

ARCHWOOD REDEVELOPMENT PLAN



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City of Akron, Ohio**

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ARCHWOOD REDEVELOPMENT AREA

I. REDEVELOPMENT AREA REPORT

A. Locality Map

Submitted as Map 1.

B. Archwood Redevelopment Area – Project Area Boundary

The Archwood 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 and Parcel Identification Map, attached herewith as Map 2, and as described in Exhibit 1, also attached. The redevelopment area consists of approximately 176 acres and is approximately bounded by Joy Park and E. Archwood Avenue to the north, Joy Park and Kelly Avenue to the west, Landon Street and a railroad right-of-way to the east and Triplett Boulevard 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

The proposed Archwood Redevelopment Area is approximately located east of Kelly Avenue between E. Archwood Avenue and Triplett Boulevard in the southeast quadrant of the City. The Goodyear campus is located to the north and east. Akron Fulton Airport is located to the southwest. The redevelopment area also includes Joy Park. A railroad right of way bisects the area on a north south axis.

The redevelopment area is primarily developed with industrial and commercial properties with some limited retail and residential development. Existing businesses include trucking companies, auto salvaging, warehouses and various commercial enterprises. The area also contains 26-acre Joy Park. Within the area, WM (formerly Waste Management) is investing approximately \$16 million in pursuing the development of a state-of-the-art waste transfer facility on vacant property

located at 1400 E. Archwood Avenue. LKQ Triplett ASAP is undertaking a significant expansion north on property previously occupied by Goodyear. Surrounding land use includes single family homes, apartments, commercial and industrial development to the north, primarily single family homes to the west, single family homes and commercial development to the east and Akron Fulton Airport and commercial development to the south.

E. Existing Land Use

The Redevelopment Area consists of 156 parcels occupying approximately 176 acres of land. The area is primarily developed with industrial and commercial properties. Two retail uses are located along the north side of E. Archwood Avenue between Anderson Avenue and Baltimore Avenue (one of these is vacant). Four single-family homes are located within the area (three along the east side of Kelly Avenue south of Austin Avenue and one at the northeast end of Austin Avenue). Fire Station 8 is located at the northeast corner of the intersection of E. Archwood Avenue and Kelly Avenue. The area also contains 26-acre Joy Park. A railroad right of way bisects the area on a north south axis. A 14-acre vacant lot is located south of E. Archwood Avenue, immediately west of the railroad right-of way. A new waste transfer facility has been approved for development on the northern portion of this lot. Another 20-acre lot located south of E. Archwood and immediately east of the old railroad right of way that used to extend south from E. Archwood Avenue is now vacant. This property had recently been occupied by Goodyear Chemical but all buildings on the lot have been demolished. LKQ Triplett ASAP is expanding onto this property. A few other undeveloped lots are located in the central portion of the redevelopment area.

A residential area is located north of Triplett Boulevard bounded by Georgia Avenue on the north, Anderson Avenue on the west, Baltimore Avenue on the east and Triplett Boulevard on the south. Development on this block and the west side of Anderson Avenue primarily consists of apartments. A few single family homes are located on the north side of Georgia Avenue. This area is not included in the redevelopment area but its close proximity to surrounding commercial development makes it important to monitor any complaints received from residents regarding negative impacts associated with noise, pollution, truck traffic and odors on these residential properties as well as other residential properties in the vicinity.

See Existing Land Use Map 3.

F. Property Ownership

The Redevelopment Area consists of 156 parcels. See Exhibit 2 in the Appendix.

G. Area Zoning

Zoning within the Redevelopment Area includes Single Family Residence Use District (U1 H1 A1 / Joy Park), Retail Business Use District (U3 H1 A2 and U3 H1 A3), Commercial Use District (U4 H1 A3 and U4 H2 A2) and Ordinary Industry Use District (U5 H2 A2). Numerous Conditional Uses have also been approved. See Existing Zoning Map 4.

H. Existing Conditions

The proposed redevelopment area is primarily developed with industrial and commercial properties with some limited retail and residential development. The area also contains 26-acre Joy Park. The Community Center at Joy Park was built in 1974 and is in need of improvements. Lighting at the park could be updated and improved. The parking area is in decent condition. Recent improvements to the park include splash pads, pickleball courts, updated basketball courts and crushed limestone paths through and around the park. The park itself is built over old landfill which needs to be taken into account whenever ground disturbing activities are planned.

Most of the developed property in the redevelopment area is adequately maintained and landscaped. One retail building and one commercial building are vacant. In specific instances, improvements could be made to enhance the appearance of properties from the right-of-way. On specific properties more landscaping, improved fencing, lighting and improved parking areas would benefit the area.

The redevelopment area contains a significant amount of vacant, wooded property through the central portion of the area. Some of this will soon be developed, but these vacant properties attract dumping. WM (formerly Waste Management) is investing approximately \$16 million in pursuing the development of a waste transfer facility on the vacant property located at 1400 East Archwood Avenue. LKQ Triplett ASAP is undertaking a significant expansion north on property previously occupied by Goodyear.

Streets and sidewalks in the project area are generally in good condition. Georgia Avenue, Austin Avenue, Baltimore Avenue and Anderson Avenue lack curbs. Georgia Avenue and Austin Avenue lack sidewalks. The north side of Triplett Boulevard between Underwood Avenue and Baltimore

Avenue lacks sidewalks. A dirt footpath along the north side of Triplett between Underwood Avenue and Baltimore Avenue indicates that this area receives foot traffic. Some sections of Triplett Boulevard on the north side of the street lack curbs. Where Triplett has curbs they are in very poor condition.

ARCHWOOD REDEVELOPMENT AREA

REDEVELOPMENT PLAN

I. Location of the Archwood Redevelopment Area

The Archwood 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 and Parcel Identification Map, attached herewith as Map 2, and as described in Exhibit 1, also attached. The redevelopment area consists of approximately 176 acres and is approximately bounded by Joy Park and E. Archwood Avenue to the north, Joy Park and Kelly Avenue to the west, Landon Street and a railroad right-of-way to the east and Triplett Boulevard to the south.

II. Statement of Development Objectives

The general goals of the City of Akron in undertaking this project are to promote redevelopment and the creation of employment opportunities within the Redevelopment Area. To carry out these goals, the following objectives are proposed.

A. Land Use Objective

1. Enhance the viability of the project area by encouraging land uses which positively impact the area and are in character with other development in the vicinity.
2. Remove deteriorated properties or properties that are not consistent with redevelopment objectives.
3. Prohibit incompatible uses that are not consistent with development objectives from locating in the area.
4. Mitigate land use conflicts to reduce impacts on residential properties in the vicinity.

