



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

City of Akron, Ohio

Department of Planning and Urban Development

June 2000

Morgan Area Urban Renewal Eligibility Report

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I. Executive Summary

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

Data was collected via the following methods:

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

After thorough examination of the evidence brought forth as a result of the performance of the above, there exists, as of June, 2000, sufficient evidence to declare the entire Morgan 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 A and subsequent maps. A finding of “blighted area” under ORC 725 for this specific geographic area is based on the following factors:

- ◆ 89 of the 152 principal structures in the Morgan area were rated as deficient or substandard (59%). This includes 73 of the 101 residential structures (73%) and 16 of the 51 non-residential structures (31%);
- ◆ 48 of the 152 principal structures in the Morgan area were rated substandard (32%). This includes 39 of the 101 principal residential structures (39%) and 9 of the 51 principal non-residential structures (18%);
- ◆ 23 homes in the Morgan area are located in areas zoned for commercial or industrial development;
- ◆ 52 of the 101 residential structures in the Morgan 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. Development Area Report

A. **General Location of Study area**

The specific area designated for study is the Morgan Urban Renewal Area, located approximately 1.5 miles south / southeast of downtown Akron in Summit County, Ohio (see Study Area Location Map A).

B. **Boundary**

The Morgan Urban Renewal Area is approximately bounded by East Crosier Street down to the vacated railroad bed on the north, Brown Street on the east, Stanton Avenue and Lovers Lane on the south and Bellows Street on the west. A detailed boundary description is set forth in the Appendix (see also Project Boundary Map B).

C. Project Purpose

The purpose of this Morgan 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 Chapter 725 of the Ohio Revised Code, a Renewal Plan will be developed in order to address blighting conditions and facilitate the expansion of existing businesses or the influx of new businesses into the project area.

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

1. Blighted Area

'Blighted area' means an area within a municipal corporation, which area by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax 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

The Morgan Renewal Area is a mixed use area of commercial and light industrial businesses with scattered residential and retail uses. The boundary encompasses approximately 101 acres. The area contains 39 businesses, 101 residences, one church / residence and one public meeting hall. A small public park (approximately 2.5 acres) is located north of Morgan Avenue in the approximate center of the area. Two-thirds of the residential structures are located in the residential north end of the project area, along Sherman Street, Ashland Avenue and Baird Street, and the portion of Grant Street north of Baird. Morgan Avenue and Grant Street are primarily commercial / light industrial with some retail and limited residential. Incompatible land uses, a lack of uniformity in both design and layout of commercial / industrial properties and a general lack of maintenance have contributed to blighting conditions within the project area. A lack of available space has hindered the expansion of existing successful businesses in the area. If successful businesses are unable to expand, they may choose to relocate and leave the area, further contributing to blighting conditions.

The Morgan area is located approximately ½ mile east of the former Firestone Tire and Rubber complex and was historically bisected by railroad tracks running east/west, but these tracks have recently been removed. Most of the housing and many of the business structures date to the early twentieth century, when businesses and housing within Akron were expanding rapidly (approximately 95% of the residential structures in the area were constructed prior to 1930). The area affords easy access to freeways, with Interstate 76 located just north of the project area and Interstate 77 immediately to the east. Grant Street affords the most direct access to Interstate 76, with an entry ramp

approximately four blocks north of the Morgan area's northern boundary. This also provides access to Interstate 77.

The project area is surrounded by residential development of varied densities on all sides. The Sweitzer Renewal Area was established in the late 1970's to the immediate west of this area in a neighborhood characterized by dilapidated housing and incompatible land use. The purpose of that Renewal area was to provide land for expansion of the industrial businesses. The area is now primarily commercial / light industrial. Residential neighborhoods are still prevalent to the north, east, south and southwest of the Morgan boundary.

The Morgan area is located in portions of Census Tracts 5042 and 5043. The residential areas in the Morgan area do not fall neatly into one Census Tract or Block Group, but information from Census Tract 5042 Block Groups 2 and 3 serves as an indicator of economic conditions in the Morgan area

According to 1990 Census data, the average household income in this area is approximately \$18,700, compared to a City average of over \$29,000. Over 40% of the persons in this area fall below the poverty level, compared to a City average of 20.5%, and between 40% and 50% of the population over the age of 25 have less than a high school education, compared to 27% city-wide. The average owned home value in this area is approximately \$22,000, less than half of the city average of \$53,300. Over 90% of the housing units in this area were constructed prior to 1939, compared to 41% city-wide. This combination of aging housing and lower incomes has resulted in the gradual deterioration of the housing stock, as necessary repairs have not been adequately addressed.

E. Area Zoning

Most of the project area is zoned U5 Industrial, but a number of zoning designations exist. Both sides of Ashland Avenue are zoned U1 Single Family, but Sherman Street and Baird Street are both zoned U2 Apartment House. The west side of Wilbur Avenue is also zoned U1 Single Family. The east side of Grant Street from Baird Street north (including the southeast corner at the intersection of Grant and Baird) is zoned U3 Retail Business. Two blocks along Bellows Avenue are zoned U4 Commercial, including the block bounded by Baird Street on the north, Bellows Avenue on

the west, Grant Street on the east, and East Miller on the south, and another block bounded by Steiner on the north, Bellows Avenue to the west, Grant Street to the east and Stanton Avenue to the south. Smaller areas of commercial zoning are located west of Beardsley (north of the railroad bed) and west of Clay Drive. For a detailed map, see Existing Zoning Map C in the Appendix.

F. Property Ownership

The present parcel ownership and lot layout in the Morgan Area is not conducive to the expansion of existing businesses. The design and layout of many commercial structures in the Study Area is outdated with minimal setbacks that crowd the street and create a congested appearance. Land assembly for expansion by area businesses has been hampered by the diversity of owners. Abutting residential and commercial properties create conflicting land uses and restrict expansion possibilities for area businesses.

County tax records indicate that approximately 43 of the existing 101 residential structures in the project area are owner occupied (43%). Of the non-residential properties, approximately one-third are owned by the primary tenant.

G. Existing Land Use

Existing land uses within the Study area include light industrial, commercial, retail, office, recreational, and residential uses. A church is located along Grant Street. Vacant lots are limited. The area is bisected from west to east by a railroad bed. The tracks have been removed and it is anticipated that this railroad bed will be used as a pedestrian bike / hike trail, and will eventually link up to the Ohio and Erie Canal Towpath Trail to the west upon its completion. The tracks crossed Grant Street at grade, but the railroad bed progressively declines heading east toward Brown Street, which bridges the tracks.

Most of the businesses in the area are located along Morgan Avenue and Grant Street and are commercial or light industrial, including auto repair shops, a variety of metalworking shops, supply warehouses, commercial trucking, pallet manufacture, air heating and cooling, etc. Limited retail is located along Grant Street and Brown Street.

A small city park is located midway along Morgan Avenue between Grant Street and Brown Street and serves as the area's primary open space. Other undeveloped space in the area is the result of topography, and includes the southeastern portion of the Schantz Cartage property located at 395 Baird Street and the tract of sloping land west of the warehouse at 1062-1064 Wilbur.

Residential development is primarily single family and is most heavily concentrated in the north end of the project area, along Baird Street, Sherman Street and Ashland Avenue. Wilbur Avenue and Stanton Avenue are also primarily residential. Lot sizes along Baird, Sherman Street and Ashland Avenue are very small and homes are tightly spaced, leading to very dense residential development. Some housing is interspersed among the commercial establishments along Grant and Morgan. According to County tax records, no home in the project area is less than 50 years old.

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

| <u>Land Use</u> | <u># of structures</u> | <u>% of Total</u> |
|---------------------------|------------------------|-------------------|
| Single Family Residential | 99 | 66% |
| Two-Family Residential | 1 | 1% |
| Multi-Family Residential | 1 | 1% |
| Church | 1 | 1% |
| Meeting Hall | 1 | 1% |
| Office | 1 | 1% |
| Retail | 9 | 6% |
| Commercial | 33 | 20% |
| Industrial | 6 | 3% |

See Existing Land Use Map D in the Appendix.

