Akron Property Inventory Report

Prepared by Western Reserve Land Conservancy’s Thriving Communities Institute
March, 2015
Akron’s Assets

Akron is a city looking forward to a bright future. With a long history of welcoming new immigrants, Akron has recently welcomed immigrants from Asia, and looks forward to welcoming those from other countries in the near future. As the “City of Invention,” the heart of Ohio’s Polymer Valley, and home to a new Biotech Corridor, Akron is embracing a new technological century as it embraced the previous industrial century. The University of Akron provides advanced educational opportunities for all ages as well as acting as an anchor for further development near downtown. Akron boasts a highly skilled labor force, an extensive transportation network and a low cost of living which makes the area very attractive for hardware tech startups.

Akron’s residents enjoy a wide variety of local recreation opportunities. Perhaps most famously, the Ohio & Erie Canal Towpath Trail makes its way through the heart of Akron. Downtown, a park around Lock 3 of the former canal now serves as host for a wide variety of civic entertainment, cultural and recreational festivities all year round. An ever-expanding network of bike lanes and trails connects many of these features. The Downtown area also features an emerging art scene with both new and revitalized venues providing an array of interesting performances and viewings.

As memories of the “Rust Belt” era fade, Akron is gaining a reputation as a place of opportunity, even making a Forbes magazine list of “Opportunity Cities: Places Where it May Be Easier to Make Your Mark.”
Thanks to those who made this survey possible

There are many people who made this Akron survey possible, but none are more important than the Foundations who funded this effort. We would like to thank the John S. and James L. Knight Foundation, Fund for Our Economic Future, the Polsky Fund of Akron Community Foundation, the GAR Foundation and the Welty Family Foundation for their support. We would also like to thank the City of Akron for their ongoing support and support staff, including Marco Sommerville, Director of Planning and Urban Development, and Abraham Westcott, Jr., Development Manager at the City of Akron. Abraham was especially helpful and met with us ‘early and often’ as we planned to survey the almost 100,000 parcels, making this work possible. The door-to-door surveying was conducted through the East Akron Neighborhood Development Corporation (EANDC), and the team of surveyors they assembled for us. We would like to thank EANDC staff including President and CEO Grady Appleton, Chris Norman, Director of Urban Planning and Cazell Smith, Community Organizer for helping in this effort. We would also like to thank the following surveyors: Karris Barclay, Carol Boykins, Marier Costa, Elizabeth Esakov, Tamara Hubbard, Bianca Parms, Devonn Patterson, Janae Pennington, Traci Person, Donald Underwood, Heaven Wortman and Ryan Graise.

Interpreting this data and offering recommendations about how this data might be used was work that was done by Tina and John Ughrin, residents of the North Hill neighborhood in Akron and the principals of The Smile Minded Smartworks, LLC. Their involvement in the Akron community includes work with the Better Block Initiative, the Akron Art Museum’s Inside Out Project, and an emerging group of young professionals who are thinking strategically about Akron’s future, among other efforts. Tina and John spoke with many key Akron leaders on this project including Abraham Wescott, Jr.; Adele Dorfner, Deputy Planning Director at the City of Akron; Duane Groeger, Akron Housing Administrator; Mike Meyer, City Planner; Jason Segedy, Director of Akron Metropolitan Area Transportation Study; Chris Thompson, Director of Regional Engagement at Fund for Our Economic Future; and Chris Norman, Director of Urban Planning at EANDC. We would like to thank them as well for their insight for this report and their commitment to the future of the City of Akron.
Western Reserve Land Conservancy’s Thriving Communities Institute: Helping revitalize Ohio’s cities

Western Reserve Land Conservancy (WRLC) is a nonprofit conservation organization dedicated to preserving the natural resources of northern Ohio. We work with landowners, communities, government agencies, park systems and other nonprofit organizations to permanently protect natural areas and farmland. In March 2011, Western Reserve Land Conservancy launched Thriving Communities Institute (TCI), a region-wide effort to help revitalize our urban centers, and named nationally known expert Jim Rokakis as its director.

Today, Thriving Communities Institute is working with communities and organizations throughout the region to transform vacant and unproductive properties into new opportunities to attract economic growth, add green space to our cities and support safe, beautiful neighborhoods. Our cities have thrived in the past, and we believe they will thrive again in the future.

TCI was established to create an urban presence in the cities of Northeast Ohio. The primary objective was to establish County Land Reutilization Corporations, commonly referred to as county land banks, in these counties to give communities additional blight fighting tools. The mission of TCI expanded to include the raising of additional funds to remove blighted properties from these communities. To date TCI has raised 182 million dollars for blight removal statewide. Most recently, TCI played a critical role in convincing Cuyahoga County government to issue 50 million dollars in demolition bonds. The detailed survey work and property analysis provided herein will allow the City of Akron to effectively utilize their demolition funds and continue to maintain the high quality of its housing stock.

www.wrlandconservancy.org
www.thrivingcommunitiesinstitute.org
# Akron Property Inventory Report

## Table of Contents

- Executive Summary........................................................................................................7
- Akron’s History and Background..................................................................................8
- Overview of Methods and Results................................................................................9
- Characterization of Neighborhood Hotspots.............................................................14
- Akron’s Residential Neighborhood Hotspots.............................................................15
- Established Hotspot.....................................................................................................16
- Potential and Emerging Hotspots.................................................................................16
- Struggling Hotspots.....................................................................................................18
- Conclusion and Recommendations..............................................................................21
- References..................................................................................................................24
- Notes on Appendices.....................................................................................................25
- Appendix A..................................................................................................................26
- Appendix B..................................................................................................................29
- Appendix C..................................................................................................................50
- Appendix D..................................................................................................................57
- Appendix E..................................................................................................................62
Executive Summary

The City of Akron has done a very good job keeping up with vacant and deteriorating properties during the recent housing and financial crises, as well as the long “Rust Belt” decline in population. Evidence for the success of this effort is visible in the small numbers of properties in poor condition as well as the number of vacant lots remaining after demolition. Quite likely, this effort has helped Akron avoid the fate of many other cities in the region which have experienced free falls in housing values and other problems associated with large-scale vacant housing stocks. Now, in 2015, the city may be on the verge of a renaissance, and yet still faces a slow decline in population and some vacant properties. This report seeks to offer suggestions for Akron’s response to this opportunity with respect to vacant properties.

Nationally, amongst many Generation X (born 1966-1976) and Millennial (born 1977-1994) professionals and entrepreneurs, there is a trend towards enjoying a more urban lifestyle. In particular, they are drawn to fun, engaging and interesting places. This is a trend away from the automobile-centered lifestyles of previous generations. Modern technologies are increasingly allowing them to choose where and how they do that. Akron has garnered some recognition as an outstanding place for a young person to “make their mark”. Additionally, the low cost of living and a growing skilled work force make Akron an enticing place for startup enterprises, whose workforces can then afford a higher standard of living than they could on either of the coasts. Akron’s vacant properties represent an opportunity to help entice such a vibrant population and ignite a true renaissance.

The results of the property inventory performed by Western Reserve Land Conservancy’s (WRLC) Thriving Communities Institute (TCI) and described in this report indicate that 73.5% of Akron’s parcels of land contained occupied structures. While approximately 5% of parcels were found to be unoccupied structures, fewer than 2% had vacant, distressed structures present. An additional 18% of parcels were vacant lots. Approximately 3.5% fell into other categories.

