Deficient	Dangerous porch; no railing to separate from sidewalk at lower level. Norka Futon	Lot L.T. 3500 SQ. FT.
6808054	114 N Walnut St	Residential	1889	Deficient	Walls, doors, windows need paint. Wooden steps leading up slope poorly constructed and dangerous; dangerous bridge over ditch	Lack of General Maintenance
6808551	12-14 Florida Pl	Office		Sound	Asphalt parking lot for BBB. Good Condition	Lot L.T. 3500 SQ. FT.
6808552	24 Florida Place	Residential	1900	Deficient	Porch rail leans out.	Less than 10 FT. Setback
6808554	30 Florida Pl	Residential	1900	Deficient	Roof shingles loose. Porch bricks not all flush with surface.	Less than 10 FT. Setback
6808658	17 Bittman	Residential	1907	Deficient	Critical structural elements okay so far, but very poor general maintenance.	Lot L.T. 3500 SQ. FT. Poor Street Alignment, Width or Heavy Traffic Lack
6808958	W North St	Vacant		Sound		
6809478	N Maple St	Vacant		Sound	Vacant, trees, mowed	Lot L.T. 3500 SQ. FT.
6809890	246 W Market	Commercial	1932	Substandard	Mixed use concrete block commercial building attached to frame apartments. Both buildings vacant; front building had fire and closed by fire department. Apartment building had multiple serious deficiencies in virtually every category.	Lot L.T. 3500 SQ. FT. Vacant, mixed-use structure
6809893	246 W Market	Vacant		Substandard	Uneven gravel area w discarded railroad ties, other trash and debris. Also billboard on site.	Lot L.T. 3500 SQ. FT.

Parcel	Address	LandUse	Yr Built	Classification - Exterior Rating	Comments	Overcrowding	Blighting Influences
6810545	341 W Market	Retail	1905	Deficient	Bldg needs tuckpointing and cleaning		Mixed-use structure
6811531	N Maple St	Vacant		Sound	Vacant, mowed		
6811637	N Maple St	Vacant		Sound			
6811649	165 W North	Residential		Deficient	Doors and windows need paint. 3-family	Less than 10 FT. Setback	
6812056	191 W North	Vacant		Sound		Lot L.T. 3500 SQ. FT.	
6812057	189 W North	Vacant		Sound			
6812160	W North St	Vacant		Deficient	Grassy land used inappropriately for parking		
6813113	57 W North St	Parks and Recr		Sound			
6813448	Rugby Pl	Vacant		Sound	Vacant, wooded	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6814157	Smith St	Vacant		Sound		Lot L.T. 3500 SQ. FT.	
6814158	Smith St	Vacant		Sound		Lot L.T. 3500 SQ. FT.	
6814515	105 N Maple	Residential	1888	Substandard	One family 1888 residence; roof sagging, crumbling, needs painting, porch sagging		Lack of General Maintenance

Parcel Address Land Use Yr Built Classification - Exterior Rating Comments Overcrowding Blighting Influences

6814666	W North St	Vacant		Sound			
6815428	230 W Market	Office	1950	Sound			Inadequate Parking
6816124	11 Valley St	Retail		Deficient	Gravel, holes, uneven		
6816533	N Bates	Retail		Sound	Parking, Norka	Lot L.T. 3500 SQ. FT.	
6816722	30 Eleanor Terra	Residential	1903	Sound	Generally well maintained. Less than 10' setback	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6816909	177 W North St	Vacant		Sound		Lot L.T. 3500 SQ. FT.	
6816910	W North St	Vacant		Sound		Lot L.T. 3500 SQ. FT.	
6816911	W North St	Vacant		Sound			
6817453	127 Aetna	Vacant		Sound		Lot L.T. 3500 SQ. FT.	
6817473	N Walnut St	Vacant		Sound	Vac, wooded, steep		
6817476	N Walnut St	Vacant		Sound	Vac, wooded		
6817479	N Walnut St	Vacant		Sound	Vac, wooded		