H. Building and Property Conditions

A survey of existing conditions within the Morgan Project Area was undertaken to determine whether blighting conditions exist. This survey included an exterior evaluation of all structures within the project area. All properties were checked for conformance with existing zoning and minimum lot size requirements, as well as for

vacancies, adequacy of parking, site design, and any other factors contributing to blighting conditions.

1. Structural Conditions

a. Evaluation Criteria

Buildings were rated as sound, deficient or substandard. The classification of each building was based on a point scale, with a distinction being made between critical structural elements (foundation, walls and roof) and non-critical structural elements (chimney, porch, steps, doors, windows, eaves, gutters and paint). See Exhibit 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 101 residential structures in the Morgan area, 28 were rated sound (28%), 34 were rated deficient (34%), and 39 were rated sub-standard (38%). Of the 51 non-residential structures, 35 were rated sound (69%), 7 were rated deficient (14%), and 9 were rated sub-standard (17%).

In total, 48 of the 152 principal structures in the Morgan area were rated sub-standard (32%), 41 were rated deficient (27%), and 63 were rated sound (41%).

2. Environmental Conditions

The Morgan 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 Morgan area, many of these conditions have impacted the growth potential of area businesses.

a. Incompatible Land Use

All of the homes in the Morgan area are located within a predominantly commercial / industrial area. Most of the homes in the northern portion of the area stand between the Summit County Jail to the west and Schantz Trucking to the east. Most of the remaining homes within the project area abut adjacent businesses along at least one property line or stand in close proximity to neighboring businesses. In terms of zoning, nearly all of the homes south of Baird Street are located in areas zoned for industrial or commercial development. Exceptions are 13 single-family residences along Baird Street between Grant and Sherman (this includes three homes fronting Grant and one along Sherman), ten homes along the west side of Willard between Lovers Lane and Stanton and three homes located along the south side of Morgan.

In total, 23 homes within the Morgan area are located in commercially or industrially zoned areas. All of the homes in the project area are in close proximity to

neighboring businesses. No businesses in the Morgan area are located in residentially 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, 52 of the 101 residential structures in the Morgan area are located on overcrowded lots. Thirty-two (32) of these residences are located on lots of less than 3,500 square feet. In general, the residential development in the Morgan area is very dense and on under-sized lots. Overall, nearly 1/3 of the residential structures stand on lots measuring less than 3,500 s.f. Over half of the residential structures in the Morgan 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 101 principal residential structures located in the Morgan area, 39 require extensive improvements to maintain or acquire a sound rating or cannot provide basic facilities without major improvements.

Nine of the 50 non-residential principal structures in the Morgan area meet the definition of obsolete based on their structural condition. Of these nine, three are also negatively impacted by poor structural layouts. Four additional commercial structures in the Morgan Area 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 40 lots in the project area exhibit a lack of general maintenance, evidenced by deteriorating structural conditions, trash, debris, rusted barbed wire fencing, etc.

- ◆ The side lot at 913 Ashland is filled with parked autos and debris and is used as a cut-thru to Baird Street.
- ◆ The parking area at 1062-1064 Wilbur contains mounds of dirt and other materials, as well as truck trailers, weeds and debris.
- ◆ The rear portion of the brick building at 1031-1043 Grant has suffered fire damage and is in a state of disrepair.
- ◆ The parking area and drive accessing Stanton Avenue from 1055 Grant is overgrown with weeds.

- ◆ The grounds at 346 Morgan contain a large, rusted storage tank north of the building and pallets, tires and overgrown weeds.
- ◆ Parking at 390 Morgan is insufficient. The rear of the property is strewn with trash, weeds and junk cars. Many windows are broken.
- ◆ Parking at 390 ½ Morgan is insufficient (this site shares parking with 390 Morgan). The rear portion of this building is falling down. The rear lot is strewn with trash and debris.
- ◆ Portions of the large structure at 394 Morgan are extremely deteriorated, especially on the building's south side. The lot to the east is fenced in with dilapidated board fencing. This fencing is spray painted and falling apart.
- ◆ The rear lot at 355 / 375 Morgan is littered with trash and debris.
- ◆ The front porch at the residence at 1024 Grant is covered in cardboard boxes and debris. The drive is littered with piles of broken shingles.
- ◆ The south side of the warehouse located at 945 Beardsley Street is graffiti covered, as are portions of the garage at 942 Beardsley Street.

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

I. Infrastructure and Public Utilities

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

- ◆ The overall condition of Sherman Street on the north side of the Morgan Area is poor. The street is cracked and in poor condition and there are no curbs. Sidewalks are in poor condition.

- ◆ Ashland Avenue is extremely narrow. With the combination of high density on small lots and the narrow right of way along Ashland Avenue, this street is very congested.
- ◆ Baird Street east of Sherman Street is lacking curbs and, combined with the condition of surrounding lots, creates a blighting appearance.
- ◆ Curbs are deteriorated along Grant Street, north of Baird. Curbs are also deteriorated along a portion of Grant Street where Stanton jogs to the south and east.

III. Statement of Findings

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

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

- ◆ A substantial number of deficient or substandard properties exist within the Morgan area. Of the 152 principal structures in the Morgan area, 89 were rated as deficient or substandard (59%). This includes 73 of the 101 residential structures (73%) and 16 of the 51 non-residential structures (31%);
- ◆ 48 of the 152 principal structures in the Morgan area were rated substandard (32%). This includes 39 of the 101 principal residential structures (39%) and 9 of the 51 principal non-residential structures (18%);
- ◆ 23 homes in the Morgan area are located in areas zoned for commercial or industrial development;

- ◆ 52 of the 101 residential structures in the Morgan 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 Morgan Urban Renewal Area. Thus, conditions taken as a whole as of March, 2000, provide the basis for making a finding that the entire Morgan Renewal Area is a "blighted area" under the definition set forth in Chapter 725 of the Ohio Revised Code.

MORGAN AREA URBAN RENEWAL PLAN

I. Location of the Morgan Urban Renewal Area

The Morgan 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 101 acres situated on the south central side of the City of Akron and generally bounded by East Croiser Street down to the vacated railroad bed on the north, Brown Street on the east, Stanton Avenue and Lovers Lane on the south and Bellows 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 Morgan area; 2) to facilitate the expansion of existing businesses and the influx of new businesses into the Morgan area in order to create jobs and increase economic activity.

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

A. Land Use Objective

Enhance the viability of the Morgan Urban Renewal Area by encouraging land uses which are compatible with the area's existing commercial/industrial character, which could include limited retail and attendant office use:

1. Remove blighted and incompatible properties within the project area which are deteriorated, or a threat to the public health, safety and general welfare;
2. Provide suitable redevelopment sites for the expansion of area businesses or industries or new commercial or industrial uses compatible with the area;
3. Prohibit incompatible uses from locating in the project area and promote harmonious land use relationships between properties.
4. Redevelop the old railroad bed through the project area as a recreational amenity.

B. Environmental Objective

Develop an attractive and visually improved environment:

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 Morgan area.

C. Public Improvements Objective

Upgrade the public infrastructure as necessary within the project area.

D. Circulation Objective

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

1. Ensure efficient ingress and egress points for commercial traffic accessing the Morgan Area.
2. Provide suitable sites to ensure adequate parking for retail/commercial/industrial establishments.

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 Morgan area.
2. Provide for redevelopment which will provide jobs for Akron area residents, especially residents of the immediate area and Enterprise Community.

3. Add to the inventory of commercial/industrial businesses in Akron, improving the tax base and diversity of the local economy.

