

DOWNTOWN AKRON



2ND QUARTER 2016 UPDATE



DOWNTOWN AKRON SPECIAL IMPROVEMENT DISTRICT

DOWNTOWN UPDATE - GETTING DOWN TO BUSINESS

DOWNTOWN AKRON SPECIAL IMPROVEMENT DISTRICT - 2ND QUARTER 2016

NATIONAL INITIATIVE TO “REIMAGINE THE CIVIC COMMONS” SELECTS AKRON FOR \$5 MILLION GRANT

Initiative supports Akron’s plans to invest in revitalizing and connecting public spaces

A new national effort to counter the growing economic and social fragmentation in our cities has awarded Akron **Reimagining the Civic Commons**, a \$5 million grant to revitalize public space along the Ohio & Erie Canal Towpath Trail in the city. **Reimagining the Civic Commons** is a partnership of four national foundations that seeks to foster civic engagement, economic opportunity and environmental sustainability through revitalizing and connecting parks, libraries, community centers and other public spaces.

Akron was one of four cities selected for the grant; Akron, Chicago, Detroit and Memphis join Philadelphia, which began a **Reimagining the Civic Commons** pilot project in 2015. The \$5 million grant for Akron will be matched by an additional \$5 million in support from local sources.

Reimagining the Civic Commons is a partnership among four national foundations The JPB Foundation, John S. and James L. Knight Foundation, The Kresge Foundation and The Rockefeller Foundation—and Akron leaders, including the Ohio & Erie Canalway Coalition, city of Akron, Akron Civic Theatre, Akron Metropolitan Housing Authority, DAP, Summit County Government and Summit Metro Parks.

By revitalizing and connecting public spaces, the initiative intends

to be the first comprehensive demonstration of how a connected set of civic assets – a civic commons – can yield increased and more equitably shared prosperity for cities and neighborhoods.

Downtown Akron and our Civic Gateway assets of **Cascade Plaza, Locks 2, 3 and 4** and **Main Street**, are a pivotal portion of the three mile section of the of the Ohio & Erie Canal Towpath Trail that comprise the focus area of the work. Activities will center on the design and use of



public space with access to a learning network of practitioners working to improve the quality of life for citizens across the country. Learn more at <http://civiccommons.us/akron.html> or attend a public discussion on Monday, Sept. 26, from 6-8 p.m. at the Akron Civic Theatre or Wednesday, Sept. 28, from 6-8 p.m. at Reach Opportunity Center.

QUANEX BUILDING PRODUCTS AND GABRIEL PERFORMANCE PRODUCTS MAKE THE MOVE DOWNTOWN

Two new tenants signed leases at the AES Building, a redeveloped Class-A office and R&D complex at 388 South Main Street in Downtown Akron. Houston-based building materials manufacturer **Quanex Building Products** signed a lease for 39,420 square feet on the seventh floor, and Ashtabula-based specialty chemical manufacturing company **Gabriel Performance Products** signed a lease for 6,055 square feet on the 3rd floor.



Both tenants sought to create a more open, collaborative environment in an amenity-rich setting in order to attract top talent and to showcase their unique products. The AES Building offers

them a central location within walking distance to downtown Akron’s many cultural and entertainment assets and convenient accessibility. Both companies will also benefit from being in close proximity to the University of Akron as well as the Akron-Canton Airport. The recent development of quality residential living options downtown were also cited as attractive factors.

Mayor Dan Horrigan is pleased with Akron’s continued efforts to create an environment where both the executive and R&D business cultures can grow.

The mayor stated, “We are excited to have both Quanex Building Materials and Gabriel Performance Products join us as businesses in downtown Akron. To have both a high-level headquarter operations and a research and development center relocate downtown speaks volumes about how the city of Akron holds great promise for innovative companies.”

The AES Building is owned and managed by The Schipper Group, and was represented by JLL Vice President Warren Blazy.

DOWNTOWN UPDATE - WELCOME TO DOWNTOWN

DOWNTOWN AKRON SPECIAL IMPROVEMENT DISTRICT - 2ND QUARTER 2016

According to the Storefront Index by City Observatory, storefront businesses play a key role in activating our streetscape, contributing to more walkable, livable areas and higher quality of life. DAP's Pop Up Retail Program, supported by the John S. and James L. Knight Foundation, focuses on cultivating retail storefronts that add to the quality of downtown. The program emphasizes the importance of small business, providing a temporary lease subsidy and connection to a network of assistance providers to support business in the district. Since November of 2015, the program has supported a net gain of seven retail businesses bringing 27 employees and \$221,000 in leases to Downtown Akron.