B. Environmental Objectives

1. Improve the functional and physical condition of the project area.
2. Develop an attractive and visually improved environment.
3. Encourage the removal of properties which are poorly maintained or deteriorated.

4. Promote green building and energy-saving measures in new construction and redevelopment.

5. Support initiatives to enhance Joy Park.

B. Public Improvements Objective

1. Continue to upgrade public improvements within the redevelopment area as necessary.

C. Circulation and Parking

1. Promote attractive, well-designed, well-lighted and landscaped parking areas associated with any new development.

2. Promote improvements to deficient parking areas.

3. Provide for safe and efficient movement of traffic along E. Archwood Avenue, Kelly Avenue and Triplett Boulevard, 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 land.

III. Proposed Redevelopment Actions

Proposed redevelopment actions carried out by the City following adoption of the Redevelopment Plan may include acquisition of properties on a voluntary basis to achieve plan objectives, the sale or lease of land for redevelopment, construction of supporting infrastructure and additional actions to facilitate the attractive redevelopment of the area.

A. Land Use and Zoning

1. Land Use Plan

a. Land Use

Recommended land uses are those that are consistent with surrounding industrial and commercial land use and existing Zoning.

2. Zoning

a. Existing Zoning (See Map 4)

Existing Zoning includes Single Family Residence Use District (U1 H1 A1 / Joy Park), Retail Business Use District (U3 H1 A2 and U3 H1 A3), Commercial Use District (U4 H1 A3 and U4 H2 A2) and Ordinary Industry Use District (U5 H2 A2). Numerous Conditional Uses have also been approved. See Existing Zoning Map 4.

b. Proposed Zoning

Zoning for the Redevelopment Area will remain unchanged.

B. Land Acquisition

Land acquisition may be undertaken to meet development objectives as necessary on a voluntary basis. No property acquisition is proposed.

C. Land Sale or Lease

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

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

A Sale or Lease Agreement shall restrict development within the Archwood 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. 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.

E. Development Standards

Development standards include the following provisions which are consistent with the City of Akron Zoning Code and development objectives:

1. Billboards or outdoor advertising displays require conditional use approval.
2. The following guidelines apply to all exterior signage in the Plan area:
 - a) All signage materials shall be compatible with building materials and colors.
 - b) Mechanically moving signage or flashing lights shall be prohibited.
 - c) A sign may not project above the roof of a structure to which it is affixed.
3. All private and public utilities will be placed underground.
4. Construction of any new buildings within the Redevelopment Area shall be subject to review and approval of the Akron Department of Planning and Urban Development.

5. All outdoor storage areas shall be screened from view by solid walls or solid fences at least six feet in height. Such fencing and screening material shall be reviewed and approved by the Department of Planning and Urban Development.
6. The design, layout and access to all off-street parking shall be reviewed and approved by the City. All parking and service areas shall be paved.
7. It is recommended that parking lots shall be located at the rear or side of the principal structure.
8. A solid fence 6-feet in height is recommended between a parking area and any residentially zoned property.
9. All public exterior areas shall be well lighted in a manner suitable for the intended use. Lighting should be adequate for the intended use, but should be sited and of such a nature as to not be intrusive into surrounding areas.
10. 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 subject to the approval of the Bureau of Engineering. The storm water management plan must be submitted prior to the issuance of any building permits.
11. All site plans shall be subject to approval by the City of Akron's Development of Planning and Urban Development.
12. Construction materials of exterior surfaces are subject to the approval of the Department of Planning and Urban Development.

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 scale, 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 Archwood 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
Archwood Redevelopment Area
Boundary Description

Beginning at a point being the intersection of the northwest corner of parcel 6763114 and the east right-of-way of Kelly Avenue.

Thence south along the east right-of-way Kelly Avenue approximately 1,586 feet to a point being the intersection of a property line.

Thence east along said property line approximately 140 feet to a point being the intersection of a property line.

Thence north along said property line approximately 42 feet to a point being the intersection of a property line.

Thence east along said property line and an extension thereof approximately 187 feet to a point being the intersection of the east right-of-way of Anderson Avenue.

Thence south along the east right-of-way of Anderson Avenue approximately 90 feet to a point being the intersection of a property line.

Thence east along said property line approximately 117 feet to a point being the intersection of a property line.

Thence north along said property line approximately 40 feet to a point being the intersection of a property line.

Thence east along said property line and an extension thereof approximately 173 feet to a point being the intersection of the east right-of-way of Baltimore Avenue.

Thence north along the east right-of-way of Baltimore Avenue approximately 140 feet to a point being the intersection of a property line.

Thence east along said property line approximately 140 feet to a point being the intersection of a property line.

Thence north along said property line approximately 735 feet to a point being the intersection of a property line.

Thence east along said property line approximately 785 feet to a point being the intersection of a property line.

Thence southeasterly along said property line approximately 951 feet to a point being the intersection of the north right-of-way of Archwood Avenue.

Thence easterly along the north right-of-way of Archwood Avenue approximately 832 feet to a point being the intersection of an extension of the west right-of-way of Landon Street.

Thence south along the west right-of-way of Landon Street approximately 814 feet to a point being the intersection of a property line.

Thence west along said property line approximately 38 feet to a point being the intersection of a property line.

Thence southerly along said property line approximately 619 feet to a point being the intersection of a property line.

Thence east along said property line approximately 84 feet to a point being the intersection of the west right-of-way of Landon Street.

Thence south along the west right-of-way of Landon Street approximately 294 feet to a point being the intersection of a property line.

Thence west along said property line approximately 126 feet to a point being the intersection of a property line.

Thence south along said property line approximately 146 feet to a point being the intersection of a property line.

Thence westerly along said property line approximately 43 feet to a point being the intersection of a property line.

Thence southeasterly along said property line approximately 141 feet to a point being the intersection of the north right-of-way of Triplett Boulevard.

Thence southwesterly and west along the north right-of-way of Triplett Boulevard approximately 1,972 feet to a point being the intersection of the west right-of-way of Baltimore Avenue.

Thence north along the west right-of-way of Baltimore Avenue approximately 761 feet to a point being the intersection of a property line.

Thence west along said property line approximately 326 feet to a point being the intersection of west right-of-way of Anderson Avenue.

Thence south along the west right-of-way of Baltimore Avenue approximately 340 feet to a point being the intersection of a property line.

Thence west along said property line approximately 140 feet to a point being the intersection of a property line.

Thence south along said property line approximately 280 feet to a point being the intersection of a property line.