III. Types of Proposed Renewal Actions

Proposed renewal actions to be carried out by the City following adoption of the renewal plan may include acquisition and clearance of property, the sale or lease of land for redevelopment, construction of supporting infrastructure and additional actions to support new light industrial, 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 Morgan Urban Renewal Plan shall correspond with the proposed zoning for the area as depicted in Map E. These uses shall include all uses permitted under Chapters 153.107 (U3 Retail Business), 153.108 (U4 Commercial), and 153.109 (U5 Ordinary Industry) of the Akron Zoning Code. The location of retail use is limited to a portion of the renewal area.

B. Zoning

1. Existing Zoning Map

The existing zoning for the Morgan Urban Renewal Area is a combination of Single-Family, Two-Family, Apartment, Retail, Commercial and Ordinary Industry. Map C indicates existing zoning.

2. Proposed Zoning

It is proposed that the area be zoned Retail (U3), Commercial (U4) and Ordinary Industry (U5) as found in

Chapters 153.07, 153.108 and 153.109 of the Akron Zoning Code and as indicated on Map E.

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 Morgan 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 Morgan Urban Renewal Area.

3. On-Premise Exterior Signs

The following guidelines apply to all exterior signage in the Morgan Urban Renewal Area.

- a. Building mounted signage shall be for business identification only.
- b. Pole signs are prohibited.
- c. Ground mounted signs shall be for one business only. If multiple businesses are on site, the sign shall be for 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 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. 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. A minimum 25 foot setback from the rear (south) property lines of homes along East Crosier Street is required prior to new development south of these homes. A 25 foot setback is also required from the west right-of-way line of Wilbur Street prior to any new development west of Wilbur Street.

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 193.101-.114 of the Code of Ordinances and is to be subject to the approval of the Bureau of Engineering and submitted prior to the issuance of any building permits.

Existing businesses in the Morgan 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 Morgan 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 Morgan 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 Urban Renewal Plan provides for the redevelopment of the project area in a manner which will promote the public health, safety, morals and welfare.

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

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

APPENDIX

EXHIBIT 1 Morgan Renewal Area Boundary Description

Beginning at the intersection of the south right-of-way line of Baird Street and the east right-of-way line of Bellows Street.

Thence south along the east right-of-way line of Bellows Street approximately 1,685 feet to a point being the intersection of the north right-of-way line of Stanton Avenue.

Thence east along the north right-of-way line of Stanton Avenue and an extension thereof approximately 300.48 feet to a point being the intersection of the east right-of-way line of Grant Street.

Thence south along the east right-of-way line of Grant Street approximately 166 feet to a point being the intersection of the north right-of-way line of Stanton Avenue.

Thence east along the north right-of-way line of Stanton Avenue approximately 1,043 feet to a point being the intersection of the west right-of-way line of Wilbur Avenue.

Thence north along the west right-of-way line of Wilbur Avenue and an extension thereof approximately 620 feet to a point being the intersection of a property line.

Thence east along said property line approximately 208 feet and north along said property line approximately 30 feet to a point being the intersection of the north right-of-way line of Lovers Lane.

Thence east along the north right-of-way line of Lovers Lane approximately 918 feet to a point being the intersection of the west right-of-way line of Brown Street.

Thence north along the west right-of-way line of Brown Street approximately 860 feet to a point being the intersection of a property line.

Thence southwest along said property line approximately 8 feet to point being the intersection of a property line.

Thence northwest along said property line approximately 201 feet to a point being the intersection of an extension of the centerline of Clay Drive.

Thence north along the extension of the centerline of Clay Drive and the centerline itself approximately 166 feet to a point being the intersection of the extension of a property line.

Thence west along said extension of a property line, the property line itself and an extension thereof approximately 233 feet to a point being the intersection of the centerline of Kling Street.

Thence south along the centerline of Kling Street exactly 160 feet to a point being the intersection of the extension of a property line.

Thence west along said extension of a property line, the property line itself and an extension thereof exactly 314 feet to a point being the intersection of the centerline of Beardsley Street.

Thence north along the centerline of Beardsley Street exactly 30 feet to a point being the intersection of the extension of a property line.

Thence west along said extension of a property line and the property line itself exactly 150 feet to a point being the intersection of a property line.

Thence north along said property line and an extension thereof approximately 414 feet to a point being the intersection of a property line.

Thence west along said property line approximately 244 feet to a point being the intersection of the extension of a property line.

Thence north along the extension of the property line and the property line itself approximately 451 feet to a point being the intersection of a property line.

Thence west along said property line approximately 482 feet to a point being the intersection of a property line.

Thence south along said property line approximately 5 feet to a point being the intersection of a property line.

Thence west along said property line and an extension thereof approximately 177 feet to a point being the intersection of the west right-of-way line of Sherman Street.

Thence north along the west right-of-way line of Sherman Street approximately 50 feet to a point being the intersection of a property line.

Thence west along said property line approximately 48 feet to a point being the intersection of a property line.

Thence south along said property line approximately 74 feet to a point being the intersection of a property line.

Thence west along said property line approximately 144 feet to a point being the intersection of a property line.

Thence south along said property line approximately 6 feet to a point being the intersection of a property line.

Thence west along said property line approximately 60 feet to a point being the intersection of a property line.

Thence north along said property line approximately 81 feet to a point being the intersection of a property line.

Thence west along said property line exactly 132 feet to a point being the intersection of the east right-of-way line of Grant Street.

Thence south along the east right-of-way line of Grant Street approximately 532 feet to a point being the intersection of the east right-of-way line of Grant Street and the south right-of-way line of Baird Street.

Thence west along the south right-of-way line of Baird Street approximately 361 feet to the place of beginning.

EXHIBIT 2 Evaluating Building Conditions

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

A. Critical Structural Elements

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

1. Foundation

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

2. Exterior Walls

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

3. Roof

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

B. Non-Critical Structural Elements

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

1. Chimneys and Flues

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

2. Exterior Porches

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

3. Exterior Stairs

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

4. Exterior Doors

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

5. Windows

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

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

6. Eaves and Trim

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

7. Garage

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

EXHIBIT 3 - MORGAN RENEWAL AREA
Property Condition List

| Parcel No. | Address | Land Use | Age | Sound | Deficient | Sub-Standard | Structural Deficiencies | Blighting Influences |
|-----------------------|-------------|----------|------|-------|-----------|--------------|---|---|
| Ashland Avenue | | | | | | | | |
| Evens | | | | | | | | |
| 6731409 | 882 Ashland | SF res | 1916 | | | X | Cracks and wear to walls, steps, eaves and gutters, paint | Lot less than 3,500 s.f. - lack of general maintenance |
| 6826773 | 888 Ashland | SF res | 1918 | | X | | Paint | Lot less than 3,500 s.f. - less than 10 ft. setback |
| 6725860 | 892 Ashland | SF res | 1915 | | | X | Foundation cracks, minor paint, porch | Lot less than 3,500 s.f. |
| 6802653 | 896 Ashland | SF res | 1918 | X | | | | Lot less than 3,500 s.f. |
| 6736310 | 898 Ashland | SF res | 1918 | | | X | Rotting walls, windows, porch, steps. | Lot less than 3,500 s.f. - lack of general maintenance |
| 6684150 | 902 Ashland | SF res | 1916 | | X | | Wear to windows, eaves (paint), porch, steps | Lot less than 3,500 s.f. |
| 6803488 | 904 Ashland | SF res | 1917 | | X | | Damage to doors, basement window out, attic window rotted. | Lot less than 3,500 s.f. |
| 6736710 | 908 Ashland | SF res | 1917 | | | X | Cracked, rotting wall surfaces, eaves, trim, porch, steps | Lot less than 3,500 s.f. Lack of general maintenance |
| 6807984 | 912 Ashland | SF res | 1917 | | | | Sagging roof | Lot less than 3,500 s.f. |
| 6731375 | 914 Ashland | SF res | 1918 | | X | X | Cracked and damaged wall surfaces, eaves and gutters | Lot less than 3,500 s.f. - less than 10 ft. setback. |
| 6821987 | 918 Ashland | SF res | 1918 | | X | | Cracked and rotting foundation, wear to walls, porch, steps, eaves and gutters | Lot less than 3,500 s.f. - lack of general maintenance |
| Ashland Avenue | | | | | | | | |
| Odds | | | | | | | | |
| 6713904 | 891 Ashland | SF res | 1916 | | | X | Cracked and rotting foundation, damaged walls, roof, windows, eaves, gutters, chimney. | Less than 10 ft. setback - lack of general maintenance |
| 6730606 | 901 Ashland | SF res | 1920 | | | X | Cracked and rotting foundation, rotting eaves, rotting windows | Lack of general maintenance, parked cars on lot to north. |
| 6709362 | 907 Ashland | SF res | 1920 | | | X | Rotting eaves and gutters, window trim rotting, foundation cracked and rotting, siding cracked. | Lack of general maintenance, parked cars on lot to north. |
| 6844637 | 911 Ashland | SF res | 1919 | | | X | Cracked and rotting wall surfaces, extremely rotted eaves, rotting front porch, windows | Less than 10 ft. setback - lack of general maintenance |
| 6810218 | 913 Ashland | SF res | 1919 | | | X | Cracked and damaged wall surfaces, cracked, sagging, rotting roof. | Less than 10 ft. setback - lack of general maintenance, debris in rear yard, parked cars south of home. |