NEW BUSINESSES & ORGANIZATIONS

Royal Dance Studio

117 E. Market St., #202 | (330) 818-5351



Photo by Ohio Development Services Agency

On Thursday, July 28, city and county officials, DAP and Greater Akron Chamber staff welcomed **Royal Dance Studios** to Downtown Akron with a ribbon cutting ceremony. Dance promotes important life skills such as discipline, focus, respect and self confidence. Royal Dance Studio offers

various styles of dance and classes for all ages including ballet, tap, hip hop, adult fitness, ballroom and more. Find them on Facebook and Instagram at Royal Dance Studios LLC.

Center for Applied Drama and Autism (CADA)

333 S. Main St. | 330-595-4565

The **Center for Applied Drama and Autism** is committed to providing theatre-based opportunities for individuals on the Autism Spectrum, and their communities. By encouraging individual and collaborative success through drama in an inclusive, safe environment that celebrates diversity and the joy of the creative arts, CADA supports social and emotional well-being, growth and empowerment.

Hennes Communications

388 S. Main St., #400 | (330) 310-9290

Hennes Communications offers a wide range of crisis communications services, including crisis planning, issue management, litigation communications support, media training, media relations, crisis drills and presentation training.

Ohio Distance & Electronic Learning Academy

121 S. Main St., #310 | ohdela.com

The **Ohio Distance and Electronic Learning Academy** (OHDELA) is a tuition-free public, online charter school. It is a statewide distance learning, nonsectarian school for grades K-12. OHDELA exists through the legal authority of Ohio charter school laws, and answers directly to the Ohio Charter School Council.

NEW SHOPPING & DINING DESTINATIONS

Akron Coffee Roasters

30 N. High St. | akron.coffee



Akron Coffee roasts specialty coffee sourced from individual farms and mills. They'll tell you everything they know about every bean they roast so you can sound coffee smart. It's fun like that.

Chill, an Artisan Ice Cream Co.

30 N. High St. | chill-icecream.com

Chill Ice Cream Co. founded by three Northeast Ohio brothers opened at 30 N. High St. in downtown on Aug. 5. Chill uses local fresh ingredients from many farms and businesses across Ohio to acquire the highest quality fruits, nuts and dairy for the ice cream. Unique flavors include mint julep, candied bacon bourbon and sage pecan.

Northside Speakeasy

31 Furnace St. | northsidespeakeasy.com

The **Northside Speakeasy** is a sophisticated social lounge that whisks patrons back to the 1920s. This Prohibition-era craft cocktail bar is on the ground level of the Courtyard by Marriott in the Northside District.

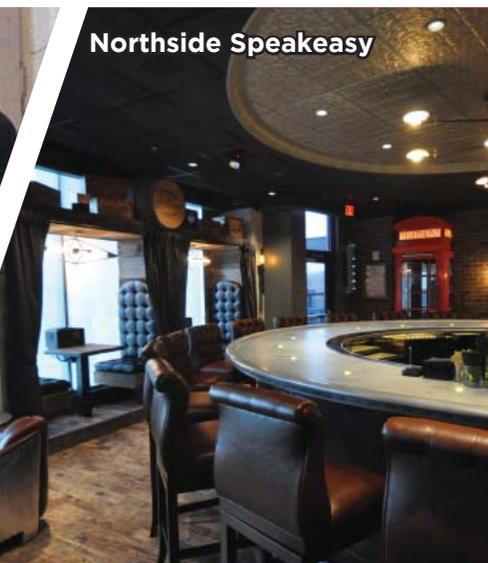
Chill Ice Cream Co.



CADA



Northside Speakeasy



DOWNTOWN UPDATE - DOWNTOWN MARKET SUMMARY

DOWNTOWN AKRON SPECIAL IMPROVEMENT DISTRICT - 2ND QUARTER 2016

The next couple of years will be crucial for Akron's office market. Scenarios such as Huntington Bank's forward-moving purchase of FirstMerit Bank, and other key Central Business District (CBD) tenants on soon-expiring lease agreements, will foreshadow the future of the market. In the meantime, local efforts to develop Downtown Akron as a live-work-play area continue to grow momentum (Source: CBRE Marketview, Akron Office, H1 2016).

