

## South Side Planning District

The South Side planning District is comprised of eleven neighborhoods. These neighborhoods are from all phases of the City's development and expansion and as a result each has a unique set of characteristics. The older neighborhoods in this district, Oak Hill, Erie, and Lower Gibson were the first neighborhoods to coalesce on the South Side as Youngstown started to shift from an agrarian to an industrial settlement. There were always farmsteads along the water courses, but industry needed labor and labor needed housing and this group of neighborhoods was the first to develop for this function.

The other neighborhoods on the South Side, Idora, Warren, Newport, Lansingville, Buckeye Plat, Cottage Grove, Pleasant Grove and Brownlee Woods came into being as industry and population expanded. They came with various transportation improvements, and originally many were class exclusive.

### Location

Like the rest of Youngstown, the South Side is delimited by water courses. Mill Creek is the western boundary while the Mahoning River defines the north and east. The exception is that a portion of the north is bordered by Interstate 680. The southern border of the South Side is the City limit with Struthers and Boardman Township.

### Neighborhoods

#### 1. Oak Hill

Oak Hill or pieces of was the first South Side Neighborhood to be incorporated into the City of Youngstown. Because what is now Oak Hill Avenue offered the point of least resistance to the top of what was known as 'Impassable Ridge' and the relatively flat land on the South Side, there was early settlement sections adjacent to Mahoning Commons which were in the initial municipal incorporation of 1869.

#### 2. Erie

Erie, unlike Oak Hill, offered no easy access to the top of the ridge. The northern section of the neighborhood became a part of the City just prior to 1900 and the remainder before 1910. The Erie neighborhood contains the area that was once occupied by the coal mining hamlet of Flint Hill, but other than a rail line, most traces of this settlement had faded away before city expansion.

#### 3. Lower Gibson

Lower Gibson was not constrained by the ridge, but developed along what would become the industrial section of the Mahoning River floodplain. Lower Gibson was initially settled on the south bank flood plain, but as the mills expanded, worker housing was forced up the relatively steep embankment that is the gentler south east extension of 'Impassable Ridge'. For the most part, Lower Gibson is now characterized by a mix of new brownfield industrial parks, residual and derelict industry and aging housing clinging to steep hillsides.

#### 4. Idora

Idora grew as a trolley line neighborhood adjacent to Mill Creek Park with upper-class residents. The Volney Road section of this neighborhood was developed as housing for the wealthy with upper-middle and middle-class housing becoming more prevalent near Glenwood Avenue. The neighborhood takes its name from the trolley line that fueled its growth and the amusement park that was at the end of the line. The Idora neighborhood became part of the City in 1929.

### 5. Warren

Warren grew as a working class neighborhood that infilled between Market Street and the Idora neighborhood. The neighborhood was annexed into the City in two phases between 1890 and 1910 as the regions growing labor force caused residential expansion on the flatland south of the ridge.

### 6. Newport

Newport grew as a neighborhood of mixed working class and upper-middle class origins. Sandwiched between Boardman's exclusive Newport Glen and working class Warren, the neighborhood exhibited traits of both. The working class housing extended south from the Warren neighborhood while the upper-middle class dwellings were clustered north of Newport Glen. The Newport neighborhood became part of the City in 1929.

### 7. Lansingville

Approximate to Republic Steel's Youngstown Plant and the Youngstown Sheet and Tube's Campbell Works, Lansingville began as a mill worker neighborhood as land became scarce in Lower Gibson. Because the neighborhood expanded with the mills, Lansingville came into the City as part of three annexations between 1890 and 1929. Settled during a period of substantial Eastern European immigration, Lansingville developed as a predominantly Slovak ethnic neighborhood. Segments of this ethnic enclave still remain. Lansingville was built out to the city limit during the post World War II housing boom.

### 8. Buckeye Plat

Buckeye Plat is the only South Side neighborhood that was originally within Coitsville Township. Part of the 1929 annexation, the Mount Vernon section of the neighborhood was developed by the Youngstown Sheet and Tube Company as a more upscale residential district for Campbell Works management. Worker housing was developed as brick row houses in adjacent Struthers. Buckeye Plat, like Lansingville reached its maximum expansion following World War II.

### 9. Cottage Grove

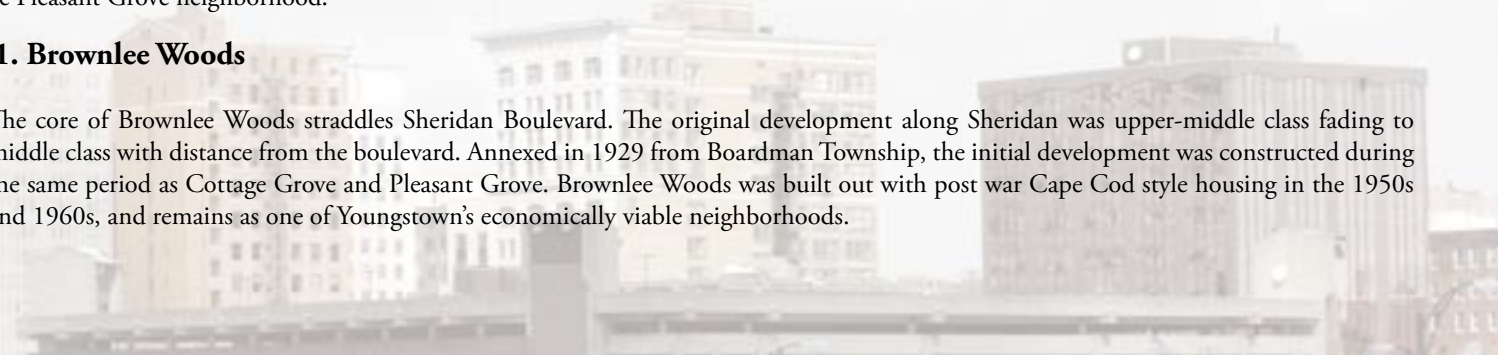
Cottage Grove, annexed in 1929, grew along the Youngstown & Southern Railroad line. Stops along the line, such as at Midlothian Boulevard, developed as neighborhood commercial nodes to serve disembarking commuters that resided in the middle class neighborhood that developed in the 1920s, 1930s and 1940s between South Avenue and Market Street. Much of the commuter rail look of this corridor still remains although passengers haven't ridden the line for over fifty years.