Thence east along said property line approximately 22 feet to a point being the intersection of a property line.

Thence south along said property line approximately 140 feet to a point being the intersection of the north right-of-way of Triplett Boulevard.

Thence west along the north right-of-way of Triplett Boulevard approximately 226 feet to a point being the intersection of the west right-of-way of Kelly Avenue.

Thence north along the west right-of-way of Kelly Avenue approximately 3,190 feet to a point being the intersection of a property line.

Thence westerly along said property line approximately 760 feet to a point being the intersection of the east right-of-way of Fuller Street.

Thence northerly along the east right-of-way of Fuller Street approximately 258 feet to a point being the intersection of the north right-of-way of Joy Avenue.

Thence west along the north right-of-way of Joy Avenue approximately 22 feet to a point being the intersection of the east right-of-way of Fuller Street.

Thence north along the east right-of-way of Fuller Street approximately 847 feet to a point being the intersection of a property line.

Thence westerly along said property line approximately 190 feet to a point being the intersection of a property line.

Thence north along said property line approximately 106 feet to a point being the intersection of a property line.

Thence easterly along said property line approximately 290 feet to a point being the intersection of a property line.

Thence north along said property line approximately 192 feet to a point being the intersection of a property line.

Thence easterly along said property line and an extension thereof approximately 805 feet to the place of beginning.