The Downtown Akron office market is perfectly situated to attract new business. Employers seek authentic and unique places to attract and retain talent.

With an accessible, amenity-rich neighborhood that serves as both the hub for arts and culture in Summit County and the gateway to our National Park, Downtown Akron is the place to bring your business.

The announcement of the relocation of Quanex and Gabriel Performance Projects is anticipated to reduce Class A vacancy to close to 14 percent with excellent opportunities remaining in the CBD.



MARKET STATISTICS (JAN-JULY 2016)

24.6% (33,239)
 Vacancy rates YTD net absorption sq. ft.
\$16.29
 Average asking lease rate \$/SF

Source: CBRE Marketview, Akron Office, H1 2016

BUSINESS STATISTICS (JAN-JULY 2016)

84 # of retail visits by DAP
35 # of business visits by DAP
76% Independently/locally owned restaurants in SID
88% Independently/locally owned retailers in SID

DAP AMBASSADORS - HERE TO HELP

The DAP Ambassador team patrols the downtown area to provide valuable hospitality and maintenance services to the district. For quick and efficient assistance, ambassadors at your service. Call the on-duty number at (330) 706-7383.

 **HOSPITALITY ASSISTS**
5,958

 **BUSINESS CONTACTS MADE**
971

 **TRASH COLLECTED (LBS)**
19,729

 **PARKING ASSISTS**
1,162

 **POWER WASHING (GALS)**
12,801

 **GRAFFITI REMOVED**
653

 **SAFETY ESCORTS**
51

 **MOTORIST ASSISTS**
148



DOWNTOWN UPDATE - BUSINESS DEVELOPMENT

DOWNTOWN AKRON SPECIAL IMPROVEMENT DISTRICT - 2ND QUARTER 2016

BUD AND SUSIE ROGERS GARDEN AT AKRON ART MUSEUM

Embodying the Akron Art Museum's commitment to civic engagement and economic development, the **Bud and Susie Rogers Garden** welcomes a range of activities, including relaxation, exploration, expression, social interactions and meaningful art experiences—including permanent and temporary installations of art, as well as arts events, such as concerts and dance performances, and art explorations. The one-acre green space adjacent to the museum's south side



Photo by Brent Veverka Media

was constructed from an innovative design by Philadelphia landscape architecture firm, OLIN Partners, a firm known for their dedication to creating landscapes that promote community building, inspire engagement, and affect positive change in urban living.

After extensive community and museum staff input, OLIN Partners created a design for the garden that is faithful to the concepts of creative placemaking. The Bud and Susie Rogers Garden greatly enhances the Akron Art Museum's ability to serve its mission—to enrich lives through modern and contemporary art—by expanding our opportunities to present meaningful art experiences to our community through new and

different collaborations with artists, education programs and more.

COURTYARD AKRON DOWNTOWN

Perfect for travelers looking for modern style and deluxe comfort, the **Courtyard Akron Downtown** features spacious guest rooms and suites with thoughtful amenities like microwave and mini-fridge. The hotel is ideally located in Downtown Akron's Northside District and just one mile from The University of Akron campus and Akron Civic Theatre.

PORTAGE PATH BEHAVIORAL HEALTH

Portage Path Behavioral Health, which has for years provided mental health services on the corner of S. Broadway and E. Exchange Streets, has added primary care services and a full-service pharmacy, partnering with AxessPointe Community Health Center and Genoa, respectively. This collaboration offers many benefits for patients, as well as convenience for people in or near downtown. For information, visit www.portagepath.org.

STAY INFORMED WITH QUARTERLY DISTRICT MEETINGS

DAP is committed to providing the district with excellent service. We coordinate a quarterly meeting in each of the three downtown districts to facilitate discussions among stakeholders and provide updates on activities and initiatives in downtown.

