

MULL / FRANK REDEVELOPMENT PLAN



**City of Akron, Ohio
Donald L. Plusquellic, Mayor**

**Department of Planning and Urban Development
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MULL / FRANK REDEVELOPMENT AREA
REDEVELOPMENT PLAN

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MULL / FRANK REDEVELOPMENT AREA

I. REDEVELOPMENT AREA REPORT

A. Locality Map

Submitted as Map A.

B. Mull / Frank Redevelopment Area – Project Area Boundary

The Mull / Frank Redevelopment Area is located in the City of Akron, County of Summit, State of Ohio and is bounded as shown on the Project Area Boundary Map, attached herewith as Map B, and as described in Exhibit 1, also attached. The redevelopment area consists of approximately 160.2 acres and is approximately bounded by Frank Boulevard to the north, White Pond Drive to the west, Crawford Road to the east and Mull Avenue to the south.

C. Purpose of this Report

The purpose of this report is to set forth findings with respect to the character of the area as an urban redevelopment area and the need for urban redevelopment authority, under provisions of the Ohio Revised Code, so as to assist significant redevelopment activities resulting in investment and economic growth.

D. Background

Ohio Edison, a First Energy company, is the primary power producer for Akron, Ohio and the surrounding region. Only a very limited number of parcels are available to meet future expansion needs associated with their 150-acre West Akron Service Center Campus, located in West Akron. This facility provides an essential service for area residents and generates a significant amount of economic investment and regional jobs. Consequently, it is necessary to continually renew space available for new development.

The Mull / Frank Redevelopment Area is located approximately four miles northwest of downtown Akron approaching the City's western corporation limit. The area contains three parcels and occupies approximately 160.2 acres. The parcels include a 136-acre lot owned by Ohio Edison, a 12.7 acre lot owned by First Energy Properties Inc. and an 11.5 acre parcel owned by the City of Akron. Together, the First Energy and Ohio Edison lots contain the First Energy West Akron Campus office facility, off of

White Pond Drive, and the Ohio Edison West Akron Service Center Campus located between Frank Boulevard on the north and Mull Avenue on the south. While more than a dozen buildings are located on the combined campus property, more than half of the land area is undeveloped and wooded. Only two of the First Energy / Ohio Edison buildings are directly accessible to the public; the rest of the area is fenced and gated. The City-owned parcel is located west of the Ohio Edison entrance located along Mull Avenue. City Council approved the sale of this 11.5 acre City-owned lot to First Energy Properties, Inc. in July 2011, but the sale has not been finalized.

In November 2012, Akron City Council approved a Conditional Use for First Energy to construct a new transmissions facility that will be located immediately north of the City-owned 11.5 acre parcel that was previously approved for sale to First Energy. The construction will include a new two-story transmission control center, security fencing, landscaping, an asphalt-surfaced parking area for 229 cars, and a new access drive with a traffic signal off of Mull Avenue. The new access drive will be located approximately 1400 feet west of the existing ingress/egress to the Ohio Edison West Akron Service Center campus located on Mull Avenue. The proposed access drive will occupy the western portion of the City-owned 11.5 acre parcel located along Mull Avenue.

Existing soil conditions, deteriorated structures, general site conditions and existing traffic patterns in this area indicate a need to address conditions to facilitate future development.

E. Existing Land Use

Existing land use within the Redevelopment Area consists of a mix of office and service structures associated with the First Energy West Akron Campus and the Ohio Edison West Akron Service Center Campus. A vacant single-family home, accessory structures, a vacant church and ball field are located in the southwest corner of the Redevelopment Area along Mull Avenue. Surrounding land use includes a mix of single-family and retail to the north, single-family and open space to the east, a mix of single-family, apartment and office development to the west and limited office development and a golf course to the south.

See Existing Land Use Map C.

F. Property Ownership

The Redevelopment Area consists of three parcels owned by two private property interests and the City of Akron (See Exhibit 2 in the Appendix).