EXHIBIT 2 - ARCHWOOD REDEVELOPMENT AREA
Property Ownership List

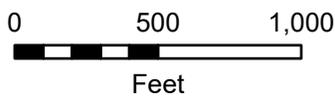
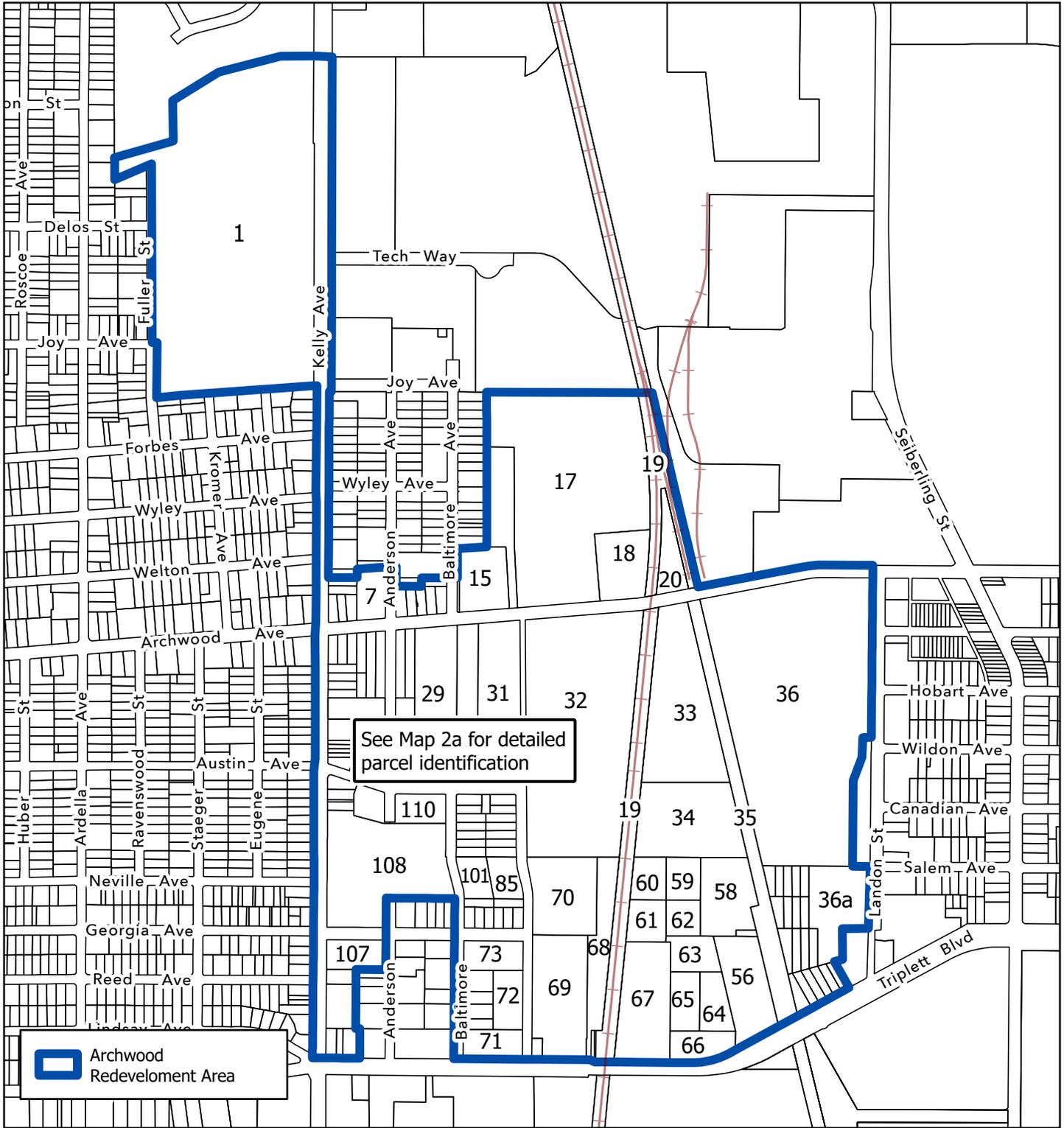
Map ID No.	Parcel No.	Address	Owner Name	Building Date	Land Use	Parcel Size	Parcel Size
1	6717444	825 Fuller St.	City of Akron Sanitary Landfill Site	1974	Park	509,250 s.f.	25.74 acres
2	6702626	Kelly Ave.	City of Akron, Ohio		Drive access (see 6)	5,400 s.f.	0.124 acres
3	6821849	Kelly Ave.	City of Akron, Ohio	see 6	see 6	5,400 s.f.	0.124 acres
4	6702623	Archwood Ave.	City of Akron, Ohio		Lawn (see 6)	5,418 s.f.	0.1244 acres
5	6702622	Archwood Avenue	City of Akron, Ohio	see 6	see 6	5,520 s.f.	0.1267 acres
6	6753064	1277 Archwood Ave.	City of Akron, Ohio	1980	Fire Station	6,125 s.f.	0.1406 acres
7	6702621	1277 E. Archwood Ave.	City of Akron, Ohio	see 6	see 6	31,995 s.f.	0.7345 acres
8	6723385	1299 E. Archwood Ave.	1317 East Archwood Real Estate Holdings		Parking lot (see 9)	6,670 s.f.	0.1531 acres
9	6723383	1305 E. Archwood Ave.	1317 East Archwood Real Estate Holdings	1960	Retail (vacant)	6,627 s.f.	.1521 acres
10	6723384	Archwood Ave.	1317 East Archwood Real Estate Holdings	see 9	see 9	64 s.f.	.0015 acres
11	6703268	Archwood Ave.	1317 East Archwood Real Estate Holdings		Parking lot (see 13)	6,165 s.f.	.1415 acres
12	6703266	Archwood Ave.	1317 East Archwood Real Estate Holdings		Parking lot (see 13)	6,298 s.f.	.1446 acres
13	6703276	1317 E. Archwood (rear) Ave.	1317 East Archwood Real Estate Holdings	1968	Retail	5,805 s.f.	.1333 acres
14	6703275	Baltimore Ave.	1317 East Archwood Real Estate Holdings		Drive access (see 13)	4,800 s.f.	.1102 acres
14a	6741842	Baltimore Ave.	AKRO Properties	see 15	see 15	3,000 s.f.	.0689 acres
15	6854832	1329 E Archwood Ave.	AKRO Properties	1987	Commercial	68,389 s.f.	1.57 acres
16	6857112	1329 E Archwood Ave.	AKRO Properties		see 15	72,745 s.f.	1.67 acres
17	6857111	1355 E Archwood Ave.	Terreri Development Company	1951	Industrial	241,250 s.f.	13.3 acres
18	6733278	1417 E Archwood Ave.	Archwood Land & Building Company LLC		Vacant lot	74,052 s.f.	1.70 acres
19	6752479	Jov Ave.	Akron Barberton Cluster Railway Co.		Railroad	242,629 s.f.	5.57 acres
20	6757891	Archwood Ave.	Eliokem Inc.		Vacant lot (wooded)	44,431 s.f.	1.02 acres
21	6715527	1266 E Archwood Ave.	Cox, Kenneth M. Sr.		Parking lot (see 22)	6,300 s.f.	.1446 acres
22	6715526	1266 E Archwood Ave.	Cox, Kenneth M. Sr.	1965	Commercial (vacant)	6,660 s.f.	.1529 acres
23	6737643	1276 E Archwood Ave.	LL Wright LLC	1980	Commercial	6,840 s.f.	.1570 acres
24	6737642	E Archwood Ave.	LL Wright LLC		Drive access (see 25)	8,864 s.f.	.2035 acres
25	6707531	1284 E Archwood Ave.	LL Wright LLC	2009	Commercial	14,026 s.f.	0.322
26	6707524	1288 E Archwood Ave.	LL Wright LLC	see 25	see 25	24,171 s.f.	.5549 acres
27	6813622	Archwood Ave.	R C Musson Rubber Co.		Lawn (see 29)	14,623 s.f.	.3357 acres
28	6813623	1304 E Archwood Ave.	R C Musson Rubber Co.	see 29	see 29	14,810 s.f.	.34 acres
29	6813621	1320 E Archwood Ave.	R C Musson Rubber Co.	1959	Commercial	104,644 s.f.	2.4023 acres
29a	6707542	Baltimore Ave.	Cashway Properties Inc.		see 126	1,307 s.f.	.03 acres
30	6707540	1328 E Archwood Ave.	Difiore Family Properties LLC	1973	Commercial	56,192 s.f.	1.29 acres
31	6828211	1340 E Archwood Ave.	Chiarappa, Sam	1956	Commercial	118,919 s.f.	2.73 acres
32	6720790	1400 E Archwood Ave.	Waste Management of Ohio Inc.		Vacant lot (wooded)	605,484 s.f.	13.9 acres
33	6801019	1430 E Archwood Ave.	LKQ TRIPLETTASAP INC		see 66	240,016 s.f.	5.51 acres
34	6860239	E Archwood Ave.	LKQ TRIPLETTASAP INC		see 66	174,240 s.f.	4.0 acres
35	6753511	Triplett Blvd.	LKQ Midwest Inc.		see 66	142,441 s.f.	3.27 acres
36	6764707	1480 E Archwood Ave.	IRG RC Archwood LLC		Vacant lot	879,999	20.2020 acres
36a	6757470	Landon St.	GEH LLC		Vacant lot / bikepath	102,366 s.f.	2.35 acres
37	6713473	Triplett Blvd.	Akron Airport Properties Inc.		see 66	5,700 s.f.	.1309 acres
38	6713472	Triplett Blvd.	Akron Airport Properties Inc.		see 66	5,700 s.f.	.1309 acres
39	6713474	Triplett Blvd.	Akron Airport Properties Inc.		see 66	5,700 s.f.	.1309 acres
40	6713476	Triplett Blvd.	Akron Airport Properties Inc.		see 66	5,700 s.f.	.1309 acres
41	6713475	Triplett Blvd.	Akron Airport Properties Inc.		see 66	7,320 s.f.	.168 acres
42	6713542	Triplett Blvd.	Akron Airport Properties Inc.		see 66	6,970 s.f.	.16 acres
43	6713544	Triplett Blvd.	Akron Airport Properties Inc.		see 66	6,098 s.f.	.14 acres
44	6713543	Triplett Blvd.	Akron Airport Properties Inc.		see 66	6,098 s.f.	.14 acres
45	6713539	Triplett Blvd.	Akron Airport Properties Inc.		see 66	6,098 s.f.	.14 acres
46	6713541	Triplett Blvd.	Akron Airport Properties Inc.		see 66	6,534 s.f.	.15 acres
47	6713550	Triplett Blvd.	Akron Airport Properties Inc.		see 66	7,841 s.f.	.18 acres
48	6713551	Triplett Blvd.	Akron Airport Properties Inc.		see 66	7,405 s.f.	.17 acres
49	6713552	Triplett Blvd.	Akron Airport Properties Inc.		see 66	7,841 s.f.	.18 acres
50	6729998	Triplett Blvd.	Akron Airport Properties Inc.		see 54	5,760 s.f.	.1322 acres