Historic Arts District

Thursday, Oct. 13 | 10-11 a.m. | ASCPL Library main branch
Register at <https://www.eventbrite.com/e/historic-arts-district-meeting-october-13-tickets-27738354164>

Canal District

Thursday, Nov. 10 | 2-3 p.m. | Howe House.
Register at <https://www.eventbrite.com/e/canal-district-meeting-november-10-tickets-27739011129>

Northside District:

Thursday, Dec. 8 | 1-2 p.m. | Jilly's Music Room
Register at <https://www.eventbrite.com/e/northside-district-meeting-december-8-tickets-27886790140>

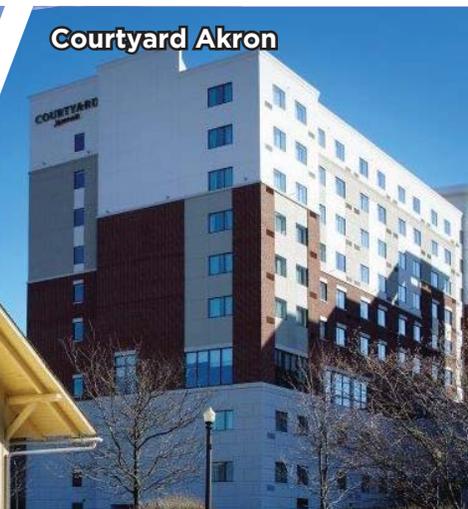
Akron Art Museum



Portage Path Behavioral Health



Courtyard Akron



DOWNTOWN UPDATE - HOUSING

RESIDENTIAL UNITS (RENTED)

- 22 Exchange
- 401 Lofts
- * Canal Square Apts.



TOTAL UNITS
401
 TOTAL OCCUPANCY
96.2%

DOWNTOWN UPDATE - PLANNING

DOWNTOWN AKRON SPECIAL IMPROVEMENT DISTRICT - 2ND QUARTER 2016

DOWNTOWN AKRON VISION AND REDEVELOPMENT PLAN

In 2015, Downtown Akron Partnership embarked on the development of a long range plan for the first time in DAP's history. From the beginning, the plan was supported by Mayor Dan Horrigan, whose Blue Ribbon Task Force saw the need for such a plan, which was also a primary recommendation from DAP's strategic planning process last year.



The mayor and his staff joined with DAP's leadership in assembling a multidisciplinary group of 37 representatives from small and corporate business, development, city and county government, health systems, non-profits, finance, education, housing, tourism, real estate and philanthropy to populate the committee.

DAP contracted with nationally-recognized consultants MKSK of Columbus to lead the first phase of the **Downtown Vision and Redevelopment Plan**, which is supported by the John S. and James L. Knight Foundation and GAR Foundation.

The process integrates citizens and stakeholders in a collective decision-making planning process. It will identify economic development opportunities as well as barriers to future development. The process will inventory existing tools in the district that will allow a plan to succeed, and will identify target audiences that can be attracted to downtown development with appropriate messaging.

Workgroups will be established to address challenges moving forward. The planning process will succeed by establishing consensus around planning principles for downtown.

The committee will meet in September for a review of recommendations and plans to announce outcomes and next steps in October.

DOWNTOWN AKRON PARTNERSHIP STRATEGIC PLAN

Thank you to the more than 250 stakeholders who participated in shaping the future work of Downtown Akron Partnership under the leadership of DAP board member Nick Browning and consultant Carol Marturano-Becker of Impact, Inc.

For a full summary of the outcomes of the strategic plan, visit www.downtownakron.com/stratplan.



DOWNTOWN UPDATE - PLANNING

DOWNTOWN AKRON SPECIAL IMPROVEMENT DISTRICT - 2ND QUARTER 2016

DOWNTOWN AKRON: PUBLIC SPACE PUBLIC LIFE

Public space says a lot about a place. Well designed, managed and maintained public spaces improve safety, wellness and quality of life. Great spaces attract and retain talent, encouraging social interaction and human connection. They are the



spaces where we communicate the culture and character of the city. DAP is contracting with internationally renowned Gehl Studio through the support of John S. and James L. Knight Foundation to work toward improving our public spaces in downtown. Through prototype

interventions, DAP will “test and learn” how we might do things differently to engage people in new ways on Main Street. Work began in September with a core committee made up of city officials, developers, stakeholders and DAP staff. Four initial prototypes will appear in October. Be sure to read upcoming *Do Downtown* newsletters and visit Main Street to experience the new ideas and provide feedback about what you would like to see in downtown public spaces.