G. Area Zoning

Zoning within the Redevelopment Area includes U1 Single-family Residential (U1, H1, A1), Two-Family Residential (U1-B, H1, A2) and Commercial (U4, H2, A2). See Existing Zoning Map D.

H. Existing Conditions

The Redevelopment Area consists of a total of three tax parcels occupying approximately 160.2 acres. Approximately 149 acres are devoted to the Ohio Edison West Akron Service Center Campus and the First Energy West Akron Campus. The First Energy / Ohio Edison property extends from Frank Boulevard and West Market Street on the north to Mull Avenue on the south and is bisected by a private gated drive running north to south. Most of the land within the Redevelopment Area lies within this fenced and gated area.

Land use within the Redevelopment Area is primarily office and service buildings for Ohio Edison. Most of the development is located within the northern half of the fenced and gated Ohio Edison West Akron Service Center Campus. Much of the southern half of this fenced area is wooded and undeveloped. Entrances to the gated area are located off of West Market Street to the north and Mull Avenue to the south. The northern entrance is located behind the Ohio Edison office located at 1910 West Market Street. The only other office building accessible to the public (outside of the gated area) is the First Energy Office building located at 341 White Pond Drive. This building was constructed in 2008. Construction dates for other offices and warehouses within the Ohio Edison Service Center area range from the 1950s to the 1990s.

The City-owned parcel within the Redevelopment Area occupies 11.5 acres at 859-861 Mull Avenue and contains a vacant church, a vacant single-family residence, two small vacant one-unit apartments, a garage, a shed and a ball field. A gas well tank battery is located near the eastern property line. The vacant single-family residence was constructed in 1939 and is in deteriorated condition. The two vacant ancillary apartments appear to have been constructed later. The vacant church near the rear of the property was constructed in 2000. The property is surrounded by a rusted and broken chain link fence. A large pine tree on the western edge of the property that was snapped in half and blown over in a storm has not been removed.

Soil conditions within the Redevelopment Area are a mix of Chili, Carlisle and Jimtown soil types. Chili soil types have few limitations for development but Carlisle soils are typified by very poorly drained organic soils in broad, low-lying bogs that generally formed in muck and peat

deposits more than 51 inches thick. Jimtown soils are located near Mull Avenue and consist of deep, somewhat poorly drained soils formed in loamy outwash overlying sand and gravel outwash. Wetlands are identified throughout the area and floodplain areas are identified west of the private street which bisects the Ohio Edison West Akron Service Center Campus. First Energy and Ohio Edison include wetland mitigation in their planning process for this area.

Combined, existing conditions in this area have hindered potential development and necessitate investment to undertake improvements to facilitate conditions conducive to development.

MULL / FRANK REDEVELOPMENT AREA

REDEVELOPMENT PLAN

I. Location of the Mull / Frank Redevelopment Area

The Mull / Frank Redevelopment Area is located approximately four miles northwest of downtown Akron approaching the City's western corporation limit in the City of Akron, County of Summit, State of Ohio, and is bounded as shown on Map B attached. The Redevelopment Area occupies approximately 160.2 acres and is approximately bounded by Frank Boulevard on the north, White Pond Drive on the west, Crawford Road to the east and Mull Avenue to the south.

II. Statement of Development Objectives

The general goal of the City of Akron in undertaking this project is to promote development and the creation of employment opportunities within the Redevelopment Area by correcting physical conditions and problems which have hampered development. To carry out this goal, the City's proposed objective is to facilitate conditions conducive to the expansion and future growth of the Ohio Edison / First Energy West Akron Service Center and Campus.

A. Land Use Objective

1. Enhance the viability of the project area by encouraging land uses which are of an office or commercial type and are compatible with surrounding office or commercial development in the vicinity.
2. Remove deteriorated properties or properties that are not consistent with redevelopment objectives.
3. Provide for suitable buffer areas or landscape screening between any new non-residential uses and neighboring residential properties.