### 10. Pleasant Grove

Pleasant Grove is immediately south of Cottage Grove and also bisected by the old Youngstown and Southern rail line. Like Cottage Grove, Pleasant Grove also came into the City in 1929, but unlike its northern neighbor, was originally part of Boardman Township. In general, Pleasant Grove, though still middle class and developed during the same time frame, exhibits a more upscale level of housing than Cottage Grove. At its southern limit and along its boulevards, the housing was upper middle class. The real estate market remains relatively strong in the Pleasant Grove neighborhood.

### 11. Brownlee Woods

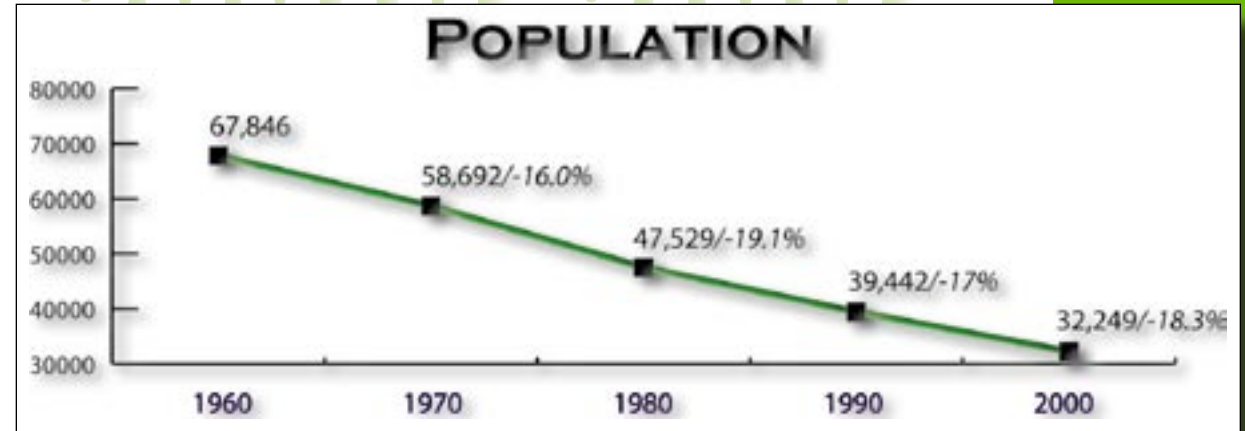
The core of Brownlee Woods straddles Sheridan Boulevard. The original development along Sheridan was upper-middle class fading to middle class with distance from the boulevard. Annexed in 1929 from Boardman Township, the initial development was constructed during the same period as Cottage Grove and Pleasant Grove. Brownlee Woods was built out with post war Cape Cod style housing in the 1950s and 1960s, and remains as one of Youngstown's economically viable neighborhoods.



## Conditions

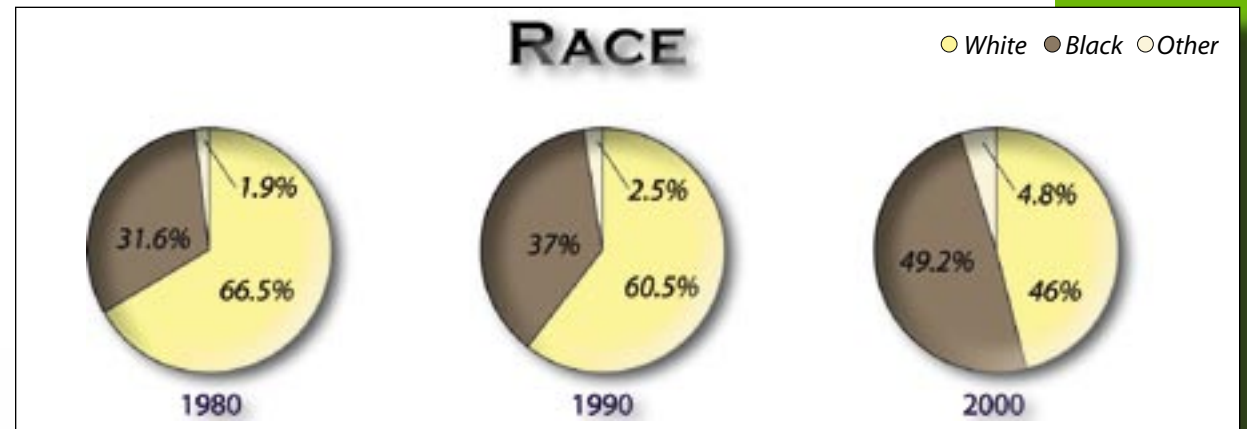
## Population

The South Side of Youngstown has experienced an average of 17.6% population decline every ten years for the past 40 years and over half its total population. It is anticipated that this trend will slow and the population will stabilize.