DOWNTOWN UPDATE - CONSTRUCTION

DOWNTOWN AKRON SPECIAL IMPROVEMENT DISTRICT - 2ND QUARTER 2016

WHERE THE RUBBER MEETS THE ROAD

More than 11 miles of **roadway infrastructure** improvements, at an investment of \$147.5 million, are scheduled to intersect the downtown area over the next five years. These improvements will strengthen downtown’s position as an accessible city, prominently located midway between New York and Chicago, with easy access to both local and regional airports.



Improvements will enhance safety, walkability, bikeability, traffic flow and road conditions.

These efforts are being coordinated and communicated through the city of Akron

with the help of www.DriveAkron.com, a city initiative to help communicate the progress of the ongoing improvements. Drive Akron includes up-to-date construction project information, road closures for construction and other events, and traffic alerts. DriveAkron will also be a future hub for sharing ideas for additional infrastructure improvements, like re-imagining State Route 59.

Additionally, the **Ohio Department of Transportation** offers OHGO at www.ohgo.com/dashboard/akron. This site provides up-to-the-minute traffic information and alerts for work on interstates and exchanges including the reworking of the central interchange and Main Street exits downtown.

Many downtowners are also becoming advocates of **Waze**. Waze is the world’s largest community-based traffic and navigation app. Traffic information is provided by other drivers in the area who share real-time traffic and road information.

FEATURED PROPERTY

PNC Center
1 Cascade Plaza

PNC Center is a 23-story high-rise tower attached to a 2,030 space underground parking deck, situated in the heart of downtown Akron’s business, financial, governmental, and entertainment districts.

PNC Center offers executive office space with incredible views from each suite overlooking downtown Akron, as well as convenience and comfort with immediate access to: inner-belt and highway systems; the area’s growing arts and entertainment sector; a multitude of restaurants and night life.



FEATURED BUSINESS

Apotheclaire
70 E. Mill St.

Located on the ground floor of the beautiful, historic Greystone Hall, Apotheclaire offers a variety of natural and organic beauty, skin, hair, personal and home care products. They seek out and offer local vendors and crafters a place to showcase chemical/toxin/allergen reduced alternatives for all ages and genders.



DOWNTOWN UPDATE - WHAT'S GOING ON

DOWNTOWN AKRON SPECIAL IMPROVEMENT DISTRICT - 2ND QUARTER 2016

AKRON ART PRIZE

Sept. 3-Oct. 1

Summit Artspace | www.akronartprize.org



Akron Art Prize, sponsored by the Margaret Clark Morgan Foundation, is a month-long arts experience open to visual artists with public voting via digital app and tablets. More than 200 works of art of various mediums and sizes are exhibited in Summit Artspace with public voting that determines

\$12,000 in cash prizes. Voters age 16 and older may download the Akron Art Prize app for iPhone or Android to view entries, artist profiles and cast votes.

AKRON CHILDREN'S HOSPITAL AKRON MARATHON RACE SERIES: FIRSTENERGY AKRON MARATHON, HALF MARATHON, TEAM RELAY

September 24 | 7 a.m.



The marquee event of the **Akron Children's Hospital Akron Marathon Race Series, the Akron Marathon, Half Marathon, & Team Relay** presented by FirstEnergy Corporation never ceases to amaze. Featuring the ultimate running experience throughout Akron's neighborhoods and

downtown complete with a world-class finish inside Canal Park Stadium which will continue to feature the popular Finisher Festival on the field that has become the signature in the running industry. Start Line: 217 S. High Street | Finish Line: Canal Park Stadium.

LIVE, LUNCHTIME ENTERTAINMENT



Through the support of many local businesses, DAP programmed three days of live music and entertainment during the lunch hour every week this summer.

Commerce Park on S. Main St. was home for the inaugural **Nantucket Concert Series**. The series took place every Wednesday through Aug. 31 and was presented by Huntington Bank and many local

businesses.

Courtesy of Pritt Entertainment Group, random acts of music popped up in different locations every Thursday from June through September on the **Sidewalk Stage**.

While perusing the vendors during the Friday **Market on Cascade**, live music and recess games like bocce ball, cornhole and badminton were available during lunch on Cascade Plaza. Recess games were also played on Wednesdays.