B. Environmental Objectives

1. Improve the functional and physical condition of the project area.
2. Address soil and wetland conditions in coordination with new development.
3. Develop an attractive and visually improved environment.

4. Encourage the removal of properties which are poorly maintained or deteriorated.
5. Utilize green building and energy-saving measures in new construction and redevelopment.

C. Circulation and Parking

1. Promote attractive, well-designed, well-lighted and landscaped parking areas associated with any new development.
2. Provide for safe and efficient movement of traffic along Mull Avenue, including access and egress to any new development.

D. Economic Development Objectives

1. Stimulate financial investment and new development within the project area.
2. Increase the number of employment opportunities within the City of Akron.
3. Encourage the use of underutilized vacant land.

III. Proposed Redevelopment Actions

A. Land Use and Zoning

1. Land Use Plan
 - a. Land Use (See Map C – Land Use Map)

Recommended land use includes office or commercial activity consistent with that found in the First Energy West Akron Campus and Ohio Edison West Akron Service Center.

2. Zoning
 - a. Existing Zoning (See Map D)

Existing Zoning consists of Single-Family Residence Use District (U1, H1, A1), Two-Family Residence Use District (U1-B, H1, A2) and Commercial Use District (U4, H2, A2). The southwest portion of the Redevelopment Area, including the City-owned parcel, has received Conditional Use approval for the construction of a transmission control center and access drive.

b. Proposed Zoning

Zoning for the Redevelopment Area will remain unchanged.

B. Land Sale or Lease

Land owned by the City of Akron within the Mull / Frank Redevelopment Area will be available for sale or lease on terms determined by the City of Akron.

C. Redeveloper's Obligations for Land Purchased or Leased from the City of Akron

A Sale or Lease Agreement shall restrict development within the Mull / Frank Redevelopment Area on land to be sold or leased by the City for redevelopment. The Sale or Lease Agreement or Development Agreement and project reviews and approval shall apply to all of the Redeveloper's contiguous property within the Redevelopment Area. The Sale or Lease Agreement or Development Agreement shall include the following provisions:

1. The Redeveloper shall submit site plans and building plans to the City of Akron, Department of Planning and Urban Development. The Urban Design and Historic Preservation Commission and the City Planning Commission shall review these plans prior to commencement of construction to determine compliance of such plans with the Redevelopment 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 Redeveloper before construction of such modifications can begin.
2. Construction upon land sold or leased by the City shall be in accordance with all terms and conditions of a Redevelopment Agreement executed by the City of Akron and the project developer.
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 of 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.

D. Development Standards

The City of Akron, through this Redevelopment Plan, requires the following additional development guidelines:

1. All site plans shall be subject to approval by the City of Akron's Department of Planning and Urban Development.
2. All outdoor storage areas shall be screened from view by solid walls or solid fences or landscaping at least six feet in height.
3. The design, layout and access to all off-street parking shall be reviewed and approved by the City. Vehicular ingress and egress shall be approved by the traffic engineer.
4. The developer shall submit a storm water management plan to control the runoff, siltation and sedimentation during construction and to control the runoff after the development is completed. The plan is subject to the approval of engineering. The storm water plan must be submitted prior to the issuance of building permits.

IV. OTHER DEVELOPMENT PROVISIONS

A. Duration of the Redevelopment Plan Restrictions

The Redevelopment Plan and/or any modification thereof shall be in force and effect for a period of 30 years from the date of approval of this Redevelopment Plan by the City of Akron. The termination of this Redevelopment 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 Amended Approved Plan

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

V. LEGISLATION TO BE UTILIZED TO FULFILL PLAN OBJECTIVES

Ohio Revised Code: Tax Increment Equivalent Financing

Tax increment financing, as permitted by the Ohio Revised Code, may assist the City in paying for improvements that will be undertaken within the Mull / Frank Redevelopment Area and other public improvements or costs necessary to

accomplish the goals of the Redevelopment Plan or for such other purposes as set forth in the tax increment financing legislation.