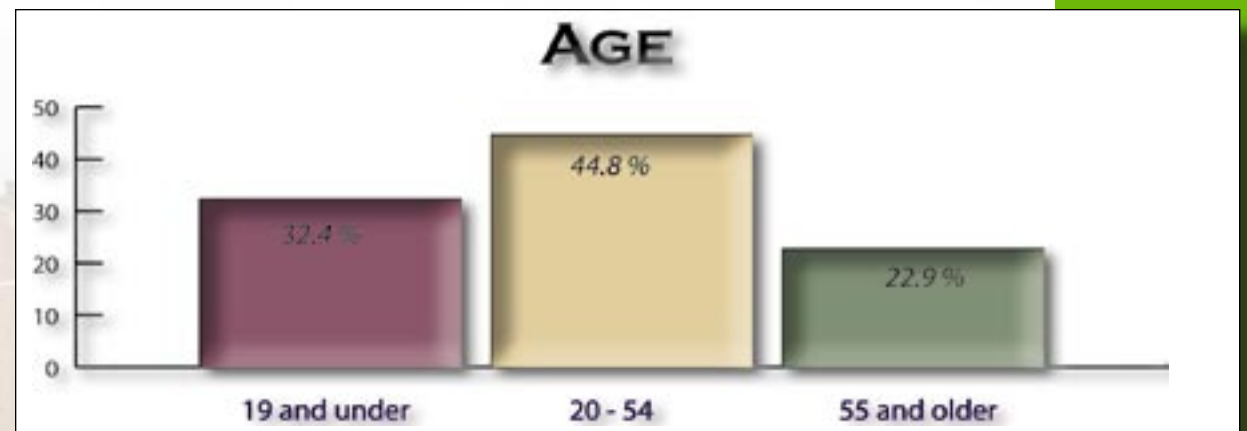
## Race

The racial make up the South Side has changed over time as well. Twenty years ago 31.6% of the population was black. The percentage of black population in the South Side planning district had risen to 49.2% by 2000.



## Age

The majority of the population on the south side of the city is between 20 and 54 years old. The second largest segment of the south side population is under 19 years old. Only 22.9% of the south side is over the age of 55.



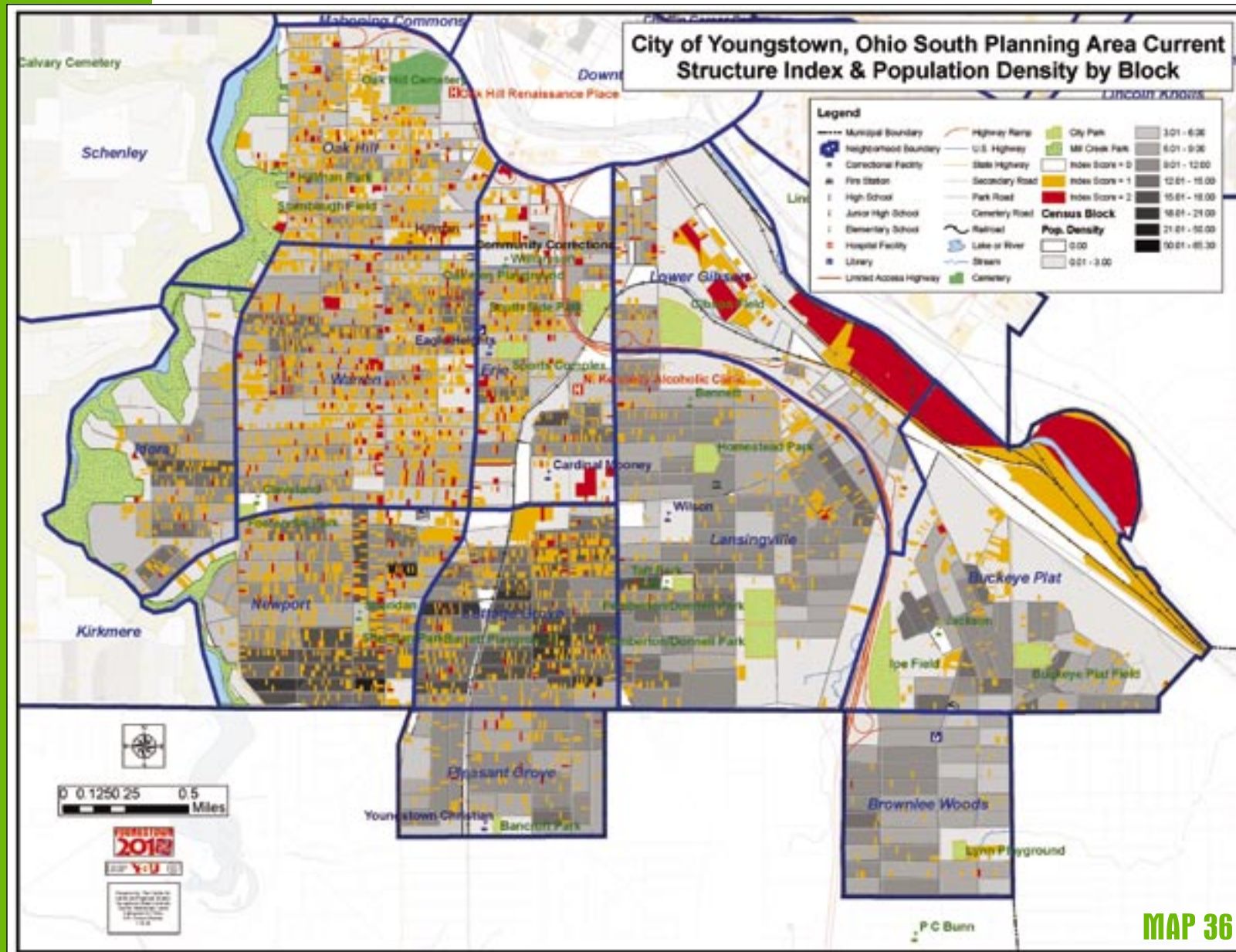


### Housing, Vacant and Abandoned Properties

Chapter 4 chronicles what has been left behind by suburban flight and deindustrialization. Housing has been particularly impacted, as housing stock that once held in excess of 170,000 people now contains only 82,000 (see section 4.4 Housing). Excess housing is both a liability to existing neighborhoods and an opportunity to find alternative uses for surplus residential land.