EASTERN LEAGUE ALL STAR GAME - RECAP



The **Eastern League All-Star Game and Home Run Derby** drew 14,124 fans to Downtown Akron and Canal Park July 12-13. Day one began with a celebrity softball game as former Cleveland Indians stars Carlos Baerga, Travis Hafner and Julian Tavarez, teamed up with local athletes Butch

Reynolds, Frank Stams, Jimmy Hanlin and media personalities Betsy Kling, Tommy Bruno and Jerod Cherry.

Following the game, the top eight home run hitters in the Eastern League battled it out for three rounds until Erie Seawolves OF Jason Krizan was crowned the Home Run Derby Champion after hitting 30 home runs. The Akron RubberDucks had two contestants in the Derby, including former #1 draft pick Bradley Zimmer and first baseman Nellie Rodriguez, who made it to the final round.

RUBBERDUCKS WIN EASTERN LEAGUE TITLE WITH A SWEEP AGAINST TRENTON

The Akron RubberDucks are **champions of the Eastern League** for 2016, thanks to a 2-1, series-clinching victory over the Trenton Thunder at ARM & HAMMER Park.



Photo credit: David Monseur

The RubberDucks swept the ELCS three games to none and secured the fifth league title in franchise history ('03, '05, '09, '12, '16). Ironically, the 2012 championship was also captured at Trenton on 9/15/12, almost four years to the day from the victory on Sept. 16.

DOWNTOWN UPDATE - GOING PLACES

DOWNTOWN AKRON SPECIAL IMPROVEMENT DISTRICT - 2ND QUARTER 2016

DASH WITH METRO REGIONAL TRANSIT AUTHORITY



In partnership with The University of Akron, METRO launched **DASH**, a downtown Akron shuttle on Monday, Aug. 22. The DASH runs weekdays only from 7 a.m. to 11 p.m. It has a 10 minute frequency from 7 a.m. to 7 p.m. and a 15 minute frequency from 7 p.m. to 11 p.m. It is free for students and the public.

Additional DASH sponsors include the city of Akron,

Downtown Akron Partnership, and GPD Group. The DASH schedule is available on www.akronmetro.org.

OHIO & ERIE CANALWAY

The Cascade parking garage received a face lift as part of the **OECC iTowpath project**.

One June 22, a mural by Jessica Loftus and archway by John Komunale were unveiled to the community. The mural covers



the entire west wall of the garage facing the Towpath Trail. The archway welcomes people into Akron from the State Route 59 Towpath Trail bridge at Quaker Street. Additional arches have been installed along the trail to enhance the visitor experience.

Visit www.ohioeriecanal.org to learn more or find out how you can get involved.

SUMMIT BIKE SHARE IN DOWNTOWN AKRON



Summit Bike Share is the premier bike share, rental and tour destination with many stations providing both free share or paid bicycle rentals in Downtown Akron. A photo ID is required to participate.

Downtown locations include Cascade Plaza, Akron CitiCenter Building, Howe House, Summit County office, Marriott Northside and Lock 3's Bike Kitchen. Visit www.summitshare.org for hours of rentals and other details.

CITY OF AKRON RECEIVES UNITED STATES DEPARTMENT OF TRANSPORTATION TIGER GRANT

The U.S. Department of Transportation has awarded the city of Akron a \$5 million **Transportation Investment Generating Economic Recovery (TIGER)** grant supporting the completion of the Downtown Akron Promenade. This fiscal year marks the eighth round of the highly successful and extremely competitive nationwide program.

TIGER discretionary grants provide for U.S. Department of Transportation projects that assist cities with capital investment funds addressing road, rail transit and port projects. Awarded projects are required to help improve their cities by delivering five long-term outcomes: safety, economic competitiveness, state of good repair, quality of life, and environmental sustainability.

The scope of the Akron project includes the construction of a green, complete streets corridor on Main Street in Downtown Akron. Specific improvements include roadway and sidewalk repairs, the addition of on-street parking and dedicated bike lanes, transit enhancements, a roundabout, traffic enhancements, way-finding signage and green infrastructure. The local match contribution is estimated at 44 percent.