| Address | Land Use | Age | Sound | Deficient | Structural Deficiencies | Blighting Influences |
|--|----------------------------------|--------|-------|-----------|-------------------------|--|
| Baird Street | | | | | | |
| Evens | | | | | | |
| 6816052 | 316 Baird | SF res | 1915 | X | | Lot less than 3,500 s.f. - less than 10 ft setback. |
| 6802200 | 318 Baird | SF res | 1917 | | X | Foundation cracked and sagging, wood siding cracked and rotting, paint |
| 6803846 | 320 Baird | SF res | 1918 | X | | Wear to roof, doors, eaves and gutters |
| 6745723 | 322 Baird | SF res | 1917 | X | | Wear to walls and roof |
| 6800544 | 324 Baird | SF res | 1918 | | X | Foundation cracks, walls cracked and worn, cracked steps, sagging points, worn and cracked shingles. |
| 6705014 | 326 Baird | SF res | 1920 | X | | Roof and steps are worn. |
| 6705013 | 328 Baird | SF res | 1915 | X | | Less than 10 ft. setback |
| 6803374 | 330 Baird | SF res | 1915 | X | | Less than 10 ft. setback |
| 6707036 | 332 Baird | SF res | 1917 | X | | Less than 10 ft. setback |
| Baird Street | | | | | | |
| Odds | | | | | | |
| 6828511 | 313 Baird | SF res | 1915 | X | | Less than 10 ft. setback |
| 6832398 | 315 Baird | SF res | 1915 | | X | Rotting eaves. Needs paint. Wear to steps, doors and windows |
| 6718370 | 321 Baird | SF res | 1915 | X | | Roof |
| 6711313 | 327 Baird | SF res | 1915 | X | | Eaves and gutters. Minor wall paneling, windows |
| 6858148 | 395 Baird (Shantz Cartage, Inc.) | Comm | 1950 | | X | Wear to foundation, walls, doors, windows and gutters. |
| Beardsley Street | | | | | | |
| 6855384 | 942 Beardsley | Comm | 1950 | X | | Portions of building spray painted with graffiti - rusted barb wire fencing. |
| 6855385 | 945 Beardsley | Comm | 1920 | | X | South side of building covered with graffiti - rusted barb wire fencing. |
| Bellows Street | | | | | | |
| 6706666 | 961 Bellows | SF res | 1911 | X | | Mixed use, less than 10 ft. setback |
| 971 Bellows / 271 E. Miller | Retail / SF | 1920 | | X | | |
| 6746240 | 995 Bellows | SF res | 1913 | X | | Sagging roof, paint |
| 1033 Bellows (Salvation Army Thrift Store) | Retail/ Comm | 1960 | X | | | |
| 6847057 | 1051 Bellows | SF res | 1903 | | X | Porch and steps sagging and leaning, paint. |
| 6735195 | 1071 Bellows | SF res | 1914 | X | | Cracked shingles, window trim, sagging gutters. |
| 6814677 | 1081 Bellows (DIFeo's Mobilnet) | Comm | 1950 | X | | Barbed wire fence to the immediate south Barbed wire fence to the immediate north |

Parcel No. Land Use Age Sound Deficient Standard Sub-Standard Structural Deficiencies Blighting Influences

| Brown Street | | | | | | |
|--------------|----------------------------|--------|------|---|--|-----------------------------------|
| 6756708 | 944 Brown (Rite Aid) | Retail | 1980 | X | | |
| 6756707 | 964 Brown (Enright Lumber) | Comm | 1970 | X | | |
| 6729458 | 978 Brown (7 Olives) | Retail | 1970 | X | | Parking area is in poor condition |
| 6733306 | 986 Brown (Asia Market) | Retail | 1960 | X | | Parking area is in poor condition |

| Clay Street | | | | | | |
|-------------|-----------------------------------|----------|------|---|--|--|
| 6756533 | 920 Clay (Service Iron and Steel) | Lt. Ind. | 1927 | X | | |

| East Miller Evens | | | | | | |
|-------------------|-----------------|--------|------|--|---|---|
| 6849636 | 274 East Miller | SF res | 1913 | | X | General deterioration, including cracked walls, inadequate roof construction, rotted eaves, deteriorated windows. |
| | | | | | | Boarded up shed / garage in rear. Cars parked in yard. |

| East Miller Odds | | | | | | |
|------------------|-----------------|--------|------|---|---|---|
| 6831904 | 273 East Miller | SF res | 1910 | | X | Cracked and rotting wall surfaces, deteriorated porch roof, rusting gutters, paint. |
| 6807227 | 277 East Miller | SF res | 1913 | X | | |
| 6712106 | 281 East Miller | SF res | 1913 | X | | |

| Grant Street Evens | | | | | | |
|--------------------|--------------------------------------|---------------|------|---|---|--|
| 6709682 | 934 Grant (Buckeye Heating) | Comm | 1924 | X | | Parking area in poor condition |
| 6743137 | 950 Grant (Hunnell Electric) | Comm | 1970 | X | | Logs and weeds in gravel area south of building |
| 6736687 | 968 Grant (H & H Machine) | Comm | 1970 | X | | Garage with attached residence. Lack of maintenance |
| 6806479 | 994 Grant (Stoney's Radiator) | Comm | 1928 | | X | Rotting roof, worn walls, cracked, rotting foundation, worn steps and windows |
| 6826820 | 1006 Grant (Salvation Army) | Comm | 1916 | X | | Residential in area zoned industrial |
| 6828651 | 1022 Grant | SF res | 1916 | X | | Roofing debris in driveway. Porch covered with boxes. Lack of maintenance. Residential in area zoned industrial. |
| 6702701 | 1024 Grant | SF res | 1916 | | X | Roof cracked, sagging, settling steps. |
| 6702639 | 1034 Grant (Smoot Upholstery) | Comm | 1961 | X | | |
| 6846473 | 1044 Grant | SF res | 1918 | | X | Cracks in foundation |
| 6702903 | 1046 Grant | SF res | 1918 | | X | Deteriorated roof and porch |
| 6846147 | 1050 Grant (Eternal Life Church) | Church / SF | 1918 | | X | Slight cracking on walls |
| 6719792 | 1064 Grant (Galaxy Mold and Machine) | Comm. | 1971 | X | | |
| 6732719 | 1072 Grant (Adam Klein Seafood) | Retail | 1950 | X | | |
| 6746204 | 1084-86 Grant | Retail / Apt. | 1917 | X | | |
| | | | | | | Lot less than 3,500 s.f. |
| | | | | | | Lot less than 3,500 s.f. |