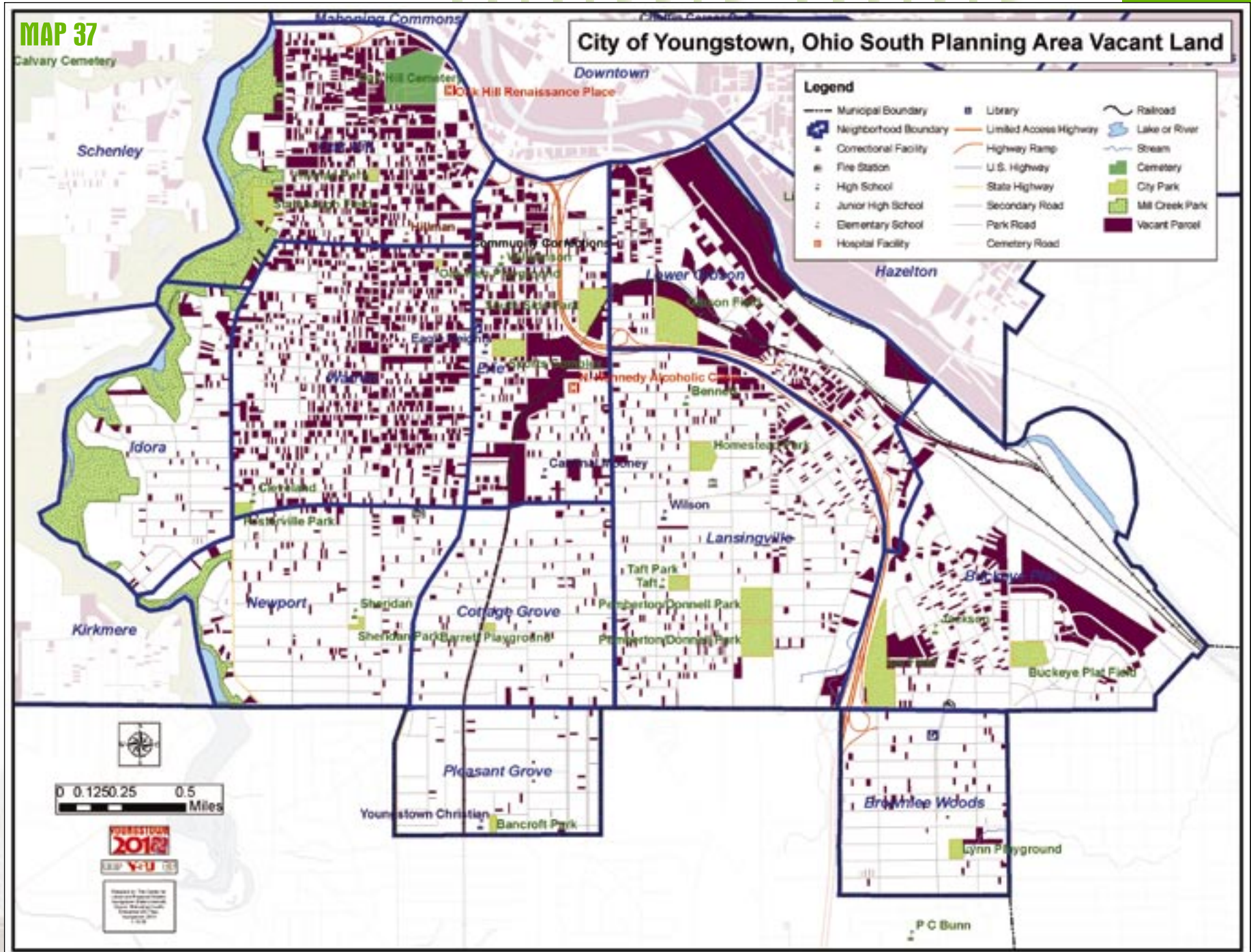
Over time many units have been removed from the City's housing stock, but removal has lagged behind the rate of disinvestment and abandonment. Youngstown has been left with nearly 3,500 housing units in excess of what the current population can support. This agglomeration of economically nonviable housing induces further blight and abandonment.

Patterns of blight and disinvestment are not geographically uniform. The South Side demonstrates extremes in the distribution of stability and blight (see Map 36). The historic core on both sides of Market Street exhibits serious problems. The Oak Hill, Warren and Erie neighborhoods are not currently densely populated, indicating that the crest of the wave of disinvestment has now passed over them. The zone in transition is now in the Newport and Cottage Grove neighborhoods, where in 2000, the population density was relatively high. Brownlee Woods is the only South Side neighborhood that is currently relatively unscathed by the spread of disinvestment.





Vacant land on the South Side (see Map 37) vividly shows the level of abandonment in the Oak Hill, Warren and Erie neighborhoods. The parcels there were mostly housing units that are now gone. They predict the future of the rest of the South Side and Boardman if current trends continue unabated. As gruesome as this future looks, the vacant land does create some unique planning opportunities.