Exhibit 1
Mull / Frank Redevelopment Area
Boundary Description

Beginning at a point being the intersection of the north right-of-way line of Mull Avenue and the southeast corner of parcel 6861223.

Thence west along the north right-of-way line of Mull Avenue approximately 1,736 feet to a point being the intersection of a property line.

Thence north along said property line approximately 2,387 feet to a point being the intersection of a property line.

Thence westerly along said property line approximately 176 feet to a point where the property line turns northwest.

Thence northwest along said property line approximately 34 feet to a point where the property line turns westerly.

Thence westerly along said property line approximately 172 feet to a point where the property line turns northwest.

Thence northwest along said property line approximately 118 feet to a point where the property line turns westerly.

Thence westerly along said property line approximately 410 feet to a point being the intersection of the east right-of-way line of White Pond Drive.

Thence north along the east right-of-way line of White Pond Drive approximately 1,008 feet to a point being the intersection of the south right-of-way line of Frank Boulevard.

Thence northeast along the south right-of-way line of Frank Boulevard approximately 2,234 feet to a point being the intersection of a property line.

Thence south along said property line approximately 1,925 feet to a point being the intersection of a property line.

Thence east along said property line approximately 173 feet to a point being the intersection of a property line.

Thence south along said property line approximately 1,315 feet to a point being the intersection of a property line.

Thence east along said property line approximately 408 feet to a point being the intersection of a property line.

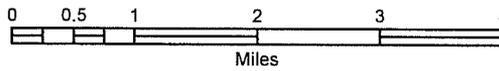
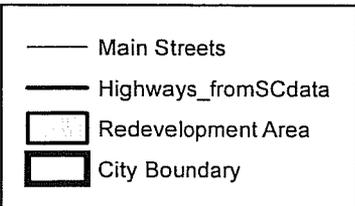
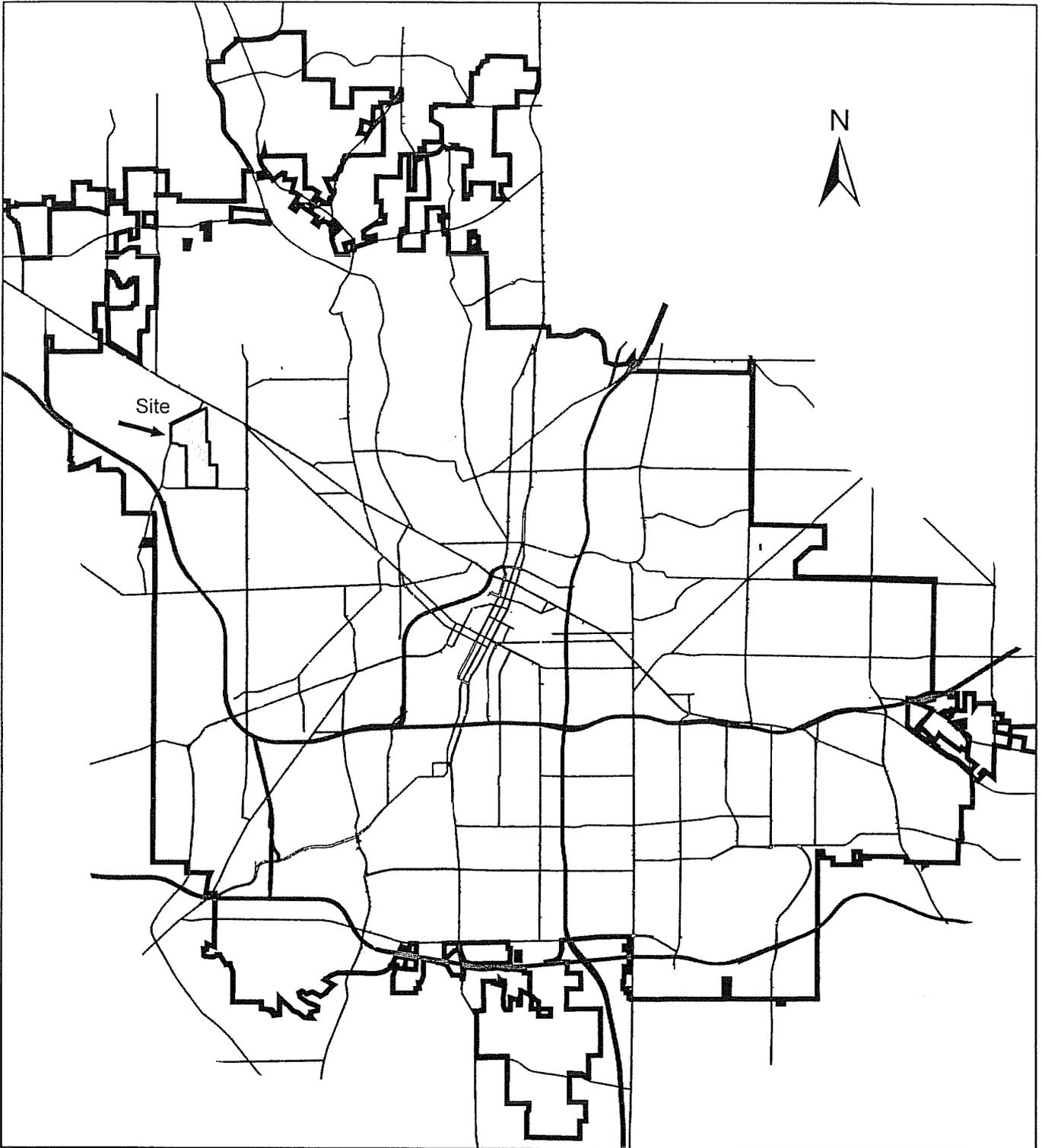
Thence south along said property line approximately 1,300 feet to the place of beginning.