A BIKEABLE DOWNTOWN - THE CITY OF AKRON UNVEILS FIRST-EVER PROTECTED BIKE LANE

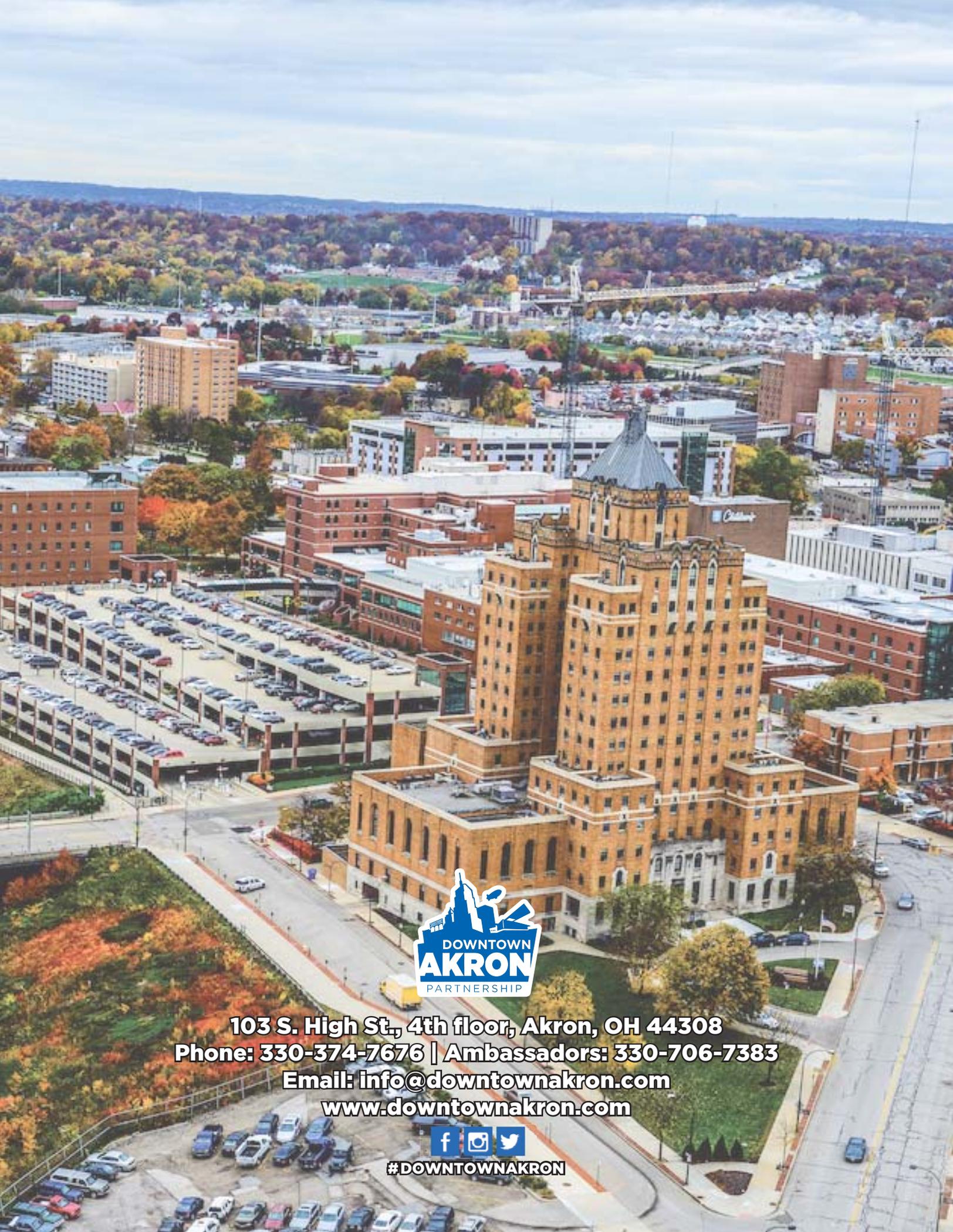
On Aug. 18, Downtown Akron became the first city in Northeast Ohio with a **protected bike lane** in its downtown corridor. The Main Street loop runs close to a mile in length along South Main then dips onto the Diamond Boardwalk at Canal Park before returning to the Towpath Trail.

The Ohio & Erie Canalway Coalition, DAP, city of Akron and John S. and James L.

Knight Foundation partnered on the project as an additive alternative to closing the Towpath Trail during the construction of the Akron Waterways Renewed! projects downtown.

More than 125,000 people access the Towpath Trail on an annual basis near downtown. By connecting the trail to Main Street, trail users are encouraged to explore the neighborhood while residents, employees and students are directly connected to the experiences the towpath provides.





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