Parcel No. Address Land Use Age Sound Deficient Standard Sub-Standard Structural Deficiencies Blighting Influences

Grant Street Odds

| | | | | | | | | | |
|---------|---|--------|------|---|---|---|---|--|--|
| 6838846 | 865 Grant | SF res | 1913 | | | | X | Sagging, cracked porch roof | |
| 6729701 | 867 Grant | SF res | 1908 | | | | X | Deteriorated roof, sagging front porch | |
| 6832139 | 873 Grant | SF res | 1915 | X | | | | | |
| 6824104 | 881 Grant | SF res | 1915 | X | | | | | |
| 6745690 | 885 Grant (front) | SF res | 1913 | | X | | | Cracks in wall surfaces, sagging, rotting roof, rotting eaves, paint. | |
| 6745691 | 885 Grant (rear) | SF res | 1913 | X | | | | | |
| 6709880 | 891 Grant | SF res | 1913 | | | | X | Rotted eaves, deteriorating chimney | |
| 6845370 | 897 Grant | SF res | 1913 | | | | X | Cracked, rotting wall surfaces, paint | |
| 6721039 | 907-09 Grant | Apt. | 1918 | | | | X | Cracks in foundation, cracked and rotting wall surfaces, paint | |
| 6833429 | 917 Grant | SF res | 1915 | | | | X | Cracked, crumbling foundation, cracks in chimney, broken risers on front steps | Front walk and steps to sidewalk deteriorated |
| 6723975 | 921 Grant | SF res | 1915 | | X | | | Cracks in foundation | Drive deteriorated |
| 6730803 | 925 Grant | SF res | 1915 | X | | | | | |
| 6712867 | 945 Grant (Crisp Inc., CUI Janitorial, Baron Building) | Comm. | 1970 | X | | | | | |
| 6736682 | 955 Grant (H & H Machine) | Comm. | 1927 | X | | | | | |
| 6727639 | 969 Grant (Exchange Printing) | Retail | 1952 | X | | | | | |
| 6827525 | 995 Grant (J & W Car Wash) | Comm | 1953 | | | | X | Walls cracked, holes, windows rotted, broken. | Lack of general maintenance |
| 6830489 | 1031 - 53 Grant (Kinney's Auto and Truck, Liberty Glass and Mirror) | Comm. | 1910 | | | X | | Cracked wall surfaces | Fire damage in rear (unused portion of structure) |
| 6722872 | 1055 Grant (Morrow Control and Supply) | Comm. | 1950 | | | X | | Cracks in wall and foundation | Weeded parking area (especially in alley opening onto Stanton) |
| 6723778 | 1075 Grant (DiFeo's) | Retail | 1920 | X | | | | | |
| 6702715 | 1089 Grant | SF res | 1940 | | X | | | Paint to walls, doors and windows, sagging porch | |
| 6702705 | 1099 Grant | Retail | 1940 | X | | | | | |

| | | | | | | | | | | |
|--------------------|---------------------|--------|--|--|--|--|--|--|--|-------------------------------------|
| Lovers Lane | | | | | | | | | | |
| | Vacant lot at Brown | Vacant | | | | | | | | Rusting fence, weeds, some storage. |

Morgan Avenue

| Parcel No. | Address | Land Use | Age | Sound | Deficient | Standard | Sub- | Structural Deficiencies | Blighting Influences |
|---------------|--|----------|------|-------|-----------|----------|------|--|---|
| Events | | | | | | | | | |
| 6724107 | 336 Morgan (Summit Heat Treating) | Comm | 1963 | X | | | X | Cracks to wall surfaces, painting. | Dilapidated machinery along Grant |
| 6733452 | 346 Morgan (Sav Mor Supply Co.) | Comm | 1930 | | | | | | Rusted storage tank north of building. Tires on north side, pallets to south, weeds in rear. Lack of maintenance |
| 6706451 | 350 Morgan (Abco Fire Protection / M & E Tire) | Comm | 1945 | | X | | | Cracked wall surfaces (rear portion), rusting gutters, paint | |
| 6800593 | 370 Morgan (Pro Tech Auto Care) | Comm | 1953 | | X | | | Cracked wall surfaces, broken windows | Lack of general maintenance |
| 6816654 | 386 Morgan (Buckeye Waste) | Comm | 1978 | X | | | | | |
| 6700815 | 390 Morgan (Advanced Air Equipment Corp.) | Comm. | 1948 | | X | | | Cracked wall surfaces, broken window panes | Inadequate parking and loading, heavy traffic, lack of general maintenance |
| 6700794 | 390 1/2 Morgan (S & A Auto) | Comm | 1940 | | | X | | Deteriorated walls and roof, especially to rear. | |
| 6700794 | 394 Morgan (Auto Value) | Comm | 1910 | | | X | | Extremely deteriorated conditions in rear, southeast corner of building | Windows have been bricked in. Much of the signage is spray painted. Lot east of building fenced off with dilapidated fencing. |
| 6702627 | 430 Morgan (Hydra Tek) | Lt. Ind. | 1955 | X | | | | | Rusted chain link fence in rear |
| 6743773 | 454 Morgan (Sinclair Collins) | Lt. Ind. | 1940 | | X | | | Cracks and general wear over most of structure. Foundation wall supporting rear steps is buckling. | Rusted chain link fence on west side. Rusted barbed wire on east side. |
| 6839351 | 478 Morgan (Universal Plating) | Comm. | 1960 | X | | | | | |
| 6826436 | 484 Morgan | SF res | 1918 | | X | | | Minor wear to wall surfaces, painting. | Rusted chain link fence to east. Basement windows cracked. |
| 6706693 | 500 Morgan | SF res | 1918 | X | | | | | Debris in rear. Parking area to immediate west. |
| 6814623 | 506 Morgan | SF res | 1918 | | X | | | Worn roof surface. | Debris in rear. |

Morgan Avenue

Odds

| | | | | | | | | | |
|---------|---|----------|------|---|---|--|--|--|--|
| 6700298 | 325 Morgan (Acro Tool and Die Co.) | Lt. Ind. | 1967 | X | | | | | |
| 6855123 | 355 / 375 Morgan (G.C. Supply) | Comm. | 1929 | | X | | | Minor wall cracks, cracked and missing windows | Trash, debris strewn around lot to rear of building. |
| 6828484 | 459 Morgan (Findley Welding) | Lt. Ind. | 1946 | X | | | | | |
| 6729928 | 463 Morgan (Kleen Sweep Co.) | Comm. | 1947 | X | | | | | |
| 6833945 | 485 Morgan | Public | 1940 | X | | | | | Rusted barb wire fence in rear |
| 6730514 | 501 Morgan (Akron Gear and Engineering) | Comm. | 1969 | X | | | | | |

No. Address Land Use Age Sound Deficient Standard Sub-Standard Structural Deficiencies Blighting Influences