EXHIBIT 2 - MULL / FRANK REDEVELOPMENT AREA
Property Ownership List

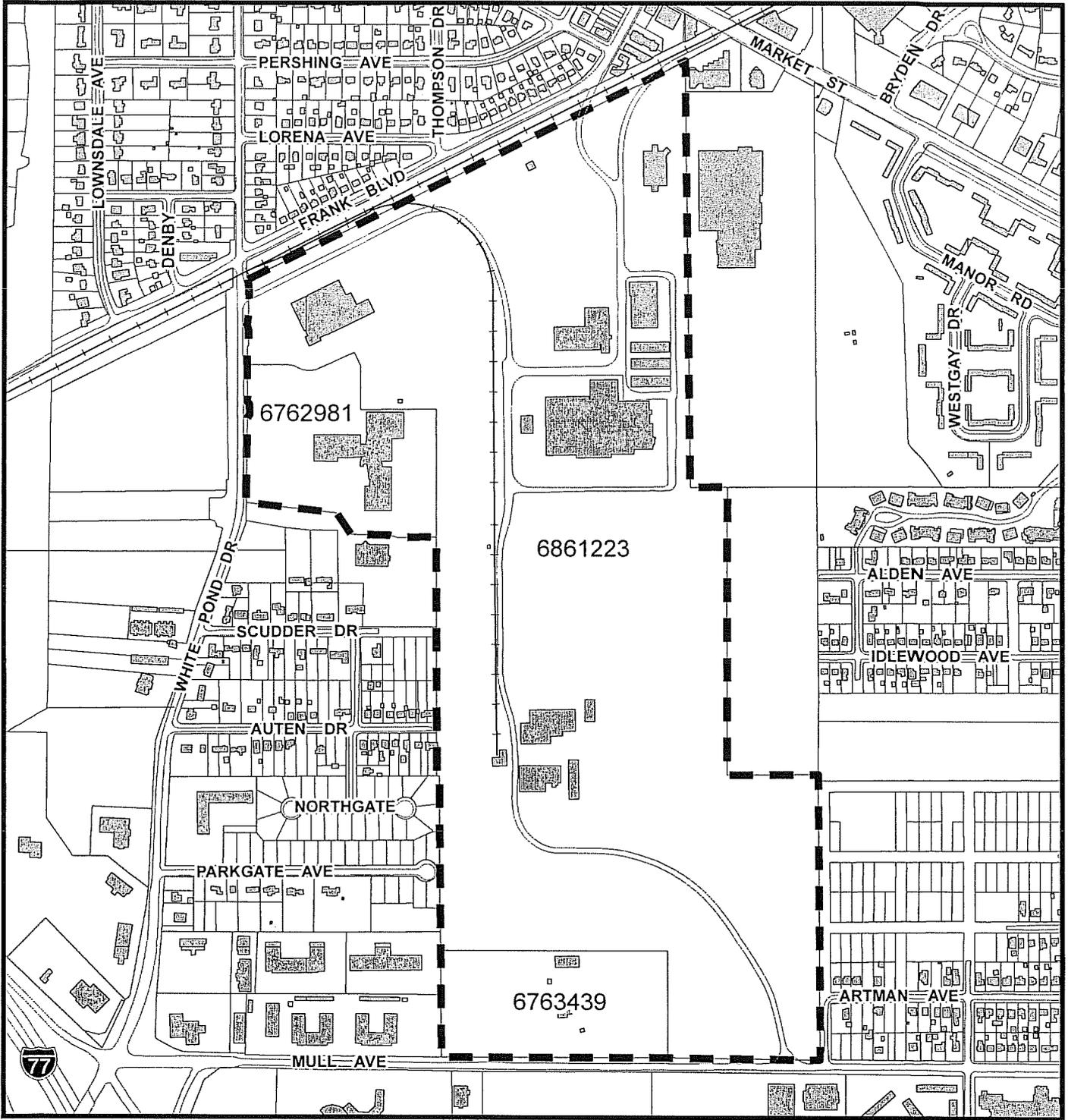
Parcel No.	Address	Owner Name	Construction Date	Land Use	Parcel Size
6762981	341 S. White Pond Drive	FirstEnergy Properties Inc.	2008	Office	12.692 acres
6763439	859 - 861 Mull Avenue	City of Akron	1939 / 2000	Single-Family / Church	11.5127 acres
6861233	1910 West Market St.	Ohio Edison Co.	Various	Office / Commercial	136.022 acres

Map A

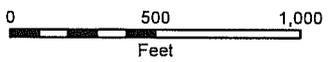
Mull / Frank Redevelopment Area Project Location