Simple market economics indicate that Akron currently has a mild surplus of housing. History indicates that developers are more than capable of providing new housing stock to meet almost any demand. The task before Akron, then, is not to provide more housing stock, but to increase the demand for urban living spaces. With respect to vacated structures, this takes two forms: First, the City should continue to reduce housing stock, especially in areas of least demand. Second, Akron should replace demolished structures in targeted areas with assets that provide value for this new era (increased emphasis on pedestrian enjoyment, bike-ability, green spaces, etc.).

The direction of this replacement need not be “top down” in all areas. Indeed, in several neighborhoods this report suggests that demolition be used as a tool to allow the neighborhoods to re-invent themselves and their dynamics. In some neighborhoods, the creation, reactivation, or encouragement of a “hotspot” (akin to Highland Square) may be appropriate. This can even be done without tremendous investment on the part of the City, by encouraging residents to create these engaging places on their own. This report does recommend continued active engagement by the City in the Downtown and University Park neighborhoods. Their unique nature means they function as a hotspot for the entire city, as well as for themselves.
Akron’s History

Industrial Age City Model

Like many cities in the region, Akron flourished as an industrial city during the 19th and 20th centuries. During this period, industries and large employers would follow natural or other resources, which would then attract a population of labor to man mills or factories. Entertainment and other amenities would then follow this population.

However, during the latter half of the 20th Century, as transportation and freight costs fell, this model began to falter. First citizens, and then employers began to flee these industrial city cores to both the suburbs and beyond. Manufacturing and other low-skill jobs moved out of the region as employers sought more favorable labor relations and lower wages. High-skill professionals moved out to the suburbs, sometimes taking their businesses with them. Retail and other commercial ventures followed suit. The region earned the nickname “Rust Belt”.

Although certainly not immune to this trend, Akron endured the crisis better than many of its regional counterparts. Akron has enjoyed long-term stable leadership that has deftly negotiated the period and its opportunities. Akron’s history is dominated by the rubber industry and the city managed to keep those companies invested, even if to a lesser extent than at their peak. In addition to Akron’s identity as the “Rubber City,” it has managed to diversify its economy into other sectors such as health care and education and many smaller and mid-sized employers. This has offered a measure of economic resilience compared with other cities that were dominated by a single large employer. Nonetheless, a decades-long slow decline in population, shift to a post-industrial economy, and recent economic downturns and trends, has left Akron with a significant number of vacant homes, and a question of how to best deal with them.

A New Model for the 21st Century

In the Information Age, local geographic and physical resources are largely irrelevant to the modern economy (indeed, the internet can make some delivery costs effectively non-existent). Extremely low freight and communication costs grant manufacturers and other large employers wide leeway when considering location. Thus, in addition to courting such industries, it can be very effective for a city or region to attract innovative, creative professionals who then create new businesses generating even more professional and skilled labor opportunities.

We tend to think of Silicon Valley and Redmond Washington as the centers of technology innovation. However, young tech entre-
preneurs and professionals are choosing to establish their start-ups in other urban settings that include a sense of place, bikeability and many things to do within walking distance. These Generation X and Millennial professionals are often attracted to vibrant, unique, heavily social urban spaces. Such spaces are created, in large part, by encouraging small, locally-owned shops in districts that are walkable and inviting. Additionally, such places tend to retain older residents and families as they age. These neighborhood-based commercial districts are often called “hotspots.”

This report draws upon such an understanding for some of its recommendations. However, vacant properties are just one part of a wider urban ecosystem, and not all areas would benefit from the same responses. For instance, the urban core of the city (Downtown and University Park) are distinct from the residential neighborhoods. This report attempts to illustrate and utilize some of those differences with and for its recommendations.

Why Akron?

Ken Burns, President and Founder of Tiny Circuits recently posted an article in LinkedIn explaining that despite having traveled to 17 countries and worked with start-ups in many of the major cities in the United States, he chose Akron to start a hardware tech company.

“When people visit Northeast Ohio now, most are expecting a run down post industrial wasteland, yet are very surprised to find the opposite. We’re years into a major renaissance...Downtown Akron is no longer boarded up, but a vibrant city center that is teeming with people, restaurants, and music.”

Burns noted that in addition to lower overhead for rent etc., “We occupy a 5000 sq. ft. office in downtown Akron, a mix of industrial space and finished office space - which is walking distance to all the downtown restaurants, bars and events. A hiking / biking trail next to our office leads into a National Park 5 miles away...Labor rates are lower here as well, but even so our assembly techs are able to make a salary that affords them better housing here than degreed engineers can afford in the Valley.” Burns is not alone in choosing to locate his business in a Rust Belt city, as many other entrepreneurs and businesses are choosing to locate their offices in locations with similar amenities region-wide.

Overview of Survey Methods and Results

Collecting Data

Western Reserve Land Conservancy’s (WRLC) Thriving Communities Institute (TCI) obtained Geographic Information System (GIS) parcel data from the Summit County Fiscal Office and partnered with the East Akron Neighborhood Devel-
Development Corporation (EANDC) to survey 82,667 residential parcels, as well as 7,886 commercial, 5,528 tax-exempt parcels, 842 industrial properties and 341 parcels that fell into other categories, for a total of 97,264 parcels surveyed. Twelve Akron residents were engaged by EANDC as field surveyors. Using a detailed rubric (right), the surveyors assessed the condition of properties from the sidewalk or street. And assigned a grade, A through F. Teams covered each street on foot wherever possible using mobile devices to gather information and photograph each structure, vacant lot and parking lot in the survey area. The data, condition grade and photos they collected were automatically uploaded by the mobile device to the TCI GIS server. Progress was tracked on a daily basis and property information was spot checked by TCI staff for accuracy.

Additional data on demographic variables was obtained through the US Census Bureau’s American Communities Survey (ACS) at the block group level both for the city as a whole, as well as for the 22 neighborhoods of Akron. Neighborhood boundaries were determined utilizing those provided by the City’s Department of Planning and Urban Development. The exact boundaries are not relevant to the broader discussion, nor does this report represent an attempt to definitively outline the boundaries of neighborhoods within Akron.

Assets were identified collaboratively with the City of Akron’s Planning Department, Economic Development Department, and the Akron Metropolitan Area Transportation Study (AMATS).5

Data Analysis and Additional Data Collection

Once survey data collection was complete, data was analyzed and maps of results were created utilizing ESRI’s ArcGIS Desktop GIS software and Microsoft Excel. As existing and potential hotspots emerged, additional visits to these neighborhoods were made for assessment of the appropriate tier and to capture photographs of the assets and barriers for each hotspot.

A: Excellent
No Visible signs of deterioration
Well-maintained and cared for
New construction/renovation
Historic detailing. Unique

B: Good
Needs basic improvements
Minor painting
Removal of weeds
Cleaning

C: Fair
Some cracking of brick or wood
Major painting required
Deteriorated concrete
Crumbling concrete
Cracked windows or stairs

D: Deteriorated
Major cracking of brick, wood rotting
Broken or missing windows
Missing brick and siding
Open Holes

F: Unsafe/Hazard
House is open and a shell
Can see through completely
House ransacked and filled with trash
In danger of collapse
Immediate safety hazard

Property inventory condition grade guidelines.
General Results

Table 1 indicates the number of parcels assigned to each survey category and structural grade within Akron. Figure 1 shows the percentage of parcels by survey category.

The majority of Akron’s properties were found by the survey to be occupied (71,545) and were graded A or B (68,160). Of the 4,604 properties that were identified by the survey as vacant, 2,997 of those were graded A or B. 693 of the 4,604 vacant properties were identified as being for sale or for rent at the time of the survey. The data indicated that Akron had relatively few vacant structures that posed risk to its citizens. Very few (368) vacant structures were unsecured.