Parcel Address LandUse Yr Built Classification - Exterior Rating Comments

Parcel	Address	LandUse	Yr Built	Classification - Exterior Rating	Comments	Blight Influences
6817666	290 W Market	Retail		Sound	VanDevere Bargain lot - concrete - good condition	
6817675	11 Bittman	Retail		Sound	VanDevere Bargain Car lot - concrete - good condition	
6818417	205 Smith St	Vacant		Sound		
6818619	175 W Market	Commercial	1929	Deficient	Cracked front asphalt parking lot	Inadequate Parking
6818636	122 W North	Vacant		Sound	Vacant, mowed	Lot L.T. 3500 SQ. FT.
6818637	W North St	Vacant		Sound	Vacant, mowed	Lot L.T. 3500 SQ. FT.
6818708	Goodwin St	Retail		Sound		
6818709	26 Goodwin	Retail		Sound	Parking lot/vehicle display for VanDevere	Lot L.T. 3500 SQ. FT.
6818710	Goodwin	Retail		Sound		
6818713	301 W Market	Office	1899	Deficient	Brick apartment bldg converted to office needs cleaning.	
6819382	166 & 168 W Nor	Vacant		Sound		
6821128	83 W North St	Vacant		Sound		

Parcel	Address	Land Use	Yr Built	Classification - Exterior Rating	Comments	Overcrowding	Blighting Influences
6821959	210 King Ct	Residential	1922	Deficient	Apartment building/brick 4 unit. Windows need paint. Porch roof material missing.	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6822788	25 Ambrose Ct	Residential	1899	Deficient	2 family brick house minor problems. 2nd floor porch edge needs painting	Lot L.T. 3500 SQ. FT. < 10 ft setback	Poor Street Alignment, Width or Heavy Traffic
6822832	35 Ambrose Ct	Residential	1926	Sound	Sofball-sized hole in foundation. Recent updates to gutters, siding, windows, door, paint. Very well-maintained.	Lot L.T. 3500 SQ. FT. < 10 ft setback	Poor Street Alignment, Width or Heavy Traffic
6822944	200 King Ct	Residential	1909	Sound			
6823054	159 W North St	Residential	1884	Deficient	Roof damage. Missing shingles.		
6823209	77 W Market	Retail	1920	Deficient	Sign, walls, doors, windows need paint	Lot L.T. 3500 SQ. FT.	
6823210	201 W Market	Vacant		Sound		Lot L.T. 3500 SQ. FT.	
6823363	Bittman St	Vacant		Sound	Mowed	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6826280	213 King Ct	Vacant		Sound	Vacant land	Lot L.T. 3500 SQ. FT.	Vacant
6826912	Smith St	Vacant		Sound			
6827232	343 & 345 W. Ma	Mixed Use *(Se 1905		Substandard	Building in poor condition. Rotting doors/windows. In adequate parking, loading, lack of general maintenance Walls, doors, windows need painting		Vacant
6828301	15 Ambrose Ct	Residential	1909	Deficient	Leaning porch.	Lot L.T. 3500, < 10ft setback SQ. FT.	Poor Street Alignment, Width or Heavy Traffic

Parcel Address **Land Use** **Yr Built** **Classification - Exterior Rating** **Comments** **Overcrowding** **Blighting Influences**

6829043	300 W Market	Retail		Sound	Cust. parking for VanDevere in good condition		
6829044	300 W Market	Retail	1949	Sound	VanDevere bldg good cond; front parking lot needs asphalt, rust on stair rails		
6829162	199 W Market	Vacant		Sound			
6830221	W North St	Retail		Sound	Paved parking Fussy Cleaners		
6830551	Wood St	Commercial		Deficient	Vacant land next to Radiator Rich used as patio. Illegal parking on unsurfaced area adjacent to street.		Inadequate Parking
6830552	Wood St	Commercial		Deficient	Unidentified drums dumped near street		Vacant
6830602	254 W North St	Residential	1909	Deficient	Basically good condition; doors, windows need paint		
6831638	239 W North St	Residential	1884	Deficient	House in process of major renovations/rehab. Stone on shingles worn.		
6832096	N Maple St	Vacant		Sound			
6832233	68 & 70 West St	Residential	1904	Deficient			
6832320	34 Goodwin St	Vacant		Deficient	Weeds		Lot L.T. 3500 SQ. FT.
6833542	121 N Walnut St	Residential	1894	Deficient	Mixed siding materials; windows and eaves need paint		

Parcel Address **Land Use** **Yr Built** **Classification - Exterior Rating** **Comments** **Overcrowding** **Blight Influences**