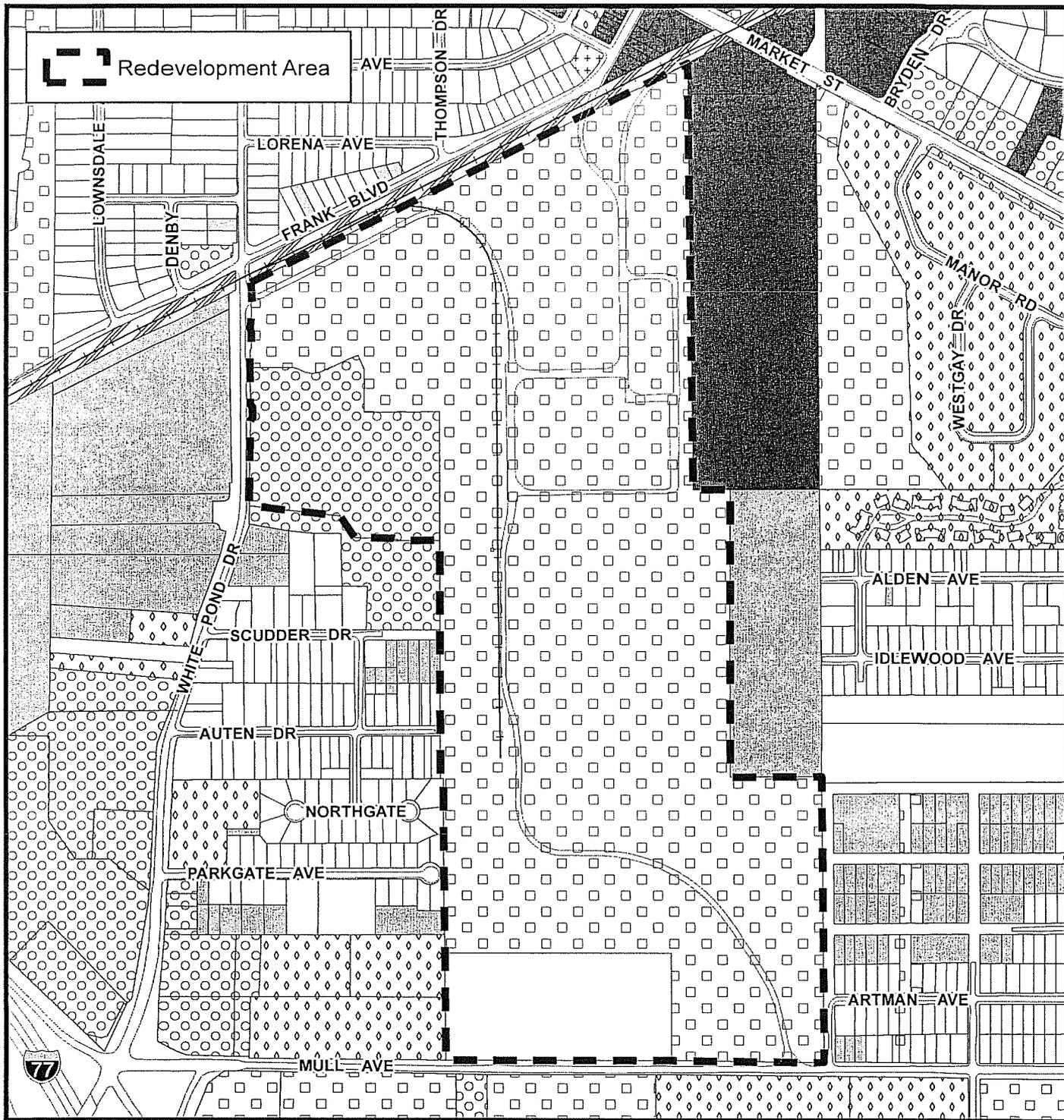
Mull / Frank Redevelopment Area
Boundary Map