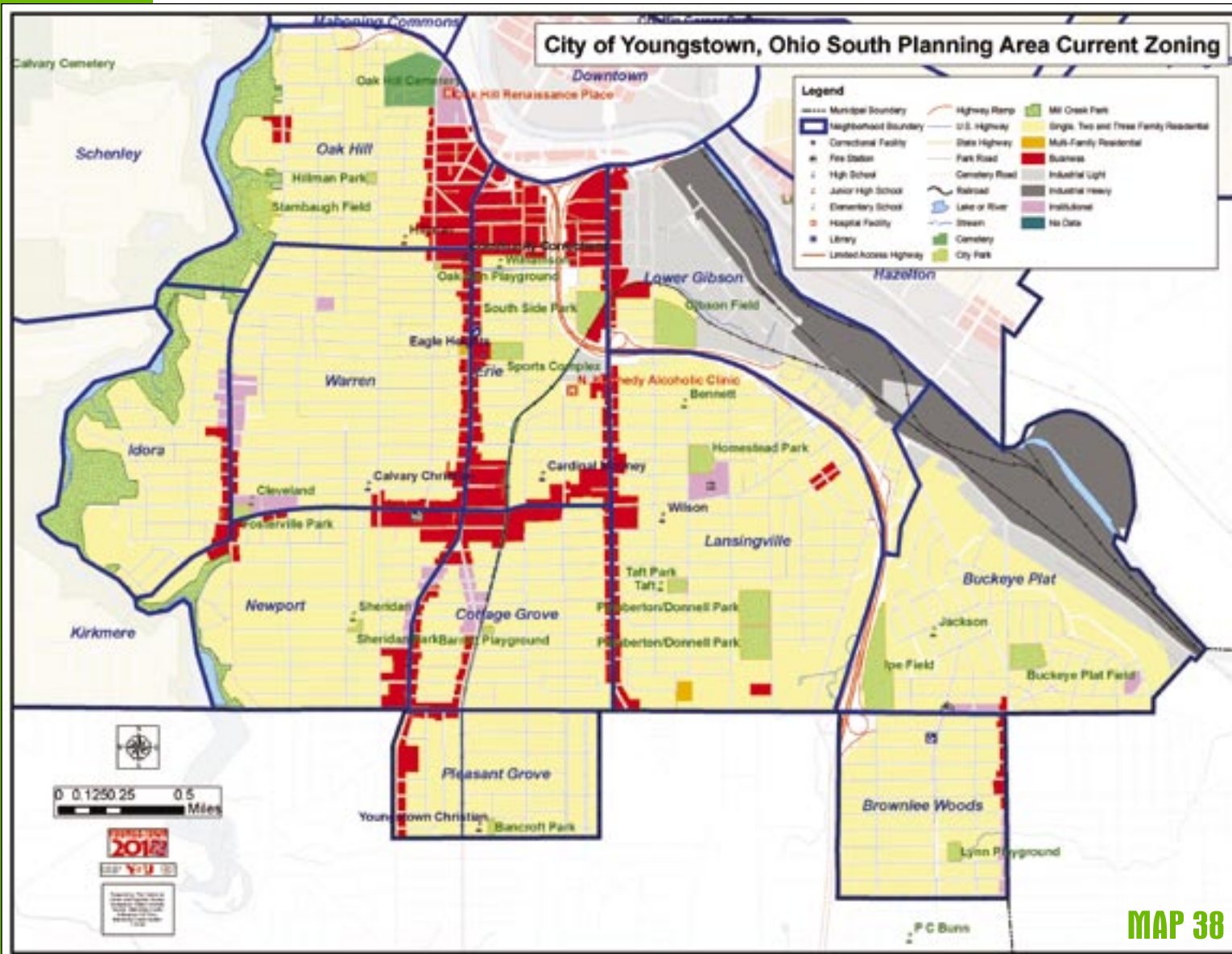




# SOUTH SIDE

### Current Land Use Plan

The current zoning in the South Side Planning District, essentially the 1951 and 1974 plans, reflects the unbridled optimism that industrial, commercial and residential expansion would continue indefinitely (see Map 38). Planners were generous in allocating land for these uses; these plans and uncontrolled development before 1951 yielded the South Side that exists today.



The majority of land on the South Side was allocated for residential use and eventually the majority of residentially zoned land was developed, although the current conditions of this housing stock varies widely from neighborhood to neighborhood (see Section 4.4 Housing). Blight and abandonment has left several gaps in formerly built out residential areas of the South Side.

The South Side is currently struggling with too much land dedicated to commercial use. Copious amounts of land just south of the Market Street Bridge set aside in anticipation of commercial sprawl that never developed display a variety of uses and the Market Street and South Avenue gateway corridors are also almost exclusively dedicated for commercial use. Like residential land in parts of the South Side, parts of these corridors suffer blight and abandonment.

Industrial use is currently allocated to the Mahoning River corridor. This land was previously heavily developed and used in the integrated steel making process. On the South Side this involved coke processing, steel making, slag processing, pipe production and a myriad of other processes and ancillary activities related to iron and steel.

Some of the infrastructure from steel remains in the corridor, but most was removed after the shutdowns, yielding extensive brownfield sites. Performance Place Industrial Park along Poland Avenue currently exists as a successful redevelopment project. The Mahoning River Corridor of Opportunity, a multi-jurisdictional brownfield redevelopment initiative, is currently cleaning and greening the south east portion of this heavy industrial site.



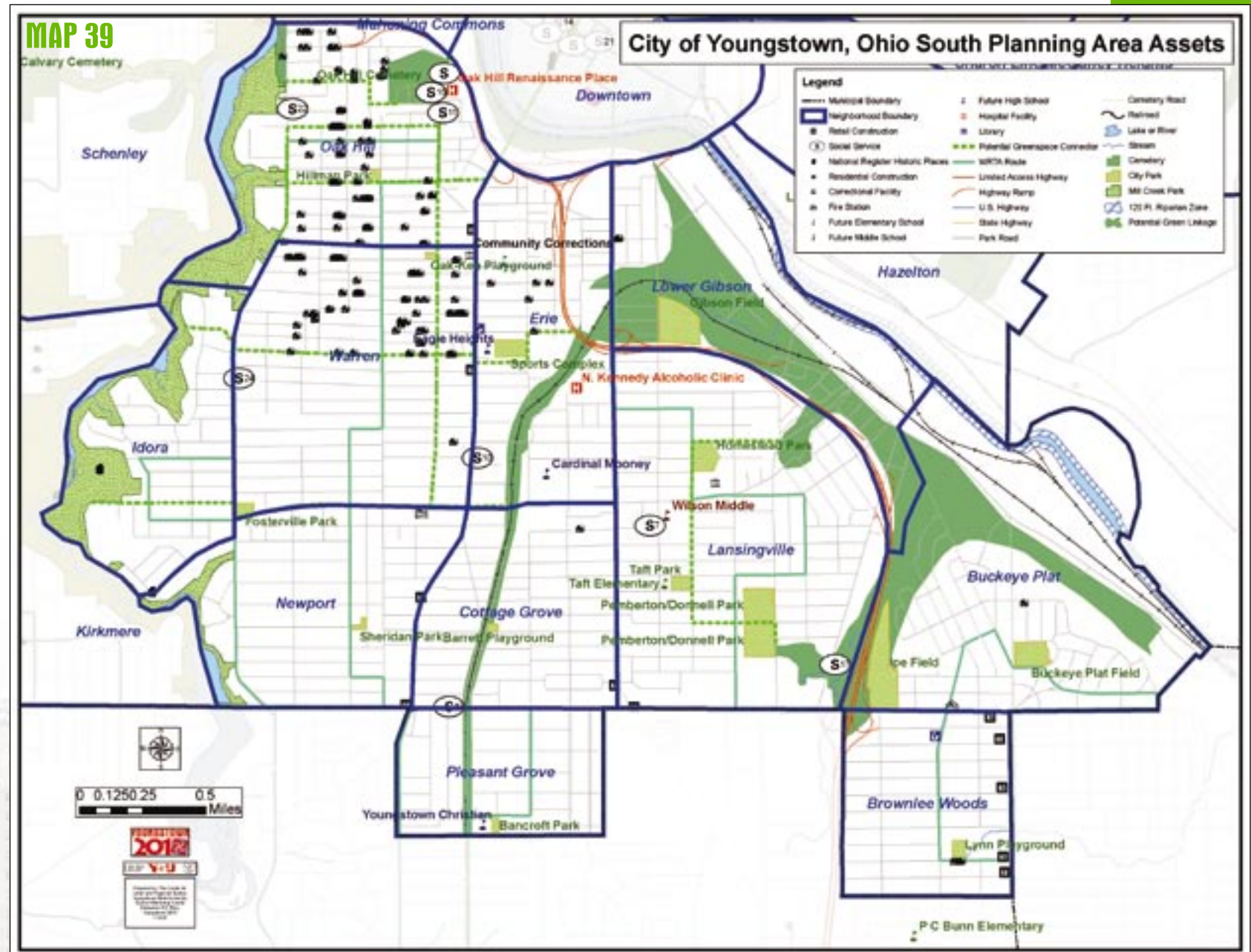
City parks and playgrounds are scattered throughout the South Side, and in general yield widespread recreational opportunities. Mill Creek Park acts as the District's western boundary, and represents a regional green experience. The lack of linkages between these recreation facilities limits their potential local and regional impact.