Sherman Street

| Parcel No. | Address | Land Use | Age | Sound | Deficient Standard | Sub-Standard | Structural Deficiencies | Blighting Influences |
|------------|-----------------|----------|------|-------|--------------------|--------------|--|--|
| Events | | | | | | | | |
| 6828513 | 874 Sherman | SF res | 1908 | X | | | Wear to porch, steps, windows, eaves and gutters. | Lot less than 3,500 s.f. |
| 6731326 | 876 Sherman | 2F Res | 1908 | | X | | | Lack of general maintenance, vacant, lot less than 3,500 s.f. |
| 6828518 | 878 Sherman | SF res | 1908 | | X | | Cracked and rotting roof, | Lack of general maintenance, inadequate parking |
| 6843398 | 878 1/2 Sherman | SF res | 1903 | | X | | Minor wear to roof and porch. | Rear lot structure, inadequate parking, lot less than 3,500 s.f. |
| 6815554 | 880 Sherman | SF res | 1908 | | | | Roof, eaves, gutters, chimney, windows | Lack of maintenance |
| 6828510 | 884 Sherman | SF res | 1913 | | X | | Cracked, damaged slate roof, damaged gutters | |
| 6807909 | 892 Sherman | SF res | 1915 | X | | | | |
| 6738478 | 896 Sherman | SF res | 1893 | X | | | | |
| 6828910 | 900 Sherman | SF res | 1893 | X | | | | |
| 6828512 | 906 Sherman | SF res | 1913 | | X | | Chimney | |
| 6707982 | 912 Sherman | SF res | 1913 | | | X | Cracked, damaged wall surfaces, uneven porch, steps, rotting eaves | |
| 6702932 | 932 Sherman | SF res | 1920 | | X | | Sagging roof | |
| 6800940 | 938 Sherman | SF res | 1913 | | X | | Sagging roof (esp. over porch) | Lot less than 3,500 s.f. |
| 6830910 | 954 Sherman | SF res | 1910 | | | X | Sagging roof (esp. over porch), foundation cracks, sagging gutters | |

Sherman Street

Odds

| | | | | | | | | |
|---------|-------------|--------|------|---|---|---|---|--|
| 6746383 | 875 Sherman | SF res | 1883 | | | X | Cracked, rotting foundation, sagging roof, missing gutters | Less than 10 ft. setback |
| 6727690 | 879 Sherman | SF res | 1908 | | X | | Minor paint | Less than 10 ft. setback |
| 6727691 | 881 Sherman | SF res | 1908 | | | X | Minor paint to walls, porch, windows, Sagging porch, foundation rotting, roof buckling and cracked, eaves and trim rotting. | Less than 10 ft. setback - sideyard less than 3 feet at eaves |
| 6820326 | 885 Sherman | SF res | 1908 | | | X | Deteriorating roof | Lot less than 3,500 s.f. - sideyard less than 3 ft. - less than 10 ft. setback |
| 6826337 | 889 Sherman | SF res | 1908 | | | X | Minor paint, eaves and gutters rotting, siding cracked and deteriorating, foundation rotting, 1 window boarded | Less than 10 ft. setback |
| 6828517 | 891 Sherman | SF res | 1909 | | X | | Paint, wear to porch and chimney, siding cracked. | Less than 10 ft. setback |
| 6722628 | 893 Sherman | SF res | 1909 | | X | | Rotting wall surfaces | Less than 10 ft. setback |
| 6814054 | 895 Sherman | SF res | 1915 | | X | | Roof rotting at edges, siding slightly dented. | Less than 10 ft. setback |
| 6821054 | 899 Sherman | SF res | 1909 | X | | | | Less than 10 ft. setback |

Address Sub-Standard Structural Deficiencies Blighting Influences

Sherman Street

Odds (cont.)

| | | | | | | | | |
|---------|-------------|--------|------|---|---|---|--|--|
| 6740974 | 901 Sherman | SF res | 1909 | | X | | Sagging roof over porch | Lot less than 3,500 s.f. - less than 10 ft. setback |
| 6809474 | 903 Sherman | SF res | 1909 | | | X | Deteriorating, sagging roof, rotted eaves | Lot less than 3,500 s.f. - less than 10 ft. setback - less than 3 ft. sideyard |
| 6827846 | 909 Sherman | SF res | 1909 | | | X | Siding cracked and falling off in places, eaves and window trim slightly, minor wear to roof, porch, windows | Lot less than 3,500 s.f. - less than 10 ft. setback - less than 3 ft. sideyard |
| 6724809 | 911 Sherman | SF res | 1918 | X | | | | Less than 10 ft. setback |
| 6752060 | 921 Sherman | Comm | 1965 | X | | | | Vacant |

Stanton Avenue

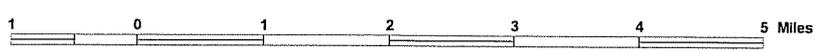
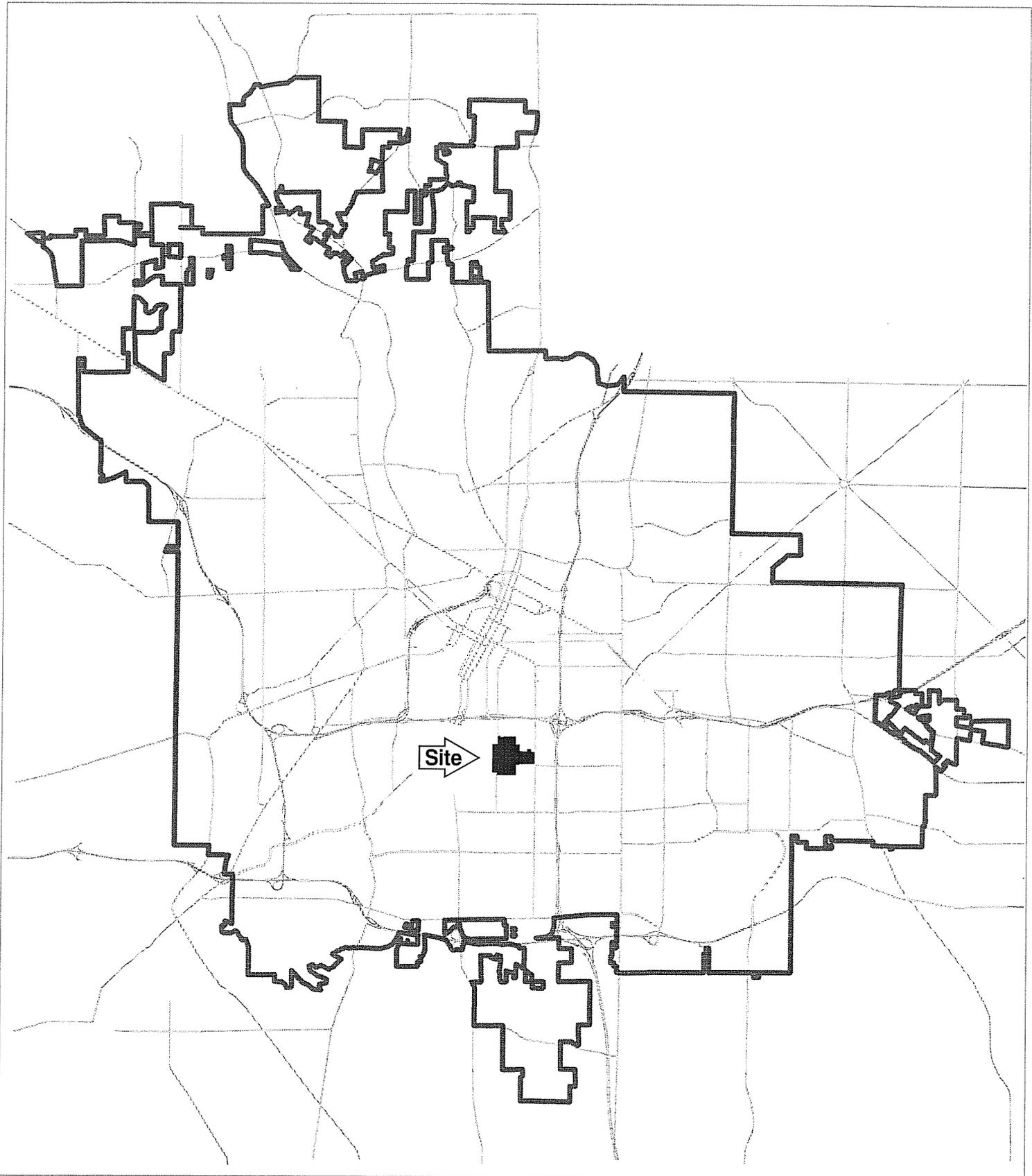
| | | | | | | | | |
|---------|------------------------------------|--------|------|---|---|---|---|--------------------------------------|
| 6824422 | 311 Stanton | SF res | 1947 | X | | | | Residential in area zoned industrial |
| 6710261 | 317 Stanton | SF res | 1947 | X | | | | Residential in area zoned industrial |
| 6809513 | 321 Stanton | SF res | 1947 | X | | | | Residential in area zoned industrial |
| 6848291 | 325 Stanton | SF res | 1947 | | X | | Deterioration to front, flat roof, side porch | Residential in area zoned industrial |
| 6753888 | 359 Stanton (J.F. Bernard, Inc.) | Comm | 1949 | X | | | | Rusted barbed wire fence |
| 6756720 | 363 Stanton (S & S Pallet Co.) | Comm. | 1970 | X | | | | |
| 6756721 | 365 Stanton (Adhesive Consultants) | Comm. | 1960 | X | | | | |
| 6755373 | 383 Stanton | Office | 1960 | X | | | | |
| 6818876 | 401 Stanton | SF res | 1940 | X | | | | |
| 6846716 | 405 Stanton | SF res | 1920 | | | X | Cracks, rotting foundation, deterioration to porch, steps, eaves, gutters and windows | |