In addition to an overall condition grade, information related to individual property characteristics was captured during the survey, including whether a property was boarded or had damaged windows, whether a property had damage to paint, siding, gutters or roofs, and whether a property had a damaged garage. The largest contributors to diminished grades were damaged paint or siding (6,453), damaged gutter (2,496) and damaged roof (1,492).

The relatively low numbers of diminished grades and damaged characteristic flags indicates that the City Department of Neighborhood Assistance has been diligent in code-enforcement and the Planning Department has worked hard to address problematic and vacant properties. These efforts are visible in the high number of vacant lots when compared to lots bearing low-grade structures. While vacant lots are not as desirable as occupied lots, they do provide opportunity for in-fill construction that a dilapidated structure does not. The removal of low-grade structures can hedge against the devaluation of neighboring properties.

<table>
<thead>
<tr>
<th>Survey Category</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>F</th>
<th>Not Graded</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupied Structure</td>
<td>47443</td>
<td>20717</td>
<td>3002</td>
<td>247</td>
<td>23</td>
<td>113</td>
<td>71545</td>
</tr>
<tr>
<td>Vacant Structure Secure</td>
<td>1056</td>
<td>1850</td>
<td>981</td>
<td>295</td>
<td>46</td>
<td>8</td>
<td>4236</td>
</tr>
<tr>
<td>Vacant Structure Open</td>
<td>22</td>
<td>69</td>
<td>114</td>
<td>122</td>
<td>41</td>
<td>368</td>
<td></td>
</tr>
<tr>
<td>Vacant Lot</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>17450</td>
<td>17450</td>
</tr>
<tr>
<td>Parking Lot</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2794</td>
<td>2794</td>
</tr>
<tr>
<td>Park</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>725</td>
<td>725</td>
</tr>
<tr>
<td>Not Surveyed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>146</td>
<td>146</td>
</tr>
<tr>
<td>Total</td>
<td>48521</td>
<td>22636</td>
<td>4097</td>
<td>664</td>
<td>110</td>
<td>21236</td>
<td>97264</td>
</tr>
</tbody>
</table>
Table 2 shows the survey structural grade and apparent usage for all parcels in Akron. While structures graded A are dominant, a significant fraction were not graded. Primarily these are parking lots, vacant lots, or parks, without a significant structure. The large number of such lots is another effect of the city’s diligence in removing hazardous structures.

Table 3: Disposition of all Properties by Neighborhood

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Occupied Structure</th>
<th>Vacant Structure Secure</th>
<th>Vacant Structure Open</th>
<th>Vacant Lot</th>
<th>Park</th>
<th>Parking Lot</th>
<th>Not Surveyed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Firestone Park</td>
<td>86%</td>
<td>4%</td>
<td>0%</td>
<td>8%</td>
<td>1%</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>Northwest Akron</td>
<td>85%</td>
<td>2%</td>
<td>0%</td>
<td>10%</td>
<td>1%</td>
<td>1%</td>
<td>0%</td>
</tr>
<tr>
<td>Fairlawn Heights</td>
<td>85%</td>
<td>1%</td>
<td>0%</td>
<td>10%</td>
<td>1%</td>
<td>3%</td>
<td>0%</td>
</tr>
<tr>
<td>Goodyear Heights</td>
<td>82%</td>
<td>4%</td>
<td>0%</td>
<td>12%</td>
<td>0%</td>
<td>1%</td>
<td>0%</td>
</tr>
<tr>
<td>Ellet</td>
<td>81%</td>
<td>2%</td>
<td>0%</td>
<td>14%</td>
<td>0%</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>North Hill</td>
<td>80%</td>
<td>5%</td>
<td>0%</td>
<td>12%</td>
<td>0%</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>Merriman Valley</td>
<td>79%</td>
<td>1%</td>
<td>0%</td>
<td>16%</td>
<td>3%</td>
<td>1%</td>
<td>0%</td>
</tr>
<tr>
<td>Wallhaven</td>
<td>78%</td>
<td>3%</td>
<td>0%</td>
<td>15%</td>
<td>0%</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>Highland Square</td>
<td>77%</td>
<td>5%</td>
<td>0%</td>
<td>12%</td>
<td>0%</td>
<td>3%</td>
<td>1%</td>
</tr>
<tr>
<td>Kenmore</td>
<td>76%</td>
<td>4%</td>
<td>1%</td>
<td>17%</td>
<td>0%</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>West Akron</td>
<td>75%</td>
<td>5%</td>
<td>0%</td>
<td>18%</td>
<td>1%</td>
<td>1%</td>
<td>0%</td>
</tr>
<tr>
<td>City Total</td>
<td>74%</td>
<td>4%</td>
<td>0%</td>
<td>18%</td>
<td>1%</td>
<td>3%</td>
<td>0%</td>
</tr>
<tr>
<td>South Akron</td>
<td>71%</td>
<td>7%</td>
<td>2%</td>
<td>17%</td>
<td>1%</td>
<td>3%</td>
<td>0%</td>
</tr>
<tr>
<td>Chapel Hill</td>
<td>70%</td>
<td>3%</td>
<td>0%</td>
<td>22%</td>
<td>1%</td>
<td>4%</td>
<td>0%</td>
</tr>
<tr>
<td>East Akron</td>
<td>67%</td>
<td>6%</td>
<td>1%</td>
<td>22%</td>
<td>0%</td>
<td>4%</td>
<td>0%</td>
</tr>
<tr>
<td>Southwest Akron</td>
<td>63%</td>
<td>4%</td>
<td>1%</td>
<td>30%</td>
<td>0%</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>Lane-Wooster</td>
<td>61%</td>
<td>6%</td>
<td>1%</td>
<td>29%</td>
<td>0%</td>
<td>3%</td>
<td>0%</td>
</tr>
<tr>
<td>University Park</td>
<td>57%</td>
<td>7%</td>
<td>1%</td>
<td>25%</td>
<td>0%</td>
<td>10%</td>
<td>0%</td>
</tr>
<tr>
<td>Middlebury</td>
<td>53%</td>
<td>6%</td>
<td>1%</td>
<td>33%</td>
<td>0%</td>
<td>7%</td>
<td>0%</td>
</tr>
<tr>
<td>Downtown Akron</td>
<td>50%</td>
<td>3%</td>
<td>0%</td>
<td>21%</td>
<td>6%</td>
<td>20%</td>
<td>0%</td>
</tr>
<tr>
<td>Summit Lake</td>
<td>48%</td>
<td>8%</td>
<td>2%</td>
<td>39%</td>
<td>1%</td>
<td>3%</td>
<td>0%</td>
</tr>
<tr>
<td>Cascade Valley</td>
<td>43%</td>
<td>4%</td>
<td>0%</td>
<td>45%</td>
<td>4%</td>
<td>4%</td>
<td>0%</td>
</tr>
</tbody>
</table>
State of Occupancy

Table 3 (previous page) shows the distribution of occupancy by neighborhood, sorted by order of decreasing percentage of occupancy. This is across all property types. (Due to rounding all rows may not total 100%) This data is by lot, not area, so the maps may have a different visual impact. Of note, neighborhood occupancy correlates well with the presence (or proximity) of functioning hotspots. Because of their unique nature, Downtown and University Park are highlighted.

The Current State of Akron’s Vacant Properties

Vacant properties are relatively diffused, if not evenly distributed. While some of Akron’s neighborhoods are experiencing higher overall vacancy than others, even in those neighborhoods, there are few places where the vacant properties are clustered in large groups. This seems especially true for Akron’s residential properties. This is a contrast to some other aging industrial cities of Northeast Ohio where entire blocks are for sale or several blocks along a street are completely abandoned.