### Assets and Resources

The South Side has several current projects and other assets that are strengths for the Youngstown 2010 Citywide Plan (see Map 39). The Youngstown City School District has several new projects scheduled, and has already opened the new Taft Elementary School, while Williamson Elementary is undergoing the final stages of construction. Paul C. Bunn Elementary is to be replaced with a new facility while Woodrow Wilson High School is scheduled to be reconstructed as Wilson Junior High School. The district will demolish the Bennett, Cleveland, Sheridan and Jackson Elementary, and the Princeton and Hillman Junior High buildings as part of this process.

Cardinal Mooney High School, a facility of the Diocese of Youngstown, is continuing its renovation/expansion project. Youngstown Christian School is expanding its structure as its enrollment increases.

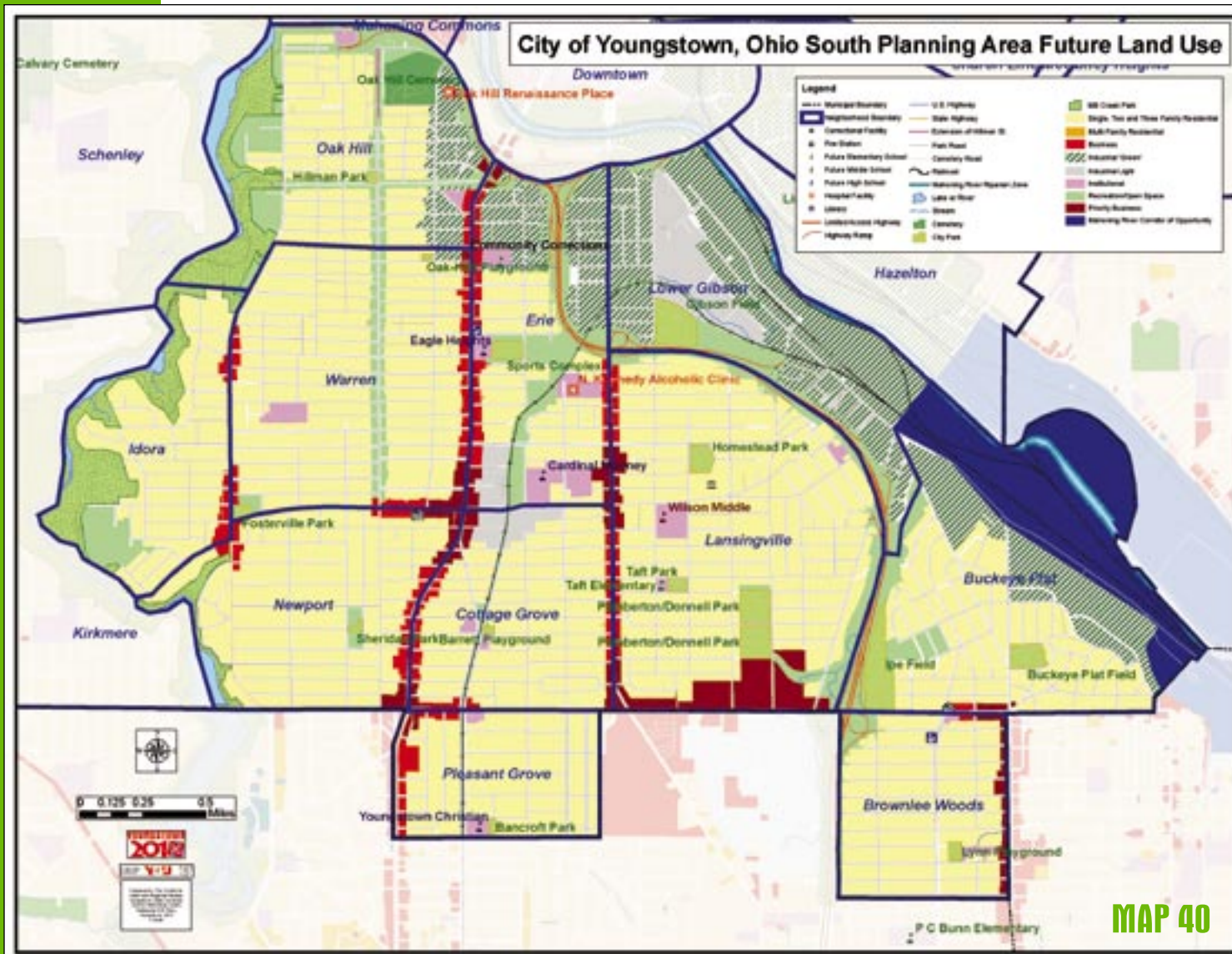
Social and governmental assets are dispersed throughout the South Side. The Ohio Bureau of Employment Services is located on South Avenue, while Mahoning County operates an annex on Market Street that houses the Board of Elections, functions of the Clerk of Courts, the County Board of Education and other services. The Public Library currently has branches on Market Street and in Brownlee Woods, and is in a planning process for a new South Side branch to replace the existing Market Street location.