51	6713553	Triplett Blvd.	Akron Airport Properties Inc.		see 54	6,199 s.f.	.1423 acres
52	6713540	Triplett Blvd.	Akron Airport Properties Inc.		see 54	6,600 s.f.	.1515 acres
53	6713545	Triplett Blvd.	Akron Airport Properties Inc.		see 54	7,040 s.f.	.1616 acres
54	6713547	1493 Triplett Blvd.	Akron Airport Properties Inc.	1976	Office / Industrial	7,440 s.f.	.1708 acres
55	6713546	1485 Triplett Blvd.	Akron Airport Properties Inc.	see 54	see 54	10,140 s.f.	.2328 acres
56	6740191	1465 Triplett Blvd.	Triplett Auto Recyclers Inc.	see 66	see 66	78,408 s.f.	1.8 acres
57	6859364	Triplett Blvd.	Triplett Auto Recyclers Inc.		see 66	3,049 s.f.	.07 acres
58	6846013	Triplett (rear) Blvd.	Triplett Auto Recyclers Inc.	see 66	see 66	88,427 s.f.	2.03 acres
59	6846008	Tham Ave.	Triplett Auto Recyclers Inc.	see 66	see 66	32,670 s.f.	.75 acres
60	6846009	Tham (rear) Ave.	Triplett Auto Recyclers Inc.		see 66	33,106 s.f.	.76 acres
61	6858151	Tham Ave.	Triplett Auto Recyclers Inc.		see 66	33,541 s.f.	.77 acres
62	6846007	Tham (rear) Ave.	Triplett Auto Recyclers Inc.	see 66	see 66	27,443 s.f.	.63 acres
63	6846011	Triplett (rear) Blvd.	Triplett Auto Recyclers Inc.	see 66	see 66	38,768 s.f.	.89 acres
64	6846015	Triplett (rear) Blvd.	Triplett Auto Recyclers Inc.	see 66	see 66	37,897 s.f.	.87 acres
65	6846012	Tham (rear) Ave.	Triplett Auto Recyclers Inc.	see 66	see 66	39,204 s.f.	.9 acres
66	6846016	1435& 1445 Triplett Blvd.	Triplett Auto Recyclers Inc.	1953	Industrial	35,284 s.f.	.81 acres
67	6735418	1395 Triplett Blvd.	VP WWWA LLC	1969	Commercial	144,184 s.f.	3.31 acres
68	6858697	Tham Ave.	Pioneer Tool & Die Co.		see 69	77,972 s.f.	1.79 acres
69	6858696	1363 Triplett Blvd.	Pioneer Tool & Die Co.	1960	Industrial	152,024 s.f.	3.49 acres
69a	6748947	1353 Triplett Blvd.	Racin, Margaret R	1932	Commercial	5,000 s.f.	.1148 acres
70	6858695	Underwood Ave.	Pioneer Tool & Die Co.		see 69	116,236 s.f.	2.6684 acres
71	6713108	Triplett Blvd.	Pioneer Tool & Die Company		Vacant lot	39,200 s.f.	.8999 acres
72	6839416	Underwood Ave.	Pioneer Tool & Die Co.		Vacant lot	39,200 s.f.	.8999 acres
73	6713107	Baltimore Ave.	Pioneer Tool & Die Company		Vacant lot	7,000 s.f.	.1607 acres
74	6741775	779 Baltimore Ave.	Pioneer Tool & Die Co.		Vacant lot	9,800 s.f.	.2250 acres
75	6729774	Baltimore Ave.	Pioneer Tool & Die Co.		Vacant lot	8,400 s.f.	.1928 acres
76	6748946	Baltimore Ave.	Pioneer Tool & Die Company		Vacant lot	14,000 s.f.	.3214 acres
77	6748948	Baltimore Ave.	Pioneer Tool & Die Company		Vacant lot	39,200 s.f.	.8999 acres
78	6839393	Georgia Ave.	Skipper, Gregory L.		Vacant lot	5,000 s.f.	.1148 s.f.
79	6839390	Georgia Ave.	Skipper, Gregory L.		Vacant lot	4,500 s.f.	.1033 acres
80	6839395	Georgia Ave.	Skipper, Gregory L.		Vacant lot	4,500 s.f.	.1033 acres
81	6839391	Georgia Ave.	Skipper, Gregory L.		Vacant lot	4,500 s.f.	.1033 acres
82	6839396	Georgia Ave.	Skipper, Gregory L.		Vacant lot	5,000 s.f.	.1148 s.f.
82	6839394	Georgia Ave.	Skipper, Gregory L.		Vacant lot	4,500 s.f.	.1033 acres
84	6839389	Underwood Ave.	Diamantis, Nina		Vacant lot	5,600 s.f.	.1286 acres
84a	6839399	Baltimore Ave.	J W Didado Electric LLC		Gravel lot	5,600 s.f.	.1286 acres
85	6839398	Baltimore Ave.	J W Didado Electric LLC		Gravel lot / fenced	27,580 s.f.	.6331 acres
86	6816354	Underwood Ave.	Austin Avenue Properties Ltd		see 96	6,380 s.f.	.1465 acres
87	6816355	Underwood Ave.	Austin Avenue Properties Ltd	see 96	see 96	5,760 s.f.	.1322 acres
88	6816367	Underwood Ave.	Austin Avenue Properties Ltd	see 96	see 96	5,760 s.f.	.1322 acres
89	6816366	Underwood Ave.	Austin Avenue Properties Ltd	see 96	see 96	5,720 s.f.	.1313 acres
90	6816361	Underwood Ave.	Austin Avenue Properties Ltd	see 96	see 96	5,720 s.f.	.1313 acres
91	6816360	Underwood Ave.	Austin Avenue Properties Ltd	see 96	see 96	4,920 s.f.	.1129 acres
92	6816353	Underwood Ave.	Austin Avenue Properties Ltd		Drive / access (see 96)	6,120 s.f.	.1405 acres
93	6816364	684 Austin Ave.	Austin Avenue Properties Ltd	see 96	see 96	3,720 s.f.	.0854 acres
94	6816363	1330 Austin Ave.	Austin Avenue Properties Ltd		Drive access (see 96)	6,360 s.f.	.1460 acres
95	6816357	Baltimore Ave.	Austin Avenue Properties Ltd	see 96	see 96	4,800 s.f.	.1102 acres
96	6816359	1330 Austin Ave.	Austin Avenue Properties Ltd	1969	Commercial	5,600 s.f.	.1286 acres
97	6816362	Baltimore Ave.	Austin Avenue Properties Ltd	see 96	see 96	5,600 s.f.	.1286 acres
98	6816365	Baltimore Ave.	Austin Avenue Properties Ltd	see 96	see 96	5,600 s.f.	.1286 acres
99	6816356	Baltimore Ave.	Austin Avenue Properties Ltd	see 96	see 96	5,600 s.f.	.1286 acres
100	6826871	Baltimore Ave.	Austin Avenue Properties Ltd		see 96	6,160 s.f.	.1414 acres
101	6839392	Baltimore Ave.	J W Didado Electric LLC		Gravel lot / fenced	28,012 s.f.	.6430 acres
102	6707158	1265 Triplett Blvd.	Abel Family Limited Partnership	see 105	see 105	11,200 s.f.	.2571 acres
103	6707159	1265 Triplett Blvd.	Abel Family Limited Partnership	see 105	see 105	4,200 s.f.	.0964 acres
104	6707160	1265 Triplett Blvd.	Abel Family Limited Partnership	see 105	see 105	7,000 s.f.	.1607 acres
105	6706978	1265 Triplett Blvd.	Abel Family Limited Partnership	1956	Commercial	29,400 s.f.	.6749 acres
106	6706979	1265 Triplett Blvd.	Abel Family Limited Partnership		Parking lot (see 105)	9,520 s.f.	.2185 acres
107	6833474	1051 Kelly Ave.	1051 Kelly Ave II LLC	2015	Commercial	39,200 s.f.	.8999 acres
108	6764631	1033 Kelly Ave.	Kelly Avenue Property LLC	1958	Commercial	252,886 s.f.	5.8055 acres
109	6764632	1276 Austin Ave.	Austin Ave LLC	1961	Commercial	23,335 s.f.	.5357 acres
110	6764633	1302 Austin Ave.	Austin Ave LLC	2011	Commercial	29,917 s.f.	.6868 acres
111	6750032	671 Baltimore Ave.	Estep Charles R Jr	see 112	see 112	6,360 s.f.	.1460 acres
112	6707545	671 Baltimore Ave.	Estep Charles R Jr	1964	Commercial	4,755 s.f.	.1092 acres