There is one pattern that does stand out. If University Park and Downtown are considered Akron’s “core” (and regarded as distinct due to their public institutions, etc.), most of the residential neighborhoods that share a border with that core are those with the highest vacancy rates. The one exception is Highland Square, possibly illustrative of the power of a strong neighborhood hotspot.
Characteristics of an Urban Neighborhood Hotspot

The primary feature of a neighborhood hotspot is that it is friendly to human presence. This evidences itself in several ways:

- **Physically**, a hotspot is very walkable, bikeable, sit-able and invites people to linger. As part of that invitation, people must perceive their physical safety through slower and constrained automobile traffic and good lighting. Parking lots do not provide such feelings, and so should be located in the rear of businesses or otherwise out of the central area. If on-street parking exists, it should be back-in diagonal or parallel. Additionally, parking can be fairly limited (ideally shared among several establishments). This certainly doesn’t mean that automobile traffic is non-existent, but hotspots often approach the ideals exemplified by the “complete street” buzzword.

- **Socially and psychologically**, people need a reason to enjoy the hotspot. In that regard, art installations, galleries, entertainment (particularly live and local), original or interesting architecture and facades, restaurants, unique local shops, all connected by gathering spaces for people to talk.

- **Geographically**, near a hotspot (often within a quarter-mile) you will find a number of assets like parks or other green spaces, YMCAs or similar recreational institutions, libraries, community centers, and community learning centers. The contribution of these assets is greatly enhanced by connections that enable foot and bicycle traffic.

- **Perhaps most exciting are the demographics in proximity to a neighborhood hotspot.** Hotspots tend to thrive on diversity in age, income, ethnic heritage, property values, and rental vs. owner occupied properties. This may also imply a diversity in the quality of housing near the hotspot (as reflected in housing grades in this report). However, the weight of an excessive number of low-grade structures can naturally hinder the development of a neighborhood hotspot. After all, a hotspot must be a part of a functioning neighborhood.

### Proximity to Assets

As noted above, neighborhood hotspots do best when near multiple assets, though that is not enough to create a hotspot. The image at left is a reduced view of a map included in full on page 83. The map shows proximity to assets, with red indicating the highest density and blue the lowest. Note that generally such assets are located near residential neighborhoods.

### A Note about Neighborhoods

The neighborhoods and boundaries selected for this report are not intended to be definitive and were chosen for geographic convenience. Neighborhood pride is a sign of strong sense of place, but shouldn’t hinder our policymaking or decision-making.
Downtown and University Park – the core of the city

In many ways, these core neighborhoods function as a hotspot for the entire City. While it is important for a neighborhood hotspot to be a “nice place to be”, it’s also important for these core neighborhoods to have wonderful places to be and go! The core neighborhoods also have their own unique concerns related to their unique populations, enterprises, and institutions. They not only provide identity to their immediate locale, but to the City as a whole.

The University Park neighborhood has recently experienced some high-profile development, which has yet to fully mature. In fact, some of this development has happened so recently and swiftly that it is not reflected in the survey results!

It should not be overlooked that both these neighborhoods are experiencing relatively high vacancy rates. Ease of transportation makes it easy to live outside the city and still partake in its amenities. While tourism is certainly appreciated, its preferable to increase both the economic impact of such visitors as well as the appeal of residency/occupancy in the neighborhood.

To that end, this report recommends that any demolished structures in the Downtown or University Park neighborhoods be replaced with features that add to the area’s appeal and work to encourage visitors to spend more time there. Green spaces including water gardens and wildflower beds can drastically improve an area’s appeal for low cost and maintenance, while also being easy to remove in a later development processes. If a structure is scheduled for demolition in a high (or potentially high) traffic area, it is also advisable to consider walkways, bikeways, open-air seating, and public art to increase the appeal to pedestrians and bicyclists. For these purposes, this report also recommends coordination with groups like Keep Akron Beautiful and the Akron Art Museum. Maps for Downtown are on pages 32 and 65, and maps for University Park are on pages 48 and 81.

Akron’s Residential Neighborhood Hotspots

The following pages feature a list of hotspot locations for consideration. For the purposes of this report, extant and former residential neighborhood hotspots have been divided into a few tiers depending on the level of their current functionality in this regard: established, emerging and potential, and struggling. This is a list of examples and is not exhaustive. The distinction between emerging and potential hotspots is largely a matter of degree, and they are grouped together because similar strategies are viable for both. A comprehensive neighborhood based revitalization program could use data like that presented in this report to identify promising locations for hotspots.
Established Hotspot

Highland Square - West Market St. between South Portage Path and Dodge Ave.

As an established hotspot, Highland Square has many of the features noted previously. It provides a strong social identity for its neighborhood. See page 51 for this map. Of the neighborhoods that share a border with Downtown or University Park, only Highland Square has an occupancy rate (77%) higher than the Citywide average. It also has the lowest proportion (12%) of vacant lots for that group. South Akron, East Akron, Lane-Wooster, Middlebury, Summit Lake, and Cascade Valley are the other inner neighborhoods.

Demographically, Highland Square exemplifies the type of diversity that can strengthen a hotspot. According to 2012 ACS 5-year estimates, average household incomes for Census Block Groups (geographical areas designated by the U.S. Census Bureau, with populations of 600 to 3,000) in Highland Square range from approximately $15,000 on the low end to approximately $55,000 on the high end. Median ages for Highland Square Block Groups range from 20.6 years old to 57.8 years old. Highland Square is also culturally diverse, with Block Group percentages of non-white populations between 4% and 55%.

Potential and Emerging Hotspots

Emerging neighborhood hotspots are missing a component or two, but sometimes or partially function as hotspots. Potential hotspots have some components, but for whatever reason don’t often currently function as hotspots.

Firestone Park - Aster Avenue between Palm Ave. and Lindenwood Ave.

Physically and geographically, this area has almost all the characteristics one could hope for. Currently it could use an establishment that would give people a reason to be there in the evenings (a coffee shop, for example). Additionally, the immediate neighborhood lacks some of the diversity (particularly in income) that helps a hotspot thrive. It should be noted that this neighborhood is fairly stable, and was intentionally designed with this location to function as a hotspot. For map, see page 54.
Kenmore - Kenmore Boulevard between 13th St. and 16th St.

Currently, this area is functioning primarily as a commercial district, rather than as a hotspot. Generally, it does not appear to attract many people as a place to linger. There is little outdoor seating or gathering space. The street here is also too wide for easy pedestrian crossing. The area does feature a number of unique thriving businesses some of which are becoming landmarks. The surrounding area doesn’t feature a wide range of income, but ready public transportation may ameliorate that somewhat as the area falls in the low side of the middle of Akron’s income distribution. For map, see page 53.

North Hill – Main Street and Cuyahoga Falls Avenue (Temple Square)

New populations of immigrants are establishing interesting shops and filling in housing around this block. As with Kenmore Boulevard, the street is wide and the area features little room for seating. The area still sees significant pedestrian and bicycle traffic, especially from recent immigrants drawn to the library. This hotspot and its assets are quite diffuse, and this intersection may represent a corner of a larger “hot zone” within North Hill. For map, see page 52.

Goodyear Heights - Goodyear Blvd between Newton and Honodle (at Linda Theatre)

The area presents some nice attractions bundled in close proximity. However, the “strip mall” design of the shops on the east side of Goodyear Blvd. present a hurdle. Converting some or all of that parking area into small parks or seating areas would encourage the area to function as more of a gathering place. There is also a lot of questionable asphalt behind the church and theatre as well. See page 55 for a close-up map.