The City of Youngstown has two fire stations on the South Side, #2 on Indianola at Oak Hill and #9 on Midlothian at Sheridan. The Park and Recreation Department maintains a total of thirteen parks, playgrounds and sports complexes on the South Side as well as the historic Oak Hill Cemetery. Adjacent to Ipe Field is the community donated and supported Ipe Kids World playground.

Community Corrections Association, a halfway house and rehabilitation center, has extensive holdings along Market Street, while Lincoln Place, an educational facility for juvenile offenders, occupies Ohio's former Woodside Receiving Hospital on Indianola Avenue. The Neil Kennedy Recovery Clinic is located on Rush Boulevard. All of these assets were considered in the Youngstown 2010 Citywide Plan.



### The Youngstown 2010 Citywide Plan

Major differences between the 1951 and 1974 plans and the Youngstown 2010 Citywide Plan for the South Side involve the shifting of some residential and commercial space to the new industrial green category as well as designating some land commercial from residential (see Map 40).



## Recreation and Open Space

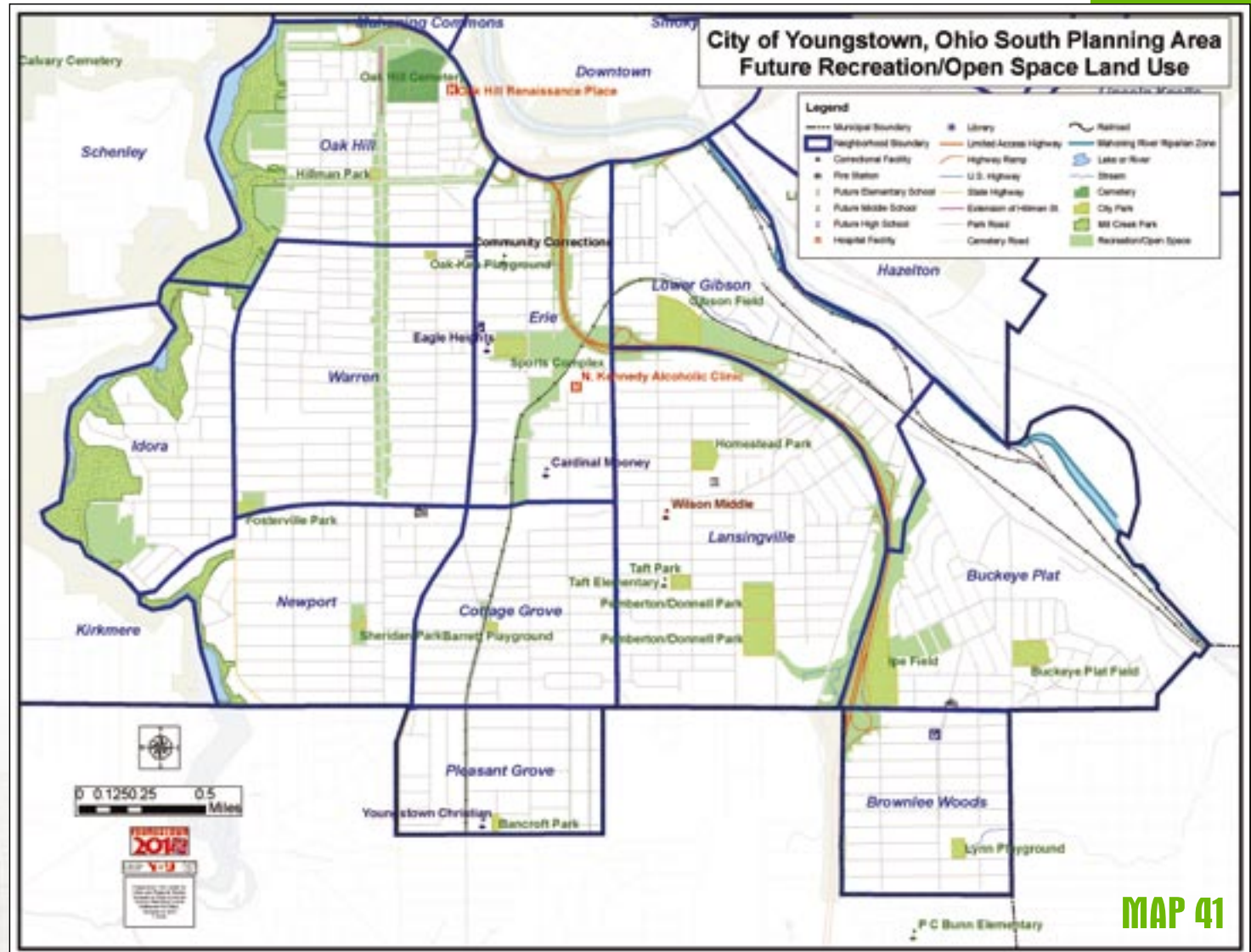
The South Side has an extensive collection of parks and green places scattered within it. The problem is that these places are dispersed and lack linkage to each other as well as the regional network. The Youngstown 2010 Citywide Plan calls for the creation of a green network linked to the region (see Map 41), and in so doing recommends linkages on the South Side.

The corner of Falls Avenue and Glenwood Avenue is the historic gateway to Mill Creek Park, initial facility and crown jewel of the Mill Creek Metropolitan Park District. The original park offices and the memorial statue of founder Volney Rogers are situated here, giving this location special regional significance. To take advantage of this special place, and to help revitalize the historic South Core, Youngstown 2010 recommends an ambitious project that links this gateway into Mill Creek Park to Market Street by creating a green boulevard corridor along Falls Avenue. This plan also calls for a similar boulevard on Hillman Street from Indianola Avenue to High Street and along High Street from Glenwood Avenue to Oak Hill Avenue. This would link the Oak Hill and Warren neighborhoods not only to the region's premier park, but also to opportunities along the Mahoning River with green linkages in to Mahoning Commons and Downtown Neighborhoods. That would facilitate the connection of Oak Hill Cemetery and Oak Hill Renaissance Place to the green network.