Steiner Avenue

| | | | | | | | | |
|---------|-------------|--------|------|---|--|---|--|--|
| 6708442 | 276 Steiner | SF res | 1920 | X | | | | Lot less than 3,500 s.f. |
| 6837390 | 278 Steiner | SF res | 1918 | | | X | Walls deteriorated (cracks, holes, rotting), sagging porch roof, steps and porch rotted and in disrepair, windows missing. | Lot less than 3,500 s.f. - lack of maintenance |
| 6828465 | 282 Steiner | SF res | 1918 | | | X | Foundation cracks, wear to wall surface, porch cracked and sagging. | Lot less than 3,500 s.f. |

| Parcel No. | Address Wilbur Street | Land Use | Age | Sound | Deficient | Standard | Structural Deficiencies | Blighting Influences |
|------------|---------------------------|----------|------|-------|-----------|----------|--|---|
| | 1060 - 1062 - 1064 Wilbur | Comm | 1930 | | | X | Cracked wall surfaces, foundation. | Lack of general maintenance - parking area not paved or maintained - truck trailers, weeds, debris. |
| 6752160 | 1058 Wilbur | SF res | 1923 | X | | | | |
| 6761004 | 1066 Wilbur | SF res | 1928 | X | | | | |
| 6714013 | 1072 Wilbur | SF res | 1918 | | | X | Cracks, chipped foundation, slightly worn roof | Could be in process of rehab (new windows, siding) |
| 6823319 | 1086 Wilbur | SF res | 1924 | | X | | Deteriorating concrete porch | Lot less than 3,500 s.f. |
| 6809366 | 1090 Wilbur | SF res | 1920 | X | | | | |
| 6831718 | 1094 Wilbur | SF res | 1923 | | X | | Cracked, slightly deteriorating roof. | Lot less than 3,500 s.f. - less than 10 ft. setback |
| 6800566 | 1098 Wilbur | SF res | 1929 | | X | | Wear to walls - deteriorating front steps. | Lot less than 3,500 s.f. - lack of general maintenance - boarded basement window |