General Strategies for Neighborhoods with Emerging and Potential Hotspots

Rather than attempting to institute neighborhood hotspots directly, it may make more sense for the city and other entities to take actions which support or encourage their organic development. This can be accomplished through Special Improvement Districts, city ordinance and zoning changes, façade upgrade abatements, transportation improvements, and the use of strategies to improve the strength of local neighborhood groups and associations.
Strategies for Dealing with Vacant Properties in Neighborhoods with Hotspots

Near functioning hotspots in these neighborhoods, demolished residential structures should likely be replaced with infill housing. However, if the structure or lot in question is immediately adjacent to or perhaps interfering with a functioning hotspot, replacement commercial structures or green space may be a better option.

Farther away from the hotspot, consideration should be given to other options. If a structure is not to be replaced, then this report recommends strategies beyond the creation of a vacant lot, such as tree planting for green space, the creation of bicycle and pedestrian routes, and even small low-maintenance parks. Cooperation efforts with local residents, particularly through garden clubs, Keep Akron Beautiful, or neighborhood groups might reveal ways of reducing maintenance costs for such locales.

Struggling Hotspots

Struggling hotspots have few of the characteristics of a hotspot. Some have acted as hotspots in the past (usually as prominent transit stops), but do not currently function as hotspots. Recommendations for these neighborhoods are in the following section, as it is unlikely that these places could be activated as hotspots.

Summit Lake - Manchester Rd between Kenmore Blvd and Sharon St.

Over the years, the historic storefronts have thinned, leaving unattractive gaps. Nearby industrial and transport activity also diminishes the attractiveness for residents. The Manchester Road bypass effectively cuts these shops off from the local neighborhood. It is difficult to see how the Towpath Trail and Summit Lake could be casually accessed by pedestrians despite their tantalizing proximity. This area may be the least functional former hotspot identified in this report. See page 56 for a map.

South Akron - Grant St. between Steiner and Cole

Grant St. boasts some longstanding popular local businesses (DiFeo and Sons’ Poultry, Amedeo’s Florist, Klein Seafood) and some old-fashioned storefronts close to the street. A Community Learning Center and Park are close by as well. However, numerous industrial and vacant structures and lots nearby detract from the area’s appeal as a place to gather and linger. A map is included on page 57.

Neighborhoods without Potential Hotspots

Akron has several neighborhoods without prominent candidates for a hotspot. This does not necessarily present a problem for neighborhood stability. West Akron, for example, has large regions of stable residential development, without central commercial zones to act as a hotspot. Northwest Akron is also very stable. These areas are far from freeways with minimal industrial activity, and may even benefit from proximity to the Highland Square hotspot. Generally, no additional recommendations are needed for such stable neighborhoods.

Unfortunately, there are other neighborhoods which are quite unstable, at least residually. Broadly speaking, these neighborhoods have suffered from the impact of developments and projects in Akron’s Industrial past. This is a common problem for cities that rose to prominence.
during the Industrial era and relied heavily on individual automobile transportation for their workforces.

**Summit Lake, Middlebury, and Cascade Valley**

These neighborhoods are generally experiencing low occupancy rates. For residential properties they only had 44%, 49%, and 55% occupancy respectively. In general, this report recommends not replacing demolished structures to facilitate later re-development and possible re-zoning. This should be done with a mind toward adding value for neighboring property owners where possible, as with the ‘A Lot for a Little’ program, which provides adjacent responsible, eligible property owners the opportunity to acquire city-owned properties at a reduced cost.

**Summit Lake**

Residentially, Summit Lake suffers from both the current and historical proximity of heavy industry. If not in fact, then in the local popular imagination the area is purported to be laden with environmental toxins. The lake itself, is famous for heavy metal contamination. (Hopefully, stories of ghosts and hauntings from earlier eras have less cachet.) Currently, this neighborhood is at or near the bottom of many of the measures we have utilized. See pages 46 and 80 for detailed maps of Summit Lake.

**Middlebury and The East End**

Middlebury (See pages 42 and 75) is unique in its geographic location between University Park and The East End project (in the old Goodyear headquarters). Being in between the University and a thriving commercial district such as The East End is hoped to become, could radically change the demand for real estate in the Middlebury neighborhood. Having empty lots available for new construction could help accelerate that process of redevelopment. Rezoning opportunities might also arise.

The area near the intersection of East Market St. and East Exchange St. may be able to provide a focal point for local development in the Southern and Eastern portions of the neighborhood. Dave’s Market has anchored the commercial plaza there, providing some stability and even attracting a pharmacy. As The East End project is completed, increased transit and bicycle options along Exchange St. and Market St. might help enhance the attraction of this area by promoting its role as a connector between the city core and The East End.

**Cascade Valley**

The Cascade Valley neighborhood is geographically unusual (see pages 30 and 63). Sections of the neighborhood are spatially separated from each other by both the river and steep valley walls. The central part of the neighborhood has experienced some revitalization, while the western edge suffers from more vacancies. Development may be hindered by the presence of several municipal and industrial facilities and the imposing presence of the Main Street “Y” Bridge above.
Northside

Considering demography, the small commercial district on the 100 block of North Main should be a booming hotspot for Cascade Valley! A local landmark restaurant (Luigi’s) is the centerpiece of a unique commercial district with multiple interesting and artistic venues. Nearby housing is not only new, but it ranges from high-income to AMHA-subsidized. The Towpath and Cuyahoga Valley Scenic Railroad are also easily accessible. However, the geography of the area including railways and steep slopes divides, rather than unites, the location to the rest of the neighborhood. Most Akron residents would likely identify it as part of Downtown, rather than Cascade Valley. A truly significant effort would need to be taken to meaningfully connect the Northside with the rest of the Cascade Valley neighborhood.

South Akron

South Akron (see map on pages 45 and 78) had been disrupted by the advent of I-76, as evidenced by the pattern of lower structural grades along the interstate. Curiously, I-77, along South Akron’s eastern edge, does not appear to have had a similar impact on the neighborhood. As of this writing, plans are in motion to alter the I-76 interchanges along the northern edge of this neighborhood. This will probably change some of the neighborhood’s dynamics. However, it is most likely that this neighborhood would also benefit from an opportunity for substantial restructuring.

East Akron

East Akron, together with Southwest Akron and Chapel Hill, emerged with prominent automobile-centered commercial districts during the latter half of the 20th century. A long series of retail stores with large parking lots along Arlington Rd. tends to disrupt this neighborhood’s functionality. However, on either side of this asphalt band are residential neighborhoods. The recommended strategy for East Akron (maps on pages 36 and 66) is to allow the residential portion of the neighborhood to reorganize and redevelop itself. In pursuit of this goal, as structures are razed in this area, improvements should be pursued to allow new traffic patterns to emerge. Rain gardens, pedestrian walkways, and lot expansions can be an important part of this restructuring with respect to vacant lots. The EANDC Neighborhood Revitalization Plan has additional promising suggestions for action including some exciting experimental ideas that can be implemented at low cost.

Chapel Hill

The commercial districts within and near Chapel Hill are still functioning and residential occupancy for this neighborhood is relatively high. It is likely that infill housing could see occupancy and is therefore the recommended strategy for demolished units in this neighborhood, although not with the urgency of hotspot neighborhoods. See pages 31 and 64 for maps.
Southwest Akron

Southwest Akron is dominated by the opportunity presented by the vacancies of the former Rolling Acres Mall and associated structures. This report recommends aggressive repurposing of these structures when and where possible. Other communities have revived “dead” malls for a variety of uses including charter or magnet schools, new housing or office spaces, senior housing, etc. However, if no such repurposing is obvious or available, structures and parking lots should be removed to alleviate their depressing effect on the area.

