



Request for Proposal

**1474 Copley Road
Akron, Ohio 44320
RFP No.: 2026OID1**

CITY OF AKRON, OHIO | MAYOR'S OFFICE OF INTEGRATED DEVELOPMENT |
166 SOUTH HIGH STREET, ROOM 202 | AKRON, OHIO 44308 |

BACKGROUND

The City of Akron, Ohio (the “City”) is soliciting proposals from qualified developers for the purchase and development of the real property and improvements located at 1474 Copley Road (Parcel 68-42324) (the “Copley Parcel”) and 921 Cordova (67-36192). (the “Cordova Parcel”). Collectively the Copley Parcel and the Cordova Parcel is referred to as the “Property.”

Existing Conditions

The Copley Parcel was owned by the Veterans of Foreign Wars until 2019 when it was acquired by the Summit County Lank Bank. The Copley Parcel was acquired by the City in 2020. The building on the Copley Parcel has been vacant since 2019. The Cordova Property was acquired by the City in 2022.

The building on the Copley Parcel is a 6,300 sq ft one story facility, sitting on a 12,900 sq ft lot. The Cordova Parcel consists of 6,300 sq ft of developable land. There is existing City right-of-way in between the Copley Parcel and the Cordova Parcel; that right-of way will remain dedicated and may not be included in the development of the Property. Utilities to the building include electric, water/sewer, and natural gas.

The Property is located in the Maple Valley Great Streets District. Maple Valley boasts several restaurants, salons and barbers, and small grocery stores. The Property is two blocks away from the soccer and baseball fields at Erie Island Sports Complex and three blocks from the playground and tennis courts at Kerr Park.

Its location on the western edge of Akron places the Property within a five-minute drive for over 19,000 people, covering the entirety of the West Akron neighborhood, portions of the Wallhaven and Sherbondy Hill neighborhoods, and portions of Copley Township. The Property is 0.2 miles from I-77, allowing the five-minute drive area to reach portions of Fairlawn and the Kenmore neighborhood of Akron. The Property also lies on the number 3 Akron Metro RTA Bus line.

Zoning

The Copley Parcel is zoned U4, H1, A2 which permits the establishment of Retail and Commercial uses or a combination thereof.

Proposals including the following types of uses will **not** be considered:

- Auto-service related uses
- Open sales of vehicles and merchandise
- Gas stations
- Billboards
- Parking lots
- Vape or smoke shops
- Marijuana dispensary
- Liquor sales

- Facilities with drive-through windows
- Day labor
- Discount stores
- Cash advance

The Cordova Parcel is currently zoned as residential. Based on previous interest in the Property, the City realizes that a respondent might want to use the Cordova Parcel for parking, which will require conditional use approval. As of the distribution of this RFP, conditional use approval for parking is pending approval by the City's Planning Commission and Council. The conditions to be presented with the Conditional Use are:

- Pavement shall be set back 25' from the sidewalk.
- Provide required landscaping beds with shade trees between the parking and the sidewalk.
- Provide 6' high solid fence at north and east property lines.
- Preserve 3 large trees on the 921 Cordova lot:
 - i. Tree on north property line, 65' from the sidewalk
 - ii. 2 trees on east property line

Please contact Zoning@AkronOhio.gov for further clarification.

Project Objectives

The goal of this RFP is to see the redevelopment of an economically viable asset in an Akron Great Streets District. The successful respondent will be required to purchase the building and land "as is". Respondent will be required to start their selected project within 90 days of property transfer and complete the project within two years of property transfer.

The City is seeking proposals that:

- Include securing and managing the property.
- Provides an active, community facing operation to increase business and/or community activity in the district.
- Prioritize adaptive reuse of the building.

Project and Design Requirements

1. Provide windows in the front facade facing Copley Rd. Windows should comprise 35% minimum of the front wall area, measured between 2' and 10' above grade. Max windowsill height of 30".
2. Provide a main pedestrian entrance door facing Copley Rd. with a sidewalk from the door to the public sidewalk on Copley.
3. No parking will be permitted between the building and the sidewalk on Copley Rd.

4. As the rear lot at 921 Cordova is provided for parking (approx. 18 spaces), the parking spaces off Cordova on the west side of the building should be eliminated
 - 2 ADA parking spaces are permitted in this area.
5. Parking lot on the 921 Cordova parcel.
 - Pavement shall be set back 25' from the sidewalk.
 - Provide required landscaping beds with shade trees between the parking lot and the sidewalk.
 - Provide 6' high solid fence at north and east property lines.
6. Preserve existing street trees on Copley Rd.
7. Preserve 3 large trees on the 921 Cordova lot:
 - Tree on north property line, 65' from the sidewalk
 - 2 trees on east property line
8. If demolition of the existing structure is proposed, a new structure should meet all the above conditions, plus:
 - The maximum front building setback shall be 15'.