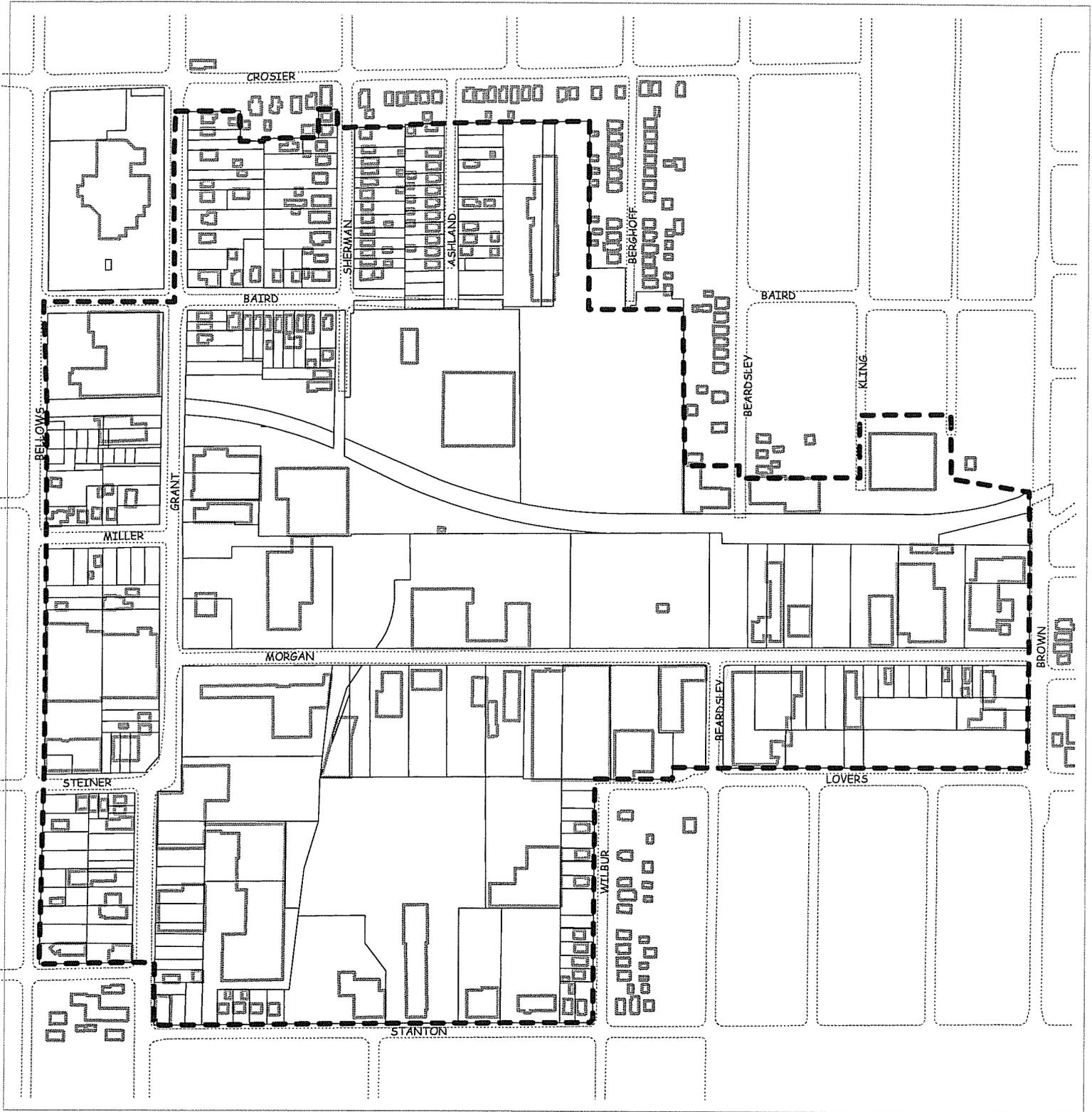
Map A Morgan Renewal Area



Map B

Morgan Renewal Area

Project Boundary



 Project Boundary
 Parcels
 Buildings
 Roads



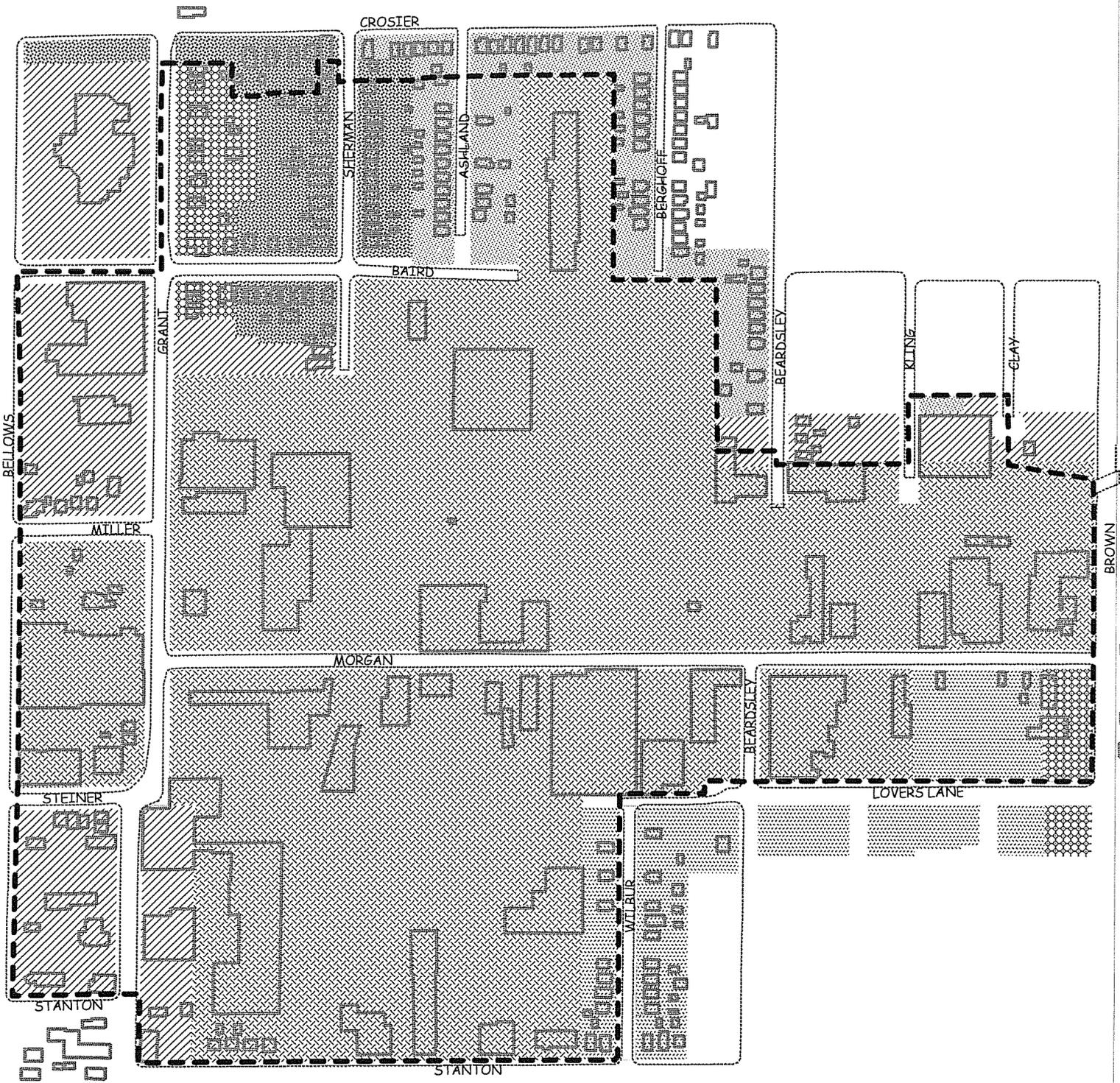
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Map C

Morgan Renewal Area

Existing Zoning



Area Boundary

Roads

Building

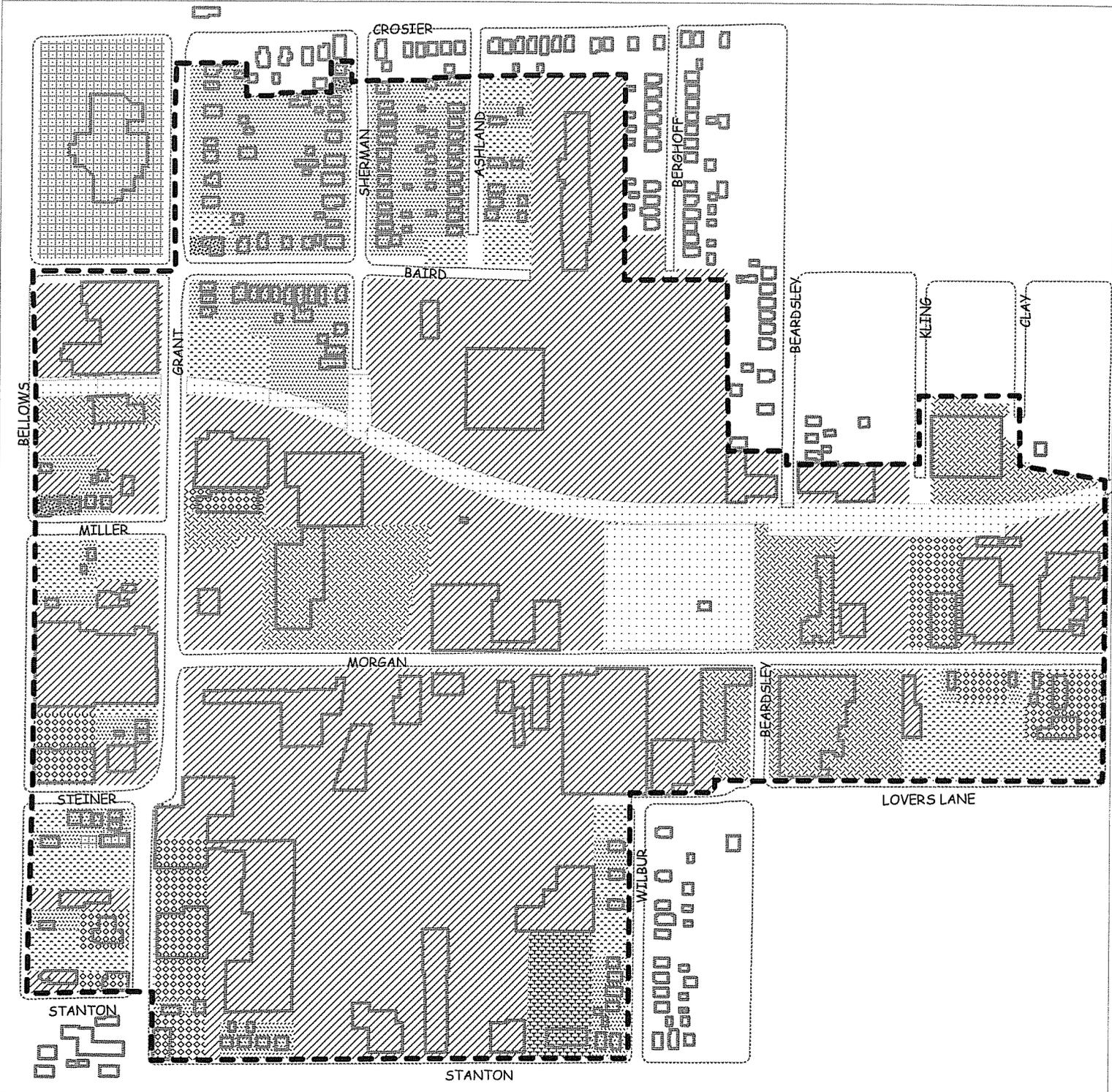
Zoning

- Single Family
- Two Family
- Apartment
- Retail
- Commercial
- Ordinary Industry



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City of Akron, OH

Map D Morgan Renewal Area Current Land Use



- Area Boundary
- Roads
- Building
- Land Use**
- Single Family
- Apartment
- Public Facilities
- Parks & Recreation
- Office
- Retail
- Commercial
- Industrial
- Vacant



Map E

Morgan Renewal Area

Proposed Zoning



 Area Boundary
 Roads
 Bldgs area4 exerpt.shp
Proposed Zoning
 Single Family
 Apartment
 Retail
 Commercial
 Ordinary Industry



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City of Akron, OH