West Akron, Lane-Wooster and the Inner Belt Removal

Akron has embarked on a project to remove a major segment of the SR 59 Inner Belt highway. This will certainly impact the northeast corner of Lane-Wooster, and may even impact the rest of the neighborhood as well. Geographically, this is likely to affect the eastern portions of West Akron, as well. The popular hope is that this will allow the western sections of Downtown, as well as the neighborhoods West of Downtown, including Lane-Wooster to reconnect with the larger institutions of Downtown to increase its value as a residence for those employed there. However, the nature of that impact is difficult to predict, and may depend greatly on what precisely replaces the current land in use by the highway. In this circumstance, this report recommends that demolished structures in Lane-Wooster not be replaced immediately. After time allows the impact of the Inner Belt removal to be better understood, a more coordinated or targeted response can be devised. Until then, allowing vacant structures to linger would hinder future positive developments in the neighborhood.

For the current state of these neighborhoods see pp. 40 and 73 for Lane-Wooster and pp. 50 and 83 for West Akron.

Conclusion and Recommendations

While the overall findings of our inventory of Akron’s housing stock are encouraging, and suggest evidence of an upward trend in housing and neighborhood hotspots, city officials and community leaders should consider the challenges the City continues to face and the risks those challenges present to continued progress.

One major challenge, shared with most Midwest rust-belt cities, is the fact that 35% of the housing stock in the Akron is over 75 years old and 75% was built before 1970. Although most of the housing stock was rated as either A or B in our assessment, the City should consider steps to insure that the naturally aging housing stock does not deteriorate. At present, these A and B properties are a major asset for the City. Preserving that status, while shoring up the C-rated properties and addressing those considered D and F should be a top priority.

The purpose of this study was to conduct a physical assessment of housing inventory. It was beyond the scope of this report to conduct an assessment of the City’s code enforcement and property preservation systems. However, we do recommend that the City of Akron conduct such a review to determine whether the current systems have the tools and components to strengthen and preserve the current housing stock. Such an assessment could include, for example, the following:

- Where are there concentrations of rental property and owner-occupied property?
- Does the current system provide decision-makers with an analysis of the ownership of the housing inventory:
◊ Who are the largest holders of rental property?
◊ What is the compliance rate with the city’s rental registry? Is there an enforcement mechanism in place to ensure compliance?
◊ Who are the owners of the vacant properties we identified in this survey – banks, private corporations, tax certificate purchasers, small mom-and-pop investors, others?
◊ Are absentee owners local or from out of state?

- Do City departments responsible for code enforcement (Department of Neighborhood Assistance) and property preservation (Department of Planning and Urban Development) regularly communicate with other Summit County communities to address problem property owners? Absentee owners frequently hold properties in a number of communities and a joint effort to regulate these owners may prove more effective than Akron proceeding alone. Does a property data system exist that would enable community and civic leaders to quickly access the information they need to make key planning and code enforcement decisions? One model for this is the web-based Neighborhood Stabilization Team (NST) component of Case Western Reserve University’s Northeast Ohio Community and Neighborhood Data for Organizing (NEO CANDO).13

Are there sufficient resources available to assist homeowners and responsible rental property owners with the maintenance and repair of properties, especially outside of the established Neighborhood Program areas? Could the City work with County officials to set up a low interest home improvement loan program utilizing a linked deposit program? Linked deposit programs for both home repair and historic preservation have been very successful in other Ohio counties.

The City should strengthen its relationship with the Summit County Land Reutilization Corporation (Land Bank) to access and utilize available funding for demolition of blighted properties within City boundaries. The Summit County Land Bank served as the lead entity for Attorney General Mike DeWine’s Moving Ohio Forward demolition grant program. County land banks are currently the only Ohio organizations eligible to apply for demolition funding through the Ohio Housing and Finance Agency’s Neighborhood Innovation Program, through which the Summit County Land Bank applied for and received the minimum (among similar size counties) allocation of $2 million for demolition of blighted properties in target areas of the county. A cooperative partnership between the City and the County Land Bank could have provided for a stronger application and perhaps additional funding. As future funding opportunities become available, the City and Land Bank must work together to maximize resources and opportunities.

As recently documented in “What Counts: Harnessing Data for America’s Communities,” a joint publication of the Urban Institute and the Federal Reserve Bank of San Francisco, data-driven decision support is the next frontier for municipal and regional governments.14 Smart use of public data will allow cash-strapped governments to do more with less. Long before a house is abandoned, for example, data analysis can predict the abandonment in advance. Cost-effective interventions can then take place. Public data will identify areas of emerging growth so that growth can be supported. Public leaders’ use of public data will help America’s cities become healthier, safer and more attractive to residents and investment. It is our hope that Akron is able to merge the property condition data of this survey with other sources of public data to develop a tool to predict and manage growth.

Thriving Communities Institute has worked in communities throughout Northeast Ohio—communities facing similar challenges. These challenges include loss of manufacturing, aging housing stock, population losses, abandonment of houses and neighborhoods, lack of direction and ultimately loss of hope. This is not the case in Akron. Its housing stock is in surprisingly good shape, as the survey results demonstrate. In fact there are twice as many abandoned structures in one area of Cleveland we surveyed awaiting demolition as in the entire City of Akron! Strong leadership at the municipal and county level, strict code enforcement and
a longstanding commitment in Akron to blight removal have helped the City to stay ahead of the problem, and have positioned the City to plan for a future that doesn’t include blight.

When faced with population loss, economic downturn and the foreclosure crisis, Akron fared far better than its neighbors to the east, north and south. Cities like Youngstown, Warren and Cleveland are working hard to survive. Akron’s challenge is not to survive, but to thrive. Gathering, analyzing, maintaining and continually updating housing data will provide Akron with the ability to effectively utilize each of its many development tools. This property inventory provides one important piece of that data.
References

13 NEO CANDO 2010+ system, Northeast Ohio Data Collaborative (http://neocando.case.edu/neocando/).
Notes on the Appendices

Appendix A General Results (p. 26)
Appendix A contains the tables and figures from earlier in this report, as well as an additional map and an additional table. Table 4 on p 28 shows the disposition of structures (not including vacant or ungraded lots) for each neighborhood divided by apparent use (Residential, Commercial, or Industrial). Page 29 is a map of the survey results for the entire city.

Appendix B Neighborhood Results (p. 30)
The map on page 29 is of naturally low resolution compared to a typical residential property size. Appendix B contains a series of maps (Alphabetical by Neighborhood—see below) of the same information for each Neighborhood. At this resolution, individual properties can usually be distinguished and local trends and patterns are much more visible.

Appendix C Neighborhood Hotspots (p. 51)
The map series in Appendix C provides close examinations of the Hotspots mentioned directly in this report, generally to a radius of a quarter mile.

Appendix D Demographics (p. 58)
Appendix D contains maps which draw their information from the US Census Bureau’s 5 year American Community Survey. This information is presented at the Block Group level, although the neighborhoods used for this report are still indicated on the maps. The maps included are:

58 - Population per Sq. Mile.
59 - Median Household Income
60 - Percent Poverty Status
61 - Median Age
62 - Percentage African-American

Appendix E Neighborhood Assets (p. 63)
The first 21 maps in Appendix E show the locations of various Hotspot-related assets for each individual neighborhood. The map on page 84 shows a “heat map” of proximity to such assets for the entire city. While fairly informative, it should be noted that this map is a “first pass” at such thinking and admittedly may place too much weight on transit stops.

Akron’s Neighborhoods Numbered Alphabetically, provided for Appendices B and E.