6833877	Aetna St	Vacant	Sound			
6833878	91 N Maple	Vacant	Sound	Vacant, mowed		
6834382	37 Goodwin St	Vacant	Sound	Mowed	Lot L.T. 3500 SQ. FT.	
6834383	West St	Vacant	Sound	Mowed	Lot L.T. 3500 SQ. FT.	
6834384	39 Goodwin	Vacant	Sound	Mowed	Lot L.T. 3500 SQ. FT.	
6834412	West St	Retail	Sound	Gravel parking lot for Budget Rent-a-Car	Lot L.T. 3500 SQ. FT.	
6834505	W Market	Retail	Sound	Gravel parking	Lot L.T. 3500 SQ. FT.	
6834509	N Cherry St	Vacant	Deficient	Vacant land; currently used for illegal unsurfaced parking		Inadequate Parking
6834512	Wood St.	Vacant	Sound	Vacant land; future park		Vacant
6834515	N Cherry St	Vacant	Deficient	Vacant land; future park. Discarded chemical drums.		
6837064	36 West St	Residential	Sound	Older house converted into five family.	N/A	
6837065	26 West St	Commercial	Sound			

Parcel Address Land Use Yr Built Classification - Exterior Rating Comments Blighting Influences

Parcel Address	Land Use	Yr Built	Classification - Exterior Rating	Comments	Blighting Influences
6837088 30 & 32 West	Residential	1869	Sound	Older two family excellent condition	
6837469 Division St	Vacant		Sound	Vacant - wooded - difficult site due to steep topography	Poor Street Alignment, Width or Heavy Traffic
6837902 337 W North St	Commercial		Sound	Akron Classic Auto Body	Less than 10 FT. Setback
6837903 W North	Commercial		Sound	Parking for auto body shop	
6837904 335 North St	Commercial	1925	Sound		
6838010 N Walnut	Vacant		Sound	Wooded and steep	
6838314 211 W Market	Retail		Deficient	Brick needs cleaning	
6838315 211 W Market	Retail		Deficient	Gravel parking lot	
6838743 210 W Market	Retail	1964	Deficient	Hairline cracks in concrete block motel building structure. Some doors need to be painted.	
6838764 210 W Market	Retail		Deficient	Cracks in asphalt parking	
6838765 Myrtle Place	Retail		Sound	Asphalt parking for motel; in good condition	Lot L.T. 3500 SQ. FT.
6838836 75 W Market	Retail		Sound	Gravel parking	Lot L.T. 3500 SQ. FT.

Parcel Address Land Use Yr Built Classification - Exterior Rating Comments

Overcrowding Blighting Influences

Lot L.T. 3500 SQ. FT.

Sound Sign, Doors, windows need refurbished

Lot L.T. 3500 SQ. FT.

Sound Gravel parking

Lot L.T. 3500 SQ. FT.

Deficient Gravel parking lot for Norka Futon some ruts needs grading

Deficient Vacant, overgrown w/brush, uneven fence at intervals

Deficient Mismatched materials on walls of house.

Deficient Vacant - overgrown with weeds and brush
Poor Street Alignment, Width or Heavy Traffic

Lot L.T. 3500 SQ. FT.

Sound Asphalt parking for Radiator Rich

Lot L.T. 3500 SQ. FT.

Sound Gravel parking; weeds at intervals

Lot L.T. 3500 SQ. FT.

Deficient Painting needed, sagging windows, needs roof

Sound

6841655 89 W North St Vacant

Sound Asphalt parking good condition

Substandard Trash, pipes at back of fenced part of gravel lot. Grass growing in gravel.

6841741 W North St Vacant

Parcel Address LandUse Yr Built Classification - Exterior Rating Comments

Overcrowding Blight Influences

Parcel	Address	LandUse	Yr Built	Classification - Exterior Rating	Comments	Overcrowding	Blight Influences
6841742	301 W Market	Retail		Sound	Display lot for VanDevere Auto		
6841743	301 W Market	Retail		Sound	Display lot for VanDevere vehicles		
6841744	W Market St	Retail		Sound	Display lot for VanDevere Cars		
6842500	62 N Maple	Residential	1868	Deficient	Tilting porch on steep grade with unsafe railing.		
6842723	240 W Market	Vacant		Deficient	Vacant lot exposed soil roadwork.		
6842724	11 Ambrose Ct	Vacant		Deficient	Vacant lot covered dirt Market St roadwork	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6842780	162 W North St	Vacant		Sound			
6843518	Florida Pl	Office		Sound	Asphalt parking for BBB. Good condition.	Lot L.T. 3500 SQ. FT.	
6843519	Florida Pl	Office		Sound	Asphalt parking for BBB. Good condition.	Lot L.T. 3500 SQ. FT.	
6843520	197 Myrtle Pl	Public Facilities		Sound	St. V school parking concrete good cond		
6843882	202 King Ct	Vacant		Sound			
6844139	King Ct	Vacant		Sound		Lot L.T. 3500 SQ. FT.	