113	6707547	Baltimore Ave.	Cashway Properties Inc.	see 118	see 118	5,600 s.f.	.1286 acres
114	6707536	Baltimore Ave.	Cashway Properties Inc.	see 118	see 118	5,600 s.f.	.1286 acres
115	6707535	Baltimore Ave.	Cashway Properties Inc.		Drive access (see 118)	6,600 s.f.	.1515 acres
116	6707534	Baltimore Ave.	Cashway Properties Inc.		Drive access (see 118)	5,560 s.f.	.1276 acres
117	6707538	Baltimore Ave.	Cashway Properties Inc.	see 118	see 118	5,560 s.f.	.1276 acres
118	6707541	661 Baltimore Ave.	Cashway Properties Inc.	1972	Commercial	5,600 s.f.	.1286 acres
118a	6757254	1345 Austin Ave.	Davis, Janice E.	1921	Single-family	14,880 s.f.	.3416 acres
119	6800863	665 Anderson Ave.	Burtoft Capital Ltd	see 124	see 124	6,360 s.f.	.1460 acres
120	6800861	Baltimore Ave.	Burtoft Capital Ltd	see 124	see 124	4,800 s.f.	.1102 acres
121	6707537	Baltimore Ave.	Cashway Properties Inc.	see 126	see 126	5,800 s.f.	.1331 acres
122	6707543	Baltimore Ave.	Cashway Properties Inc.	see 126	see 126	5,800 s.f.	.1331 acres
123	6707546	Baltimore Ave.	Cashway Properties Inc.	see 126	see 126	5,365 s.f.	.1232 acres
124	6800862	665 Anderson Ave.	Burtoft Capital Ltd	1960	Commercial	6,360 s.f.	.1460 acres
125	6800864	Anderson Ave.	Burtoft Capital Ltd	see 124	see 124	4,800 s.f.	.1102 acres
126	6707539	661 Anderson Ave.	Cashway Properties Inc.	1969	Commercial	4,800 s.f.	.1102 acres
127	6707521	661 Anderson Ave.	Cashway Properties Inc.		Drive access (see 126)	4,800 s.f.	.1102 acres
128	6729712	Anderson Ave.	Cashway Properties Inc.		Vacant lot	8,700 s.f.	.1997 acres
129	6813620	Archwood Ave.	R C Musson Rubber Co.		Vacant / wooded rear lot (see 29)	13,499 s.f.	.3099 acres
130	6715430	Anderson Ave.	LL Wright LLC		Lawn area (see 25)	7,461 s.f.	.1713 acres
131	6715432	Anderson Ave.	LL Wright LLC		Parking lot (see 25)	5,800 s.f.	.1331 acres
132	6715431	Anderson Ave.	LL Wright LLC		Parking lot (see 25)	5,800 s.f.	.1331 acres
133	6715426	Austin Ave.	LL Wright LLC		Gravel / lawn (see 25)	2,888 s.f.	.0663 acres
134	6715425	Kelly Ave.	LL Wright LLC		Gravel / lawn (see 25)	3,450 s.f.	.0792 acres
135	6715424	Kelly Ave.	LL Wright LLC		Lawn area (see 25)	5,336 s.f.	.1225 acres
136	6715427	Kelly Ave.	LL Wright LLC		Lawn area (see 25)	2,500 s.f.	.0574 acres
137	6715428	Kelly Ave.	LL Wright LLC		Parking lot (see 25)	2,500 s.f.	.0574 acres
138	6751623	Kelly Ave.	LL Wright LLC		Parking lot (see 25)	2,500 s.f.	.0574 acres
139	6715429	Kelly Ave.	LL Wright LLC		Parking lot (see 25)	2,500 s.f.	.0574 acres
140	6707526	Kelly Ave.	LL Wright LLC		Parking lot (see 25)	26,998 s.f.	.6198 acres
141	6707525	Kelly Ave.	LL Wright LLC		Parking lot (see 25)	26,998 s.f.	.6198 acres
142	6707530	Kelly Ave.	LL Wright LLC		Parking lot (see 25)	5,401 s.f.	.124 acres
143	6707527	Kelly Ave.	LL Wright LLC		Lawn area (see 25)	5,401 s.f.	.124 acres
144	6722445	Kelly Ave.	LL Wright LLC		Lawn area (see 25)	5,401 s.f.	.124 acres
145	6707529	Kelly Ave.	LL Wright LLC		Drive access (see 25)	5,401 s.f.	.124 acres
146	6700731	Kelly Ave.	LL Wright LLC		Lawn area (see 25)	5,401 s.f.	.124 acres
147	6859221	971 Kelly Ave.	Alexander, Sandra	2005	Single-family	6,812 s.f.	.1564 acres
148	6859222	975 Kelly Ave.	KKB Venture Properties LLC	1925	Single-family	6,400 s.f.	.1469 acres
149	6740209	Kelly Ave.	TNX Ohio LLC	see 150	see 150	1,250 s.f.	.0287 acres
150	6740211	977 Kelly Ave.	TNX Ohio LLC	1953	Single-family	5,000 s.f.	.1148 acres