	Pavement
	Railroads
	Redevelopment Area
	Buildings
	Parcels

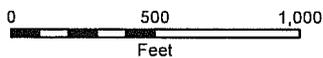


Mull / Frank Redevelopment Area
Land Use Map

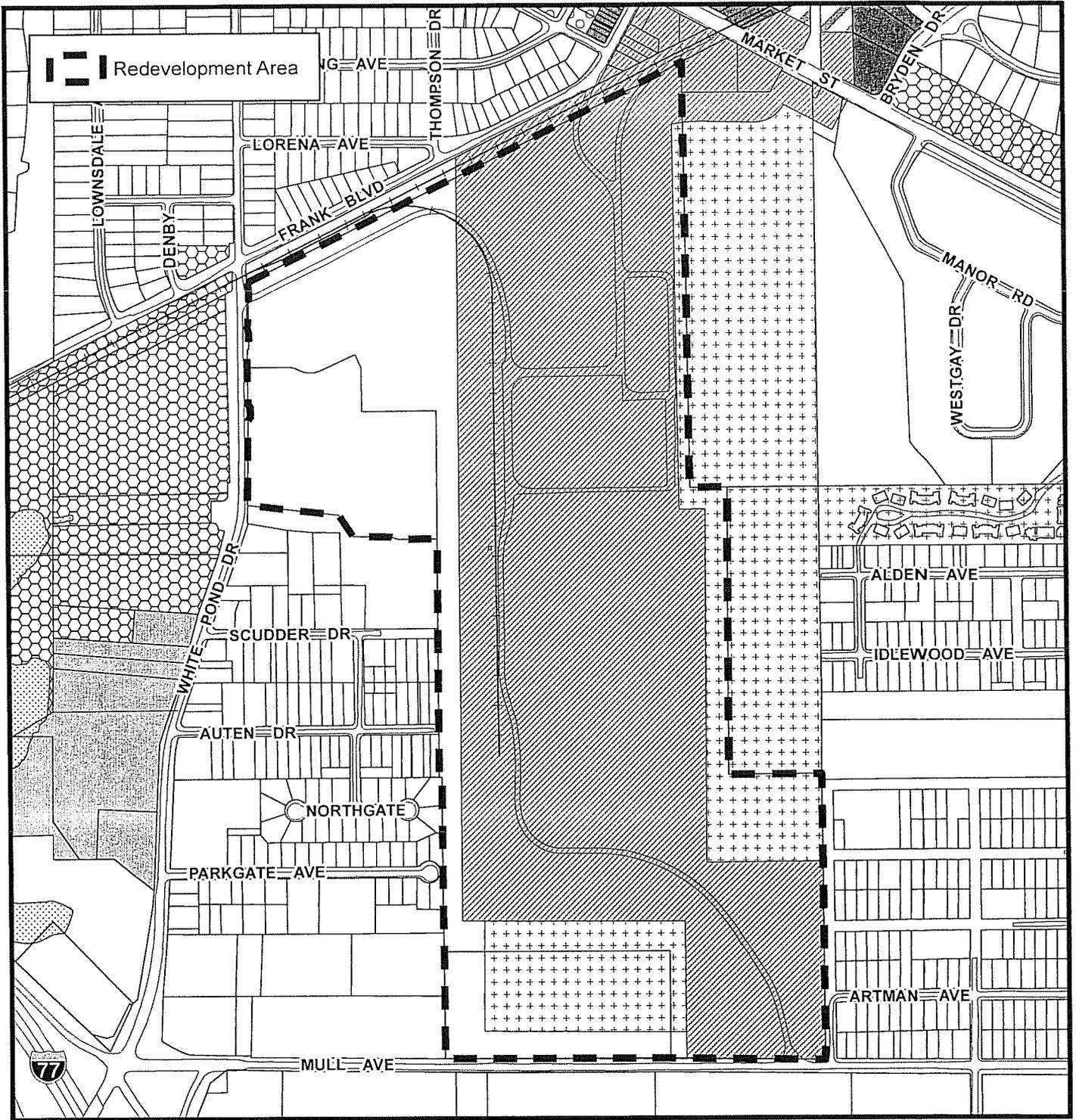


Land Use Classification

- Single Family
- Two Family
- Apartment
- Office
- Retail
- Commercial
- Industrial
- Public Facilities & Utilities
- Vacant

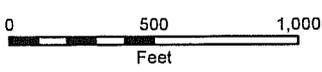


Mull / Frank Redevelopment Area
Existing Zoning



Zoning Classification

-  U-1, Single Family
-  U-1B, Two Family
-  U-2, Apartment
-  U-3, Retail
-  U-4, Commercial
-  U-5, Industrial
-  ULB, Office
-  UPD-30, Planned Development
-  Water Features



Mull / Frank Redevelopment Area
Aerial View

