

**HICKORY CORRIDOR/
CASCADE RENEWAL PLAN
URBAN RENEWEL PLAN
AMENDMENT**



AMENDED MARCH 2008

City of Akron, Ohio

Department of Planning and Urban Development

General Purchase Conditions

- Property being sold for construction of single family market-rate ownership housing
- Property cannot be purchased for speculation
- Minimum bid price \$1.00/per square foot
- Approval of sale based on house plans and bid price
- House plans consistent with Hickory Renewal Plan design guidelines
- House plans should contain lot layout, elevation views, and interior layout
- Construction must begin not later than 90 days after closing, weather permitting
- Selection based on purchase price and house design
- In the event of multiple requests for a specific lot, preliminary selection will be based on bid prices
- House plans become part of purchase agreement and are recorded as part of the document
- See General Notes attached

D. Design Guidelines & Recommendations for single family-residential structures built on lots acquired from the City

Buyers of single lots from the City in order to construct single-family homes must present a site plan and elevation of the proposed structure. Builders of these houses must follow these guidelines in the design of the house.

1. Foundation:

- a. Exposed foundations of brick veneer, stone, split-face block, or poured and textured concrete are encouraged on all exposed foundations, and required on exposed foundations over 18 inches in height.**
- b. Identify material and color on elevations.**

2. Siding:

- a. Install pronounced corner boards, window/door trim, and frieze board in color contrasting with siding (if appropriate to style). Build trim elements out with filler boards to allow siding to slip behind trim.
- b. "Beltlines" or "band boards" are encouraged between first and second floors, and as transition between materials (if appropriate to style).
- c. Use of cement fiberboard siding is encouraged.
- d. If vinyl is used, a maximum reveal of 6 inches is preferred.
- e. Trim boards should be of appropriate scale.
- f. Identify materials and colors on elevations.

3. Elevations:

- a. The use of stone/masonry is encouraged (if appropriate to style), but not required if overall massing proportions, details, and materials are well thought out.
- b. No more than three (3) materials/textures/colors be used on one elevation (exclusive of foundation). Identify all materials and colors.
- c. Identify window type and brand. Style should be compatible with home style.
- d. Eaves should be well proportioned and appropriate to the architectural style.

4. Porches:

- a. Porches are encouraged (if appropriate to home style), but not required. If included, a minimum depth of 8 feet is preferred.

- b. Show railing and column details on drawing/s at appropriate scale. Columns should be of appropriate scale and detail consistent with architectural style.
 - c. Consider covered back porches or other useable outdoor spaces. A minimum of 144 sq. ft. hard surface, or deck, is encouraged.
5. **Garages:**
- a. Detached garages are acceptable. Two-car garages are preferred.
 - b. Front of garage is NOT to project beyond face of front elevation. The side of a garage may be in front of the façade if the garage is sited perpendicular to the house front. This side must contain a window.
 - c. Trim should match the house.

6. **Visitability**

Homes designed for "*visitability*" by persons with restricted physical mobility is encouraged. This means:

- a. At least one at-grade entry
 - b. That entry being at least 36" wide
 - c. Interior first-floor hallways at least 36" wide
 - d. First-floor bathroom or half-bath with 36" wide doorway and interior spacing suitable for wheelchair maneuverability
7. **Sustainable Development, or Green Building, Guidelines**

The Hickory Corridor/Cascade Locks Renewal Plan seeks to promote residential development that is approached with a concern for the environment and sustainability. Toward that end, buyers of parcels from the City will have to demonstrate

the extent to which their home and site development will respond to the following recommendations:

A. Site

- Minimal disturbance of site to prevent erosion
- Protect existing plants and trees
- Retain disturbed topsoil for post construction use
- Orient homes to take advantage of passive solar energy

B. Building envelope

- Use of poured concrete foam insulated foundation walls
- Properly drain and insulate foundation
- Maximum use of engineered lumber products
- Use of insulated wall system (structural insulated panels) with a minimum insulation factor of R-25
- Dimension of homes dictated by standard lumber lengths to minimize waste

C. Interior

- Maximum use of natural lighting through the use of skylights, light tubes and doors.
- Windows designed and placed to provide cross ventilation
- Low e glass for all windows
- Well insulated doors that are R-5 or greater
- No use of materials that produce out-gassing of noxious fumes
- All paint and finishes contain low volatile organic compounds
- No use of lauan as plywood or interior doors in support of endangered tropical rainforests

D. Roof

- 40-year life
- Made of recycled materials when available

E. Heating and Cooling

- Heat delivery systems installed in interior walls
- Use of high efficiency heating and cooling system (90% or better)
- Programmable thermostats
- Installation of whole house ventilation system
- All hot water lines insulated

F. Appliances and Plumbing

- Use of energy Star appliances
- Maximum use of compact fluorescent bulbs
- Water saving fixtures and utilities

G. Flooring

- Use of recycled wood, cork, bamboo or other sustainable materials
- Natural or recycled content carpeting
- Water based urethane finishes
- Ceramic tile installed with low VOC adhesives

H. Cabinetry and Trim

- No materials manufactured with formaldehyde
- Recycled, engineered or certified forest wood

I. Exterior

- Use of long lasting finishes such as brick, stone, stucco or fiber cement
- Solar powered exterior lighting
- Decking and outdoor furnishing made from recycled materials or wood from certified forests
- Downspout must discharge at least five feet from foundation

J. Garages

- **Detached or, if attached, sealed and ventilated to minimize seepage of automobile fumes into the house**

K. Construction waste

- **Maximize recycling of construction waste**

General Notes

Hickory Street is scheduled for reconstruction starting in the fall of 2007 and continue into 2008. New roadway to include curb, sidewalk and underground utilities. There will be an assessment for these improvements.

- Lots have been staked and numbered on site
- Lots will be platted in May 2007, and recorded with Summit County
- Lot purchase schedule

April 14, 21, 28 – Property advertised for sale

May 4 – Signed Letter from a prospective buyer indicating bid price for lot, specify lot requested

May 11 – Applicants notified of preliminary selection

June 29 – Preliminary Housing Plan submitted

September 10 – Purchase of lot presented to City Council

- Return signed letter in sealed envelope indicating in large letters "HICKORY LOTS" on front of envelope.
- Return to:

Ralph Coletta, P.E., Site Improvement Administrator
Department of Planning & Urban Development
Development Services Division
161 S. High Street, Suite 201
Akron, OH 44308

RC/kr