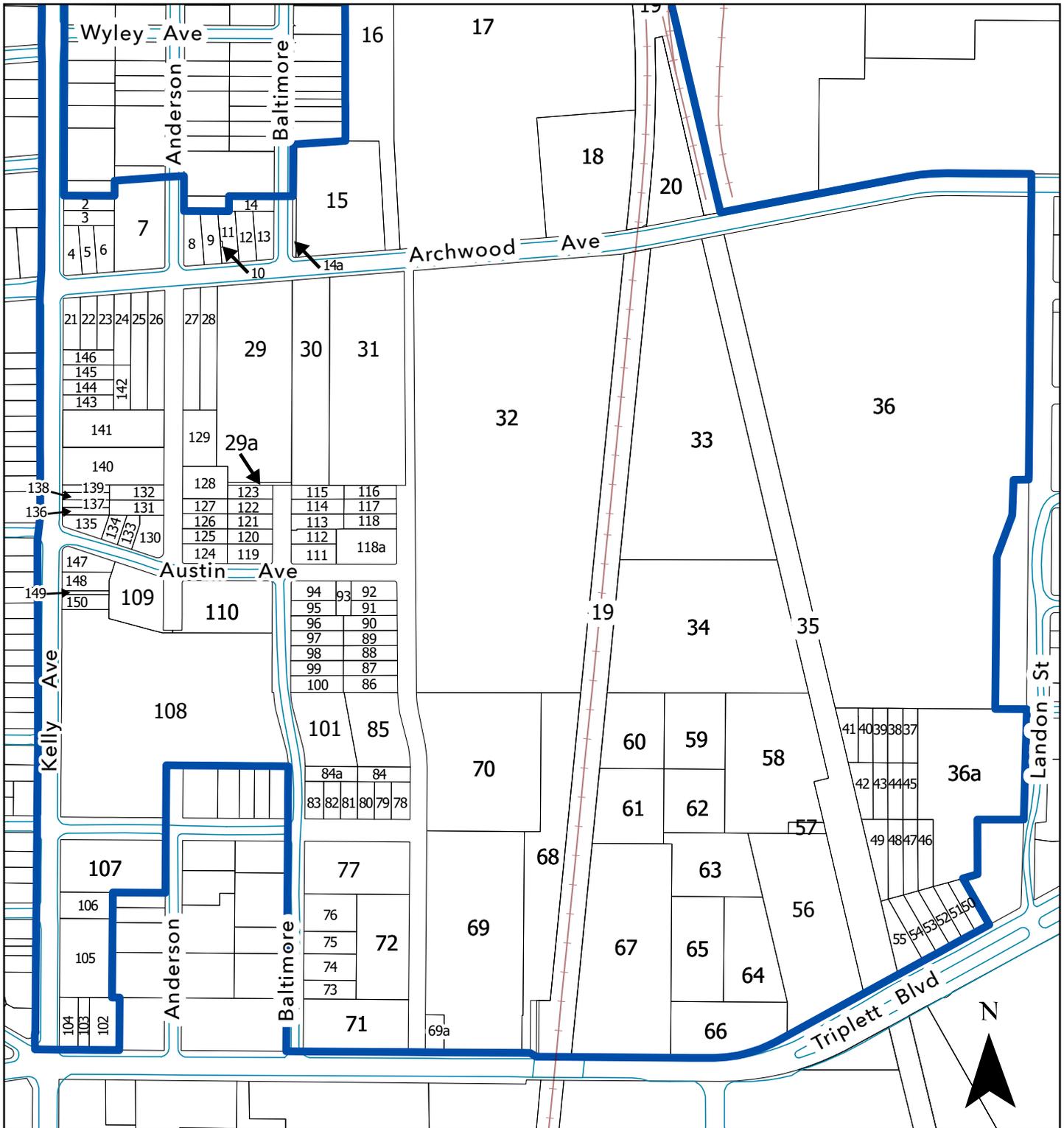
Map 2

Archwood Redevelopment Area Boundary and Parcel Identification Map

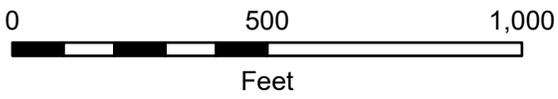


Map 2a

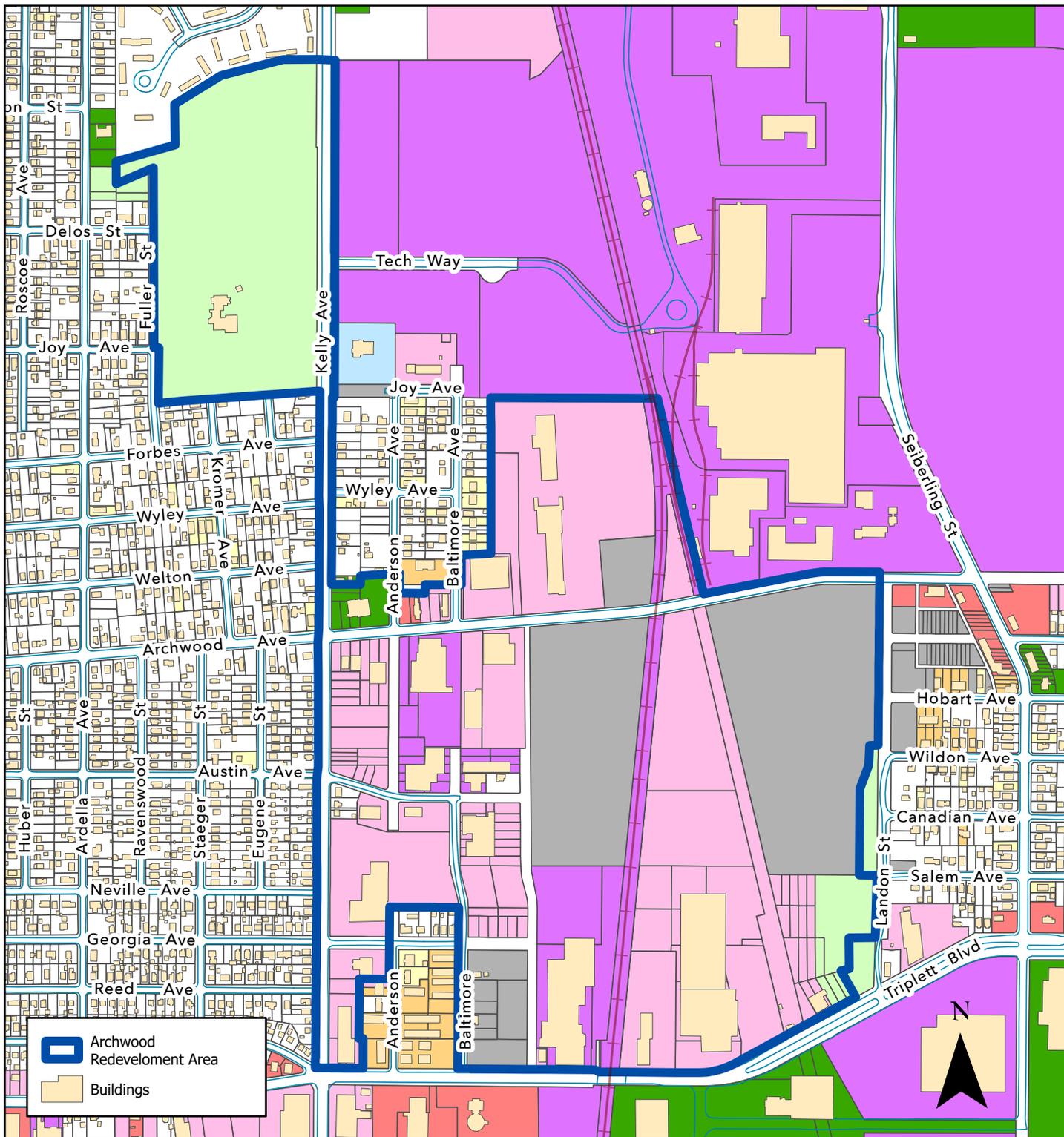
Archwood Redevelopment Area Boundary and Parcel Identification Map