1 - Cascade Valley
2 - Chapel Hill
3 - Downtown
4 - East Akron
5 - Ellet
6 - Fairlawn Heights
7 - Firestone Park
8 - Goodyear Heights
9 - Highland Square
10 - Kenmore
11 - Lane-Wooster
12 - Merriman Valley
13 - Middlebury
14 - North Hill
15 - Northwest Akron
16 - South Akron
17 - Southwest Akron
18 - Summit Lake
19 - University Park
20 - Wallhaven
21 - West Akron
Appendix A: General Results

Table 1: General Results

<table>
<thead>
<tr>
<th>Survey Category</th>
<th>Condition Grade</th>
<th></th>
<th></th>
<th></th>
<th>Not Graded</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A</td>
<td>B</td>
<td>C</td>
<td>D</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Occupied Structure</td>
<td>47443</td>
<td>20717</td>
<td>3002</td>
<td>247</td>
<td>23</td>
<td>113</td>
</tr>
<tr>
<td>Vacant Structure Secure</td>
<td>1056</td>
<td>1850</td>
<td>981</td>
<td>295</td>
<td>46</td>
<td>8</td>
</tr>
<tr>
<td>Vacant Structure Open</td>
<td>22</td>
<td>69</td>
<td>114</td>
<td>122</td>
<td>41</td>
<td></td>
</tr>
<tr>
<td>Vacant Lot</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Lot</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not Surveyed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>48521</td>
<td>22636</td>
<td>4097</td>
<td>664</td>
<td>110</td>
<td>21236</td>
</tr>
</tbody>
</table>
### Table 2: Condition Grade by Apparent Land Use

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Condition Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A</td>
</tr>
<tr>
<td>Agricultural</td>
<td>5</td>
</tr>
<tr>
<td>Commercial</td>
<td>2558</td>
</tr>
<tr>
<td>Industrial</td>
<td>276</td>
</tr>
<tr>
<td>No Data</td>
<td>12</td>
</tr>
<tr>
<td>Residential</td>
<td>44379</td>
</tr>
<tr>
<td>Tax Exempt</td>
<td>1289</td>
</tr>
<tr>
<td>Utility</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>48521</td>
</tr>
</tbody>
</table>

### Table 3: Disposition of all Properties by Neighborhood

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Occupied Structure</th>
<th>Vacant Structure Secure</th>
<th>Vacant Structure Open</th>
<th>Vacant Lot</th>
<th>Park</th>
<th>Parking Lot</th>
<th>Not Surveyed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Firestone Park</td>
<td>86%</td>
<td>4%</td>
<td>0%</td>
<td>8%</td>
<td>1%</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>Northwest Akron</td>
<td>85%</td>
<td>2%</td>
<td>0%</td>
<td>10%</td>
<td>1%</td>
<td>1%</td>
<td>0%</td>
</tr>
<tr>
<td>Fairlawn Heights</td>
<td>85%</td>
<td>1%</td>
<td>0%</td>
<td>10%</td>
<td>1%</td>
<td>3%</td>
<td>0%</td>
</tr>
<tr>
<td>Goodyear Heights</td>
<td>82%</td>
<td>4%</td>
<td>0%</td>
<td>12%</td>
<td>0%</td>
<td>1%</td>
<td>0%</td>
</tr>
<tr>
<td>Ellet</td>
<td>81%</td>
<td>2%</td>
<td>0%</td>
<td>14%</td>
<td>0%</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>North Hill</td>
<td>80%</td>
<td>5%</td>
<td>0%</td>
<td>12%</td>
<td>0%</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>Merriman Valley</td>
<td>79%</td>
<td>1%</td>
<td>0%</td>
<td>16%</td>
<td>3%</td>
<td>1%</td>
<td>0%</td>
</tr>
<tr>
<td>Wallhaven</td>
<td>78%</td>
<td>3%</td>
<td>0%</td>
<td>15%</td>
<td>0%</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>Highland Square</td>
<td>77%</td>
<td>5%</td>
<td>0%</td>
<td>12%</td>
<td>0%</td>
<td>3%</td>
<td>1%</td>
</tr>
<tr>
<td>Kenmore</td>
<td>76%</td>
<td>4%</td>
<td>1%</td>
<td>17%</td>
<td>0%</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>West Akron</td>
<td>75%</td>
<td>5%</td>
<td>0%</td>
<td>18%</td>
<td>1%</td>
<td>1%</td>
<td>0%</td>
</tr>
<tr>
<td>City Total</td>
<td>74%</td>
<td>4%</td>
<td>0%</td>
<td>18%</td>
<td>1%</td>
<td>3%</td>
<td>0%</td>
</tr>
<tr>
<td>South Akron</td>
<td>71%</td>
<td>7%</td>
<td>2%</td>
<td>17%</td>
<td>1%</td>
<td>3%</td>
<td>0%</td>
</tr>
<tr>
<td>Chapel Hill</td>
<td>70%</td>
<td>3%</td>
<td>0%</td>
<td>22%</td>
<td>1%</td>
<td>4%</td>
<td>0%</td>
</tr>
<tr>
<td>East Akron</td>
<td>67%</td>
<td>6%</td>
<td>1%</td>
<td>22%</td>
<td>0%</td>
<td>4%</td>
<td>0%</td>
</tr>
<tr>
<td>Southwest Akron</td>
<td>63%</td>
<td>4%</td>
<td>1%</td>
<td>30%</td>
<td>0%</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>Lane-Wooster</td>
<td>61%</td>
<td>6%</td>
<td>1%</td>
<td>29%</td>
<td>0%</td>
<td>3%</td>
<td>0%</td>
</tr>
<tr>
<td>University Park</td>
<td>57%</td>
<td>7%</td>
<td>1%</td>
<td>25%</td>
<td>0%</td>
<td>10%</td>
<td>0%</td>
</tr>
<tr>
<td>Middlebury</td>
<td>53%</td>
<td>6%</td>
<td>1%</td>
<td>33%</td>
<td>0%</td>
<td>7%</td>
<td>0%</td>
</tr>
<tr>
<td>Downtown Akron</td>
<td>50%</td>
<td>3%</td>
<td>0%</td>
<td>21%</td>
<td>6%</td>
<td>20%</td>
<td>0%</td>
</tr>
<tr>
<td>Summit Lake</td>
<td>48%</td>
<td>8%</td>
<td>2%</td>
<td>39%</td>
<td>1%</td>
<td>3%</td>
<td>0%</td>
</tr>
<tr>
<td>Cascade Valley</td>
<td>43%</td>
<td>4%</td>
<td>0%</td>
<td>45%</td>
<td>4%</td>
<td>4%</td>
<td>0%</td>
</tr>
</tbody>
</table>
Table 4: Structural Disposition by Apparent Usage