Eligibility

Applicants must have documented experience in redevelopment. The applicant organization must be incorporated in a State within the United States of America (documented) and duly authorized to engage in business activities in the state of Ohio. Applicants must be in good financial standing.

GUIDANCE & FORMAT

The proposal and project shall be consistent with the terms contained in this RFP. Proposals should include the following:

1. A cover letter containing a summary of the proposed project, including name, mailing address, contact numbers, and email address, estimated costs of the project, the end use and user of the property, and the offer price to purchase the property.
2. A narrative describing your project concept.
3. Typical site layout drawings, schematic floor plans and building elevations showing proposed materials.
4. A detailed timetable for accomplishing the proposed project. This timetable should show sequencing, if any, and contingencies.
5. The desired method of acquisition. State with specificity the form of and proposed consideration for acquiring the Property from the City. All contingencies, including but not limited to financing contingencies, should be clearly identified.
6. Complete proforma and proof of financial capacity to undertake the project.
7. Any incentives requested of the City.

EVALUATION & SELECTION

Proposal Evaluation and Selection

The Mayor's Office of Integrated Development shall review and evaluate proposals received by the due date and make its recommendation to the Mayor. Any agreement will be subject to the approvals of City Council and other applicable boards or commissions.

The City shall consider the following information when evaluating submitted proposals to determine which proposal, in the sole judgment of the City's administration, is in the best interest of the City:

- A. The proposal best suited to complement the objectives of the RFP in a way that is financially sound and sustainable, attractive to the community, and supportive of the City's vision.
- B. The proposal that is in the best community and financial interest of the City and the Akron community with consideration of the purchase price (if any), community impact, and future tax generation potential.
- C. The Developer's direct and substantial experience in planning and developing building projects with a municipal partner.
- D. The Developer's financial stability and credentials to perform on its proposal.

Your proposal must be received no later than 4:00 p.m. EST on May 15, 2026. Your proposal shall be labeled "RFP 2026OID1 1474 Copley Road RFP" and either:

(a) delivered to:

City of Akron Office of Integrated Development
166 South High Street, Room 400
Akron, Ohio 44308

(b) uploaded online at [Akronohio.Submittable.com](https://akronohio.submittable.com) and selecting the application for 1474 Copley Road RFP.

The City of Akron reserves the right to:

- Modify, waive, or vary terms of the RFP at any time, including and not limited to submission deadlines, and proposal requirements
- Select more than one proposal to develop the entire property or portions thereof
- Reject any or all proposals
- Cancel or withdraw the RFP at any time
- Accept the proposal that, in the opinion of the City, best serves the interest of the City

The following schedule represents the anticipated timeline for the selections of the RFP. If the need arises, the schedule may be altered by the City of Akron. During this process, the City may seek additional information from respondents. In addition, the City may choose to conduct interviews during the Review of Proposal period with any and/or all of the respondents and may request that responders make a presentation of their proposal.

The estimated schedule is as follows:

RFP Distribution	April 2, 2026
Proposal Due Date	May 15, 2026
Review of Proposals	May 16, 2026 through May 29, 2026
Award of Proposal	June 1, 2026

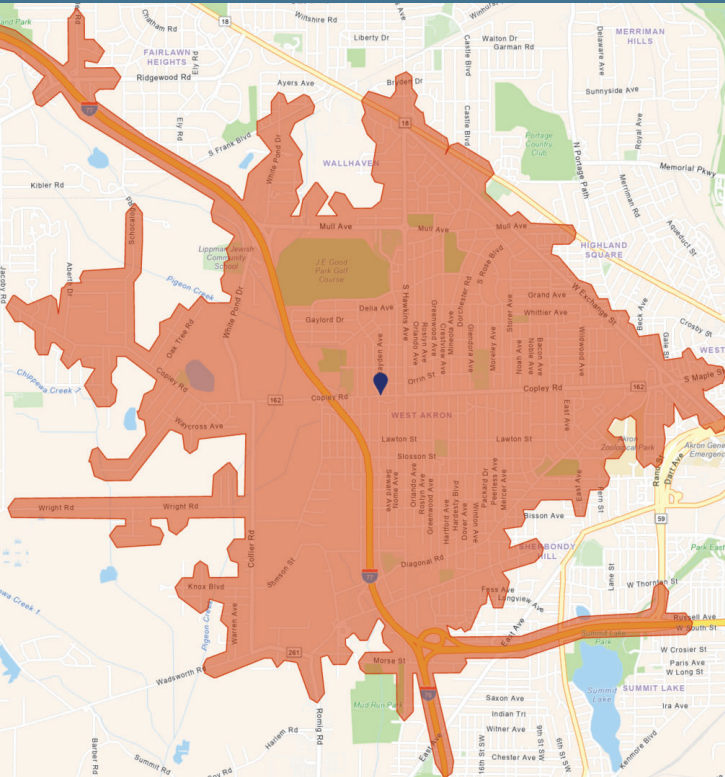
The City will assume that any respondent submitting a proposal has familiarized themselves with the Property enough to submit a knowledgeable proposal. All questions about this RFP should be directed by email to Development@akronohio.gov. Questions should be submitted no later than April 22, 2026. Any responses to questions will be posted to the “Developers” section of the City’s website: akronohio.gov/rfp