 Archwood Redevelopment Area

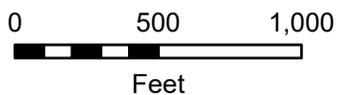


Archwood Redevelopment Area Existing Land Use Map



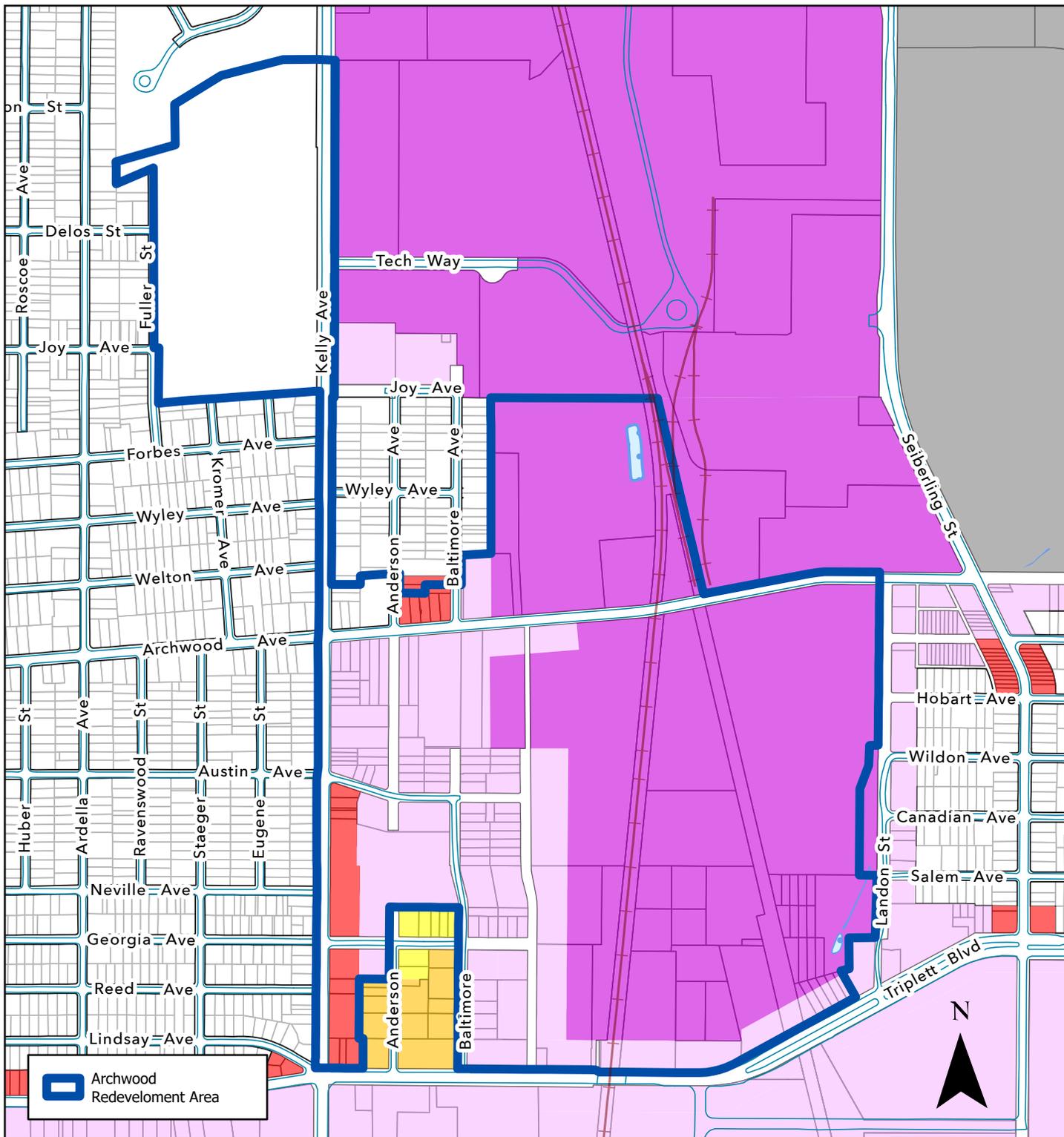
Land Use Classification

- | | |
|---|---|
|  Single Family Residential |  Commercial Business |
|  Two Family Residential |  Industrial Business |
|  Multi-Family Residential |  Parks |
|  Limited Business |  Public Facilities |
|  Retail Business |  Vacant Land |



Map 4

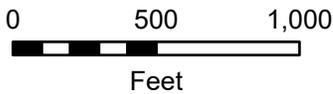
Archwood Redevelopment Area Existing Zoning Map



 Archwood Redevelopment Area

Zoning Classification

- | | |
|--|--|
|  U1 Single Family |  U4 Commercial |
|  U1B Two Family |  U5 Ordinary Industry |
|  U2 Apartment House |  UPD 11 |
|  U3 Retail Business |  Water |



Map 5

Archwood Redevelopment Area Aerial View



 Archwood Redevelopment Area