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Residential Structures</th>
<th>Commercial Structures</th>
<th>Industrial Structures</th>
<th>Other Structures</th>
<th>Proportional Usage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Occupied</td>
<td>Vacant</td>
<td>Occupied</td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td>Cascade Valley</td>
<td>92%</td>
<td>1%</td>
<td>7%</td>
<td>89%</td>
<td></td>
</tr>
<tr>
<td>Chapel Hill</td>
<td>96%</td>
<td>0%</td>
<td>4%</td>
<td>96%</td>
<td></td>
</tr>
<tr>
<td>Downtown Akron</td>
<td>95%</td>
<td>1%</td>
<td>4%</td>
<td>89%</td>
<td></td>
</tr>
<tr>
<td>East Akron</td>
<td>92%</td>
<td>1%</td>
<td>7%</td>
<td>90%</td>
<td></td>
</tr>
<tr>
<td>Ellet</td>
<td>97%</td>
<td>0%</td>
<td>3%</td>
<td>92%</td>
<td></td>
</tr>
<tr>
<td>Fairlawn Heights</td>
<td>99%</td>
<td>0%</td>
<td>1%</td>
<td>88%</td>
<td></td>
</tr>
<tr>
<td>Firestone Park</td>
<td>96%</td>
<td>0%</td>
<td>4%</td>
<td>91%</td>
<td></td>
</tr>
<tr>
<td>Halllony Square</td>
<td>95%</td>
<td>0%</td>
<td>3%</td>
<td>88%</td>
<td></td>
</tr>
<tr>
<td>Highland Square</td>
<td>95%</td>
<td>0%</td>
<td>5%</td>
<td>88%</td>
<td></td>
</tr>
<tr>
<td>Goodyear Heights</td>
<td>95%</td>
<td>0%</td>
<td>5%</td>
<td>88%</td>
<td></td>
</tr>
<tr>
<td>Ellet</td>
<td>95%</td>
<td>0%</td>
<td>5%</td>
<td>88%</td>
<td></td>
</tr>
<tr>
<td>East Akron</td>
<td>94%</td>
<td>0%</td>
<td>5%</td>
<td>88%</td>
<td></td>
</tr>
<tr>
<td>Downtown Akron</td>
<td>95%</td>
<td>0%</td>
<td>5%</td>
<td>88%</td>
<td></td>
</tr>
<tr>
<td>Chapel Hill</td>
<td>96%</td>
<td>0%</td>
<td>4%</td>
<td>96%</td>
<td></td>
</tr>
<tr>
<td>Cascade Valley</td>
<td>92%</td>
<td>1%</td>
<td>7%</td>
<td>89%</td>
<td></td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Proportional Usage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>Percentage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>Structures</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>Structures</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Structures</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proportional Usage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: Vacant lots not included in these figures, only properties with structures.
Akron Property

Downtown Results: Inventory

Occupied Structures
Vacant Structures (Open)
Vacant Structures (Secure)

Survey Results

State Highways
Inertial
County Boundaries
Neighborhood Boundaries

Akron Property

Downtown

Western Reserve Land Conservancy

Map Created 1/14/2015 pb

Path: X:\TCI_Projects\Vacant_Property_Inventories\Akron\Results\Report\Akron_Results_Map_Series_20141211.mxd
Akron Property Inventory Results: Fairlawn Heights

Survey Results

- Occupied Structures
- Vacant Structures (Secure)
- Vacant Structures (Open)
- Parking Lot
- Park
- Vacant Lot

Neighborhood Boundaries
County Boundaries
State Highways
Interstate

Distance:
- 0.00
- 0.05
- 0.10
- 0.15
- 0.20
- 0.25

Path: X:\TCI_Projects\Vacant_Property_Inventories\Akron\Results\Report\Akron_Results_Map_Series_20141211.mxd

Western Reserve Land Conservancy
OUR LAND. OUR LEGACY

Map Created 1/14/2015
Akron Property

Survey Results

Occupied Structures

Vacant Structures (Open)

Vacant Structures (Secure)

Park

Parking Lot

Vacant Lot

O U R  L A N D .  O U R  L E G A C Y

Map Created 1/14/2015

Our Land. Our Legacy.
Akron Property Inventory Results: Southwest Akron

Survey Results
- Park
- Parking Lot
- Vacant Lot

Vacant Structures (Open)
Vacant Structures (Secure)
Occupied Structures

Map Created 1/14/2015 by Western Reserve Land Conservancy

Path: X:\TCI_Projects\Vacant_Property_Inventories\Akron\Results\Report\Akron_Results_Map_Series_20141211.mxd
Survey Results

Occupied Structures

Vacant Structures (Secure)

Vacant Structures (Open)

State Highways

Interstate

County Boundaries

Neighborhood Boundaries

Lake

Results: Summit

Inventory

Akron Property

Akron Property Inventory

Results: Summit Neighborhood Boundaries

Western Reserve

Land Conservation

Occupied Structures

Vacant Structures

Survey Results

State Highways

Interstate

County Boundaries

Neighborhood Boundaries

Lake

Path: X:\TCI_Projects\Vacant_Property_Inventory\Akron\Results\Report\Akron_Results_Map_Series_20141211.mxd

Map Created 1/14/2015 pb

Western Reserve Land Conservancy

OUR LAND. OUR LEGACY
Akron Property
Inventory
Results: West
Neighborhood Boundaries
County Boundaries
Street Highways
Interstates
Vacant Structures (Open)
Vacant Structures (Secure)
Occupied Structures
Vacant Lot
Parking Lot
Park
Survey Results
18
162
261
93
261
59
§¨¦
76
§¨¦
76
§¨¦
77
West Akron
Wallhaven
Summit
Southwest Akron
Lane-Wooster
Kenmore
Highland Square
Cascade Valley
Downtown Akron
0.1 0.2 Miles
Miles
Western Reserve
Land Conservancy
OUR LAND. OUR LEGACY
Path: X:\TCI_Projects\Vacant_Property_Inventories\Akron\Results\Report\Akron_Results_Map_Series_20141211.mxd
Map created 1/14/2015 pb
<table>
<thead>
<tr>
<th>Neighborhoods</th>
<th>Municipal Boundary</th>
</tr>
</thead>
</table>

City of Akron
2012 5-year American Community Survey Estimates by Census Block Group

Pct. of Total Population

- Black or African American Only

<table>
<thead>
<tr>
<th>Pct Range</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>0% - 3.1%</td>
<td></td>
</tr>
<tr>
<td>3.2% - 9.2%</td>
<td></td>
</tr>
<tr>
<td>9.3% - 17.4%</td>
<td></td>
</tr>
<tr>
<td>17.5% - 27.4%</td>
<td></td>
</tr>
<tr>
<td>27.5% - 40%</td>
<td></td>
</tr>
<tr>
<td>40.1% - 54.5%</td>
<td></td>
</tr>
<tr>
<td>54.6% - 70.1%</td>
<td></td>
</tr>
<tr>
<td>70.2% - 86.7%</td>
<td></td>
</tr>
<tr>
<td>86.8% - 100%</td>
<td></td>
</tr>
</tbody>
</table>

Source: US Census Bureau (www.census.gov)

Map Created 10/29/2014

Western Reserve Land Conservancy
Our Land. Our Legacy

Path: X:\TCI_Projects\Vacant_Property_Inventories\Akron\Results\Census\Akron_Pct_AfAmerican_BG.mxd

Rule Changes 12/23/2014
Akron

Neighborhood

Assets:

Our Land. Our Legacy

Western Reserve

Land Conservancy

Rocks - Summit Co.

State Highways

Bike Path

Bike Lane

METRO Bus Route

Community Center

Library

Fire Station

Hospital

Neighborhood Boundary

Municipal Business District

STREETS

West отметить

INTERSTATE

HOUSING

LAND USE

RECREATION

POLICE STATION

LIBRARY

HOSPITAL

BUSINESS DISTRICT

NEIGHBORHOOD BOUNDARY

© 2021

Miles

0.095

0.19
Akron Property Inventory: Proximity of Vacant Residential Structures to Neighborhood Assets

Proximity to Neighborhood Assets
- High
- Moderately High
- Moderately Low
- Low

Map Created 12/23/2014

Western Reserve Land Conservancy
OUR LAND. OUR LEGACY

Path: X:\TCI_Projects\Vacant_Property_Inventories\Akron\Results\Akron_Assets_Analysis_Map_20141223.mxd