MISCELLANEOUS

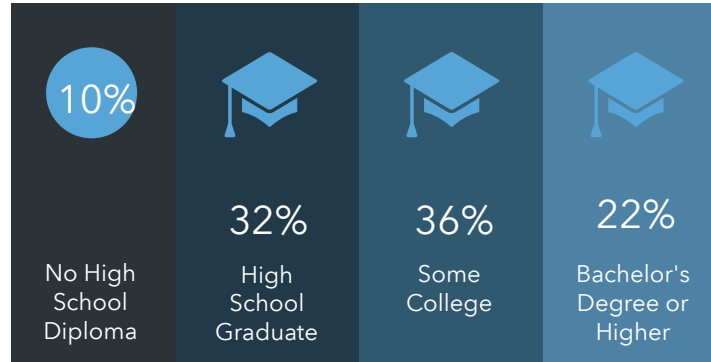
- 1) The selected respondent shall work with the City of Akron, prior to execution of a contract to modify the project to fit the best interest of the City.
- 2) Respondent shall certify that it is not delinquent in the payment of real estate taxes or City of Akron income tax.
- 3) The City reserves the right to make no award.
- 4) In submitting a response to this RFP and in the performance of any resulting award each respondent warrants that they have complied with and/or will comply with all federal, state, and local laws, ordinances, and lawful rules and regulation thereunder. Respondent further agree: 1) not to discriminate against any employee or applicant for employment because of age, race, color, creed, religion, national origin, ancestry, disability, marital status, familial status, sex, gender (including gender identity) sexual orientation, or military status and 2) That every subcontract related to the Project will contain a provision requiring non-discrimination in employment as specified above.
- 5) A respondent, by submitting a proposal agrees that any cost it incurs in responding to this RFP or in support of activities associated with this RFP, are to be borne solely by that respondent and are not the responsibility of the City. The City will incur no obligation or liability whatsoever to any one by reason of issuance of this RFP, or action by anyone relative thereto.

Great Streets Market Info Maple Valley

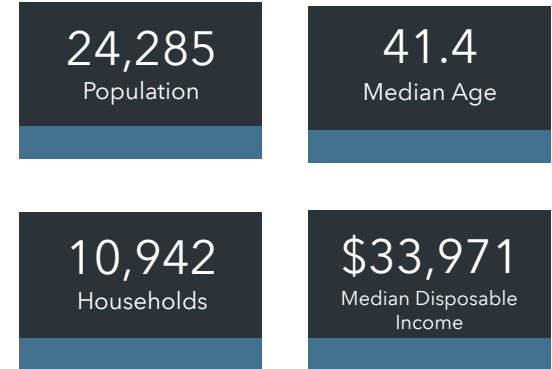
Driving Time: 5 Minute Distance
Annual Figures



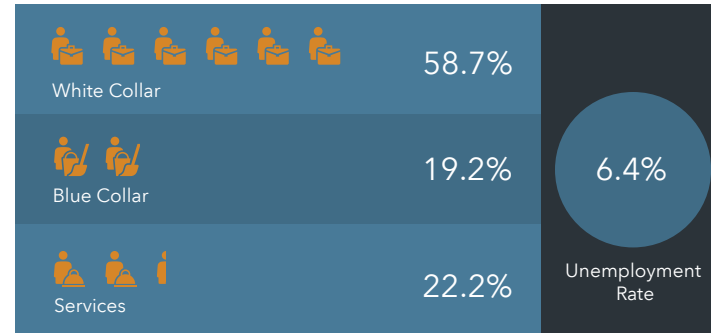
EDUCATION



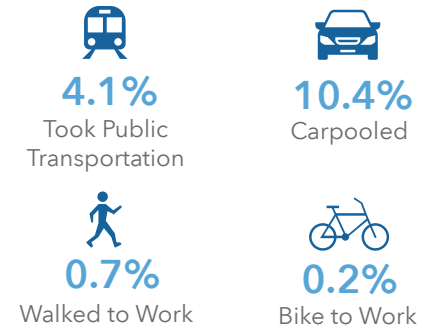
KEY FACTS



EMPLOYMENT



TRANSPORTATION TO WORK



CONSUMER SPENDING



This infographic contains data provided by Esri.
The vintage of the data is 2022, 2027, 2016-2020

Maple Valley Great Street Boundary Map