Parcel Address Land Use Yr Built Classification - Exterior Rating Comments Overcrowding Blight/Influences

Parcel Address	Land Use	Yr Built	Classification - Exterior Rating	Comments	Overcrowding	Blight/Influences
6844408 311 W Market	Commercial	1983	Deficient	Parking lot for LaMonica. Paving cracked, uneven, grass		
6844893 W North St	Retail	1930	Deficient	Needs paint and cleaning.		
6844916 S Maple St	Commercial		Sound	Siding uneven.		
6844917 Smith St	Commercial		Sound			
6844989 335 W Market	Retail	1930	Deficient	General need for cleaning up		
6845307 54 N Maple St	Residential	1899	Deficient			
6846269 N Walnut St	Vacant		Sound	Vac, wooded		
6846611 N Maple St	Vacant		Sound			
6846709 196 King Ct	Residential	1909	Deficient	Tilting porch, inadequate porch supports.		
6847871 W North St	Vacant		Sound			
6847872 W North St	Vacant		Sound			
6848789 North St	Vacant		Sound			

Parcel Address Land Use Yr Built Classification - Exterior Rating Comments

Overcrowding

Blighting Influences

Parcel	Address	Land Use	Yr Built	Classification - Exterior Rating	Comments	Overcrowding	Blighting Influences
6848790	W North St	Vacant		Sound			
6848791	W North St	Vacant		Sound			
6848792	W North St	Vacant		Sound	Wooded		
6848804	258 W Market	Residential	1899	Deficient	Torn screen windows. Poor lawn maintenance & rear parking availability due to slope.		Inadequate Parking
6849229	19 Ambrose Ct	Residential	1909	Substandard	Walls upper two floors shingled; some are loose. Porch roof curling & uneven. 3rd FI gutter missing in front. Walls and windows need paint.	Lot L.T. 3500 SQ. FT.	Poor Street Alignment, Width or Heavy Traffic
6849908	149 & 153 W Nor	Mixed Use *(Se ?		Deficient	Mixed use-brick church and attached frame rectory. Rectory needs paint on walls, windows.	Less than 10 FT. Setback	Mixed-use structure
6852332	183 W Market	Retail	1924	Sound			Inadequate Loading
6852353	155 W Market	Commercial		Deficient			
6852355	155 W Market	Commercial	1950	Deficient	Walls and doors need painting, cleaning, asphalt surface has a few cracks		
6852689	Aetna St	Commercial		Sound			
6852690	Aetna St	Commercial		Sound			
6852691	Aetna St	Commercial		Sound			

Parcel Address	LandUse	Yr Built	Classification - Exterior Rating	Comments	Overcrowding	BlindInfluences
6852692 Aetna St	Commercial		Sound			
6852693 Aetna St	Commercial		Sound			
6852694 Aetna St	Commercial		Sound			
6852695 Aetna St	Commercial		Sound			
6852696 Aetna St	Commercial		Sound			
6852697 Aetna St	Commercial		Sound			
6852699 Aetna St	Commercial		Sound			
6852700 Aetna St	Commercial		Sound			
6852736 Aetna St	Vacant		Sound			
6852737 Aetna St	Vacant		Sound			
6852738 Aetna St	Vacant		Sound			
6852739 Aetna St	Vacant		Sound			

Parcel Address	LandUse	Yr Built	Classification - Exterior Rating	Comments	Overcrowding	Blight Influences
6852740 Aetna St	Vacant		Sound			
6854469 233 W North St	Vacant		Sound			
6855601 217 King Ct	Public Facilities		Sound	Asphalt Parking/school		
6859231 W Market	Vacant		Substandard	Pull off parking, no structures, concrete at various levels, dangerous, weeds		
6859232 109 & 111 W Ma	Retail	1953	Sound	Auto dealer/auto parts store, asphalt parking lot in good condition. St. V fieldhouse, good condition, at back of property off of Bates		
6859236 26 N Cherry	Commercial	1910	Deficient	1910 building used as auto service garage poor appearance. Junked auto and trash on corner of Wood and Cherry St.	More Than One Principal Structure	Poor Street Alignment, Width or Heavy Traffic
6859268 192 W Market	Public Facilities		Sound	St V parking lot good condition		
6859312 W Market	Public Facilities		Deficient	Sidewalk, uneven		
6859313 W Market	Public Facilities		Deficient	Sidewalk, uneven		
6859314 W Market	Public Facilities		Deficient	Sidewalk broken, cracked, uneven		