The Vision called emphatically for being generous with our urban land. Greening and boulevarding Hillman Street, Oak Hill Avenue and Falls Avenue as well as greening Market Street and Glenwood Avenue within this district would break an expansive historic densely developed but largely abandoned residential district into redevelopable sections. Fitting planned residential developments into these newly created green quadrants takes advantage of the City's residential history and links premier green spaces, historic institutions and major traffic corridors with workable living spaces.

Other linkages to the regional network are along Pine Hollow Run and the old Youngstown and Southern (Y & S) Railway line which provide direct access to several of the South Side's parks and the Mahoning River, and eventually to the region's Stavich Bike Trails that follows the River to New Castle.

The plan to expand green space calls for the Jackson school property and the wooded property around it to be absorbed into the Ipe Field complex following the demolition of Jackson School. The Pine Hollow, Y & S and Mill Creek linkages provide access to recreational opportunities in Boardman Township.



MAP 41



# South Side

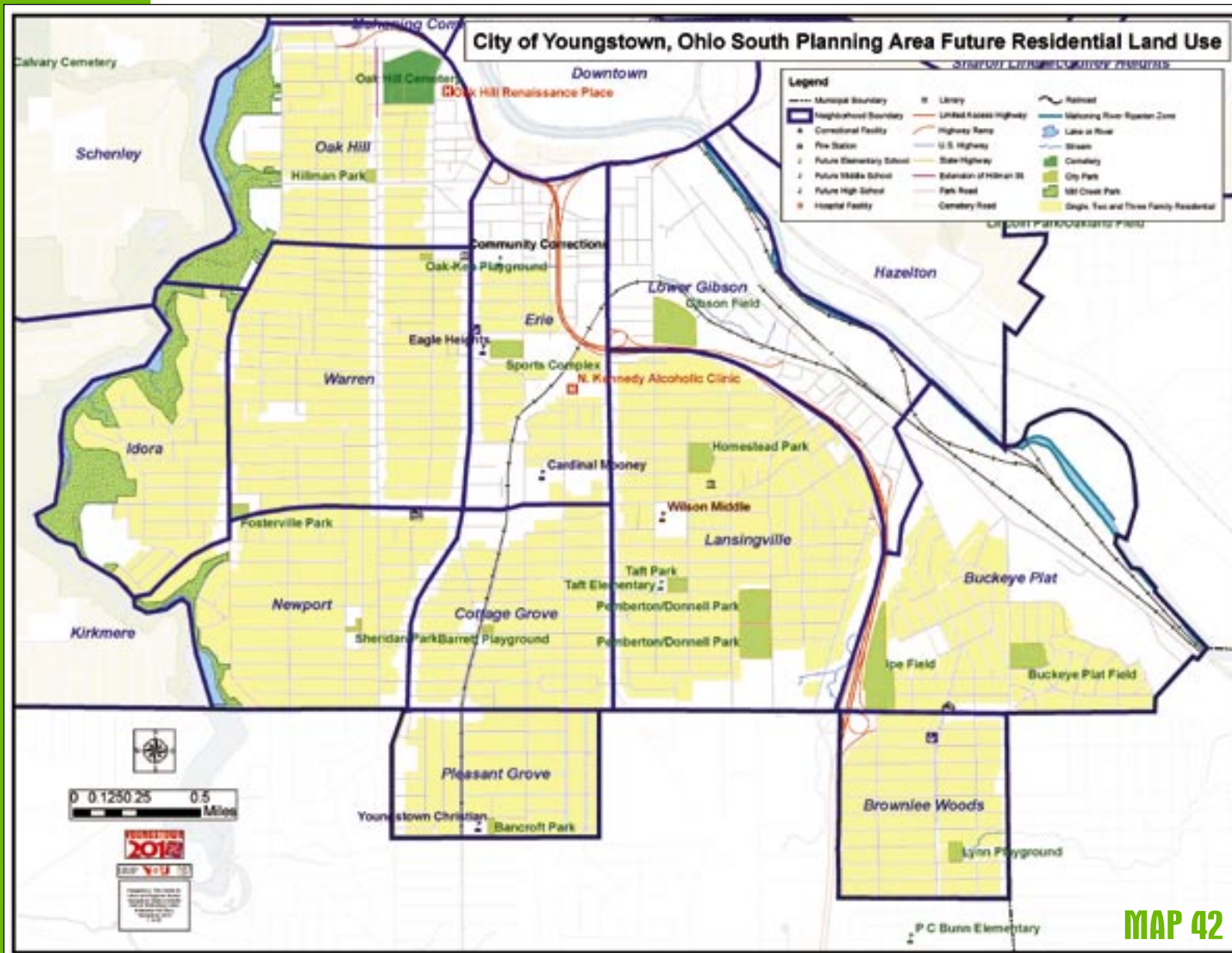
### Residential

The volume of residential land on the South Side is reduced in the Youngstown 2010 Citywide Plan (see Map 42). This change is most notable in the Lower Gibson neighborhood, where residential use is removed from the plan entirely. The logic for this classification shift is that slope conditions and abutting land uses are not compatible for sustained residential use.

It must be reiterated that this does not mean existing residences will be forced out; under nonconforming use regulations, they can stay as long as the existing use continues without interruption. What this does mean is that the City will not consider Lower Gibson a priority area for the allocation of housing rehabilitation funds and will resist any requests for future housing development. There are other places on the South Side where such endeavors are more viable.

The land available for residential use is slightly decreased in the Oak Hill neighborhood to allow for Mill Creek Park to expand out to Glenwood and for the creation of green boulevards. These changes should increase the viability of the Oak Hill neighborhood for rehabilitation, planned infill housing and new developments to take advantage of green network linkages.

Buckeye Plat loses land for residential use as the undeveloped sections along Poland Avenue are shifted to industrial green. Probability dictates that this land will stay undeveloped, but its best use is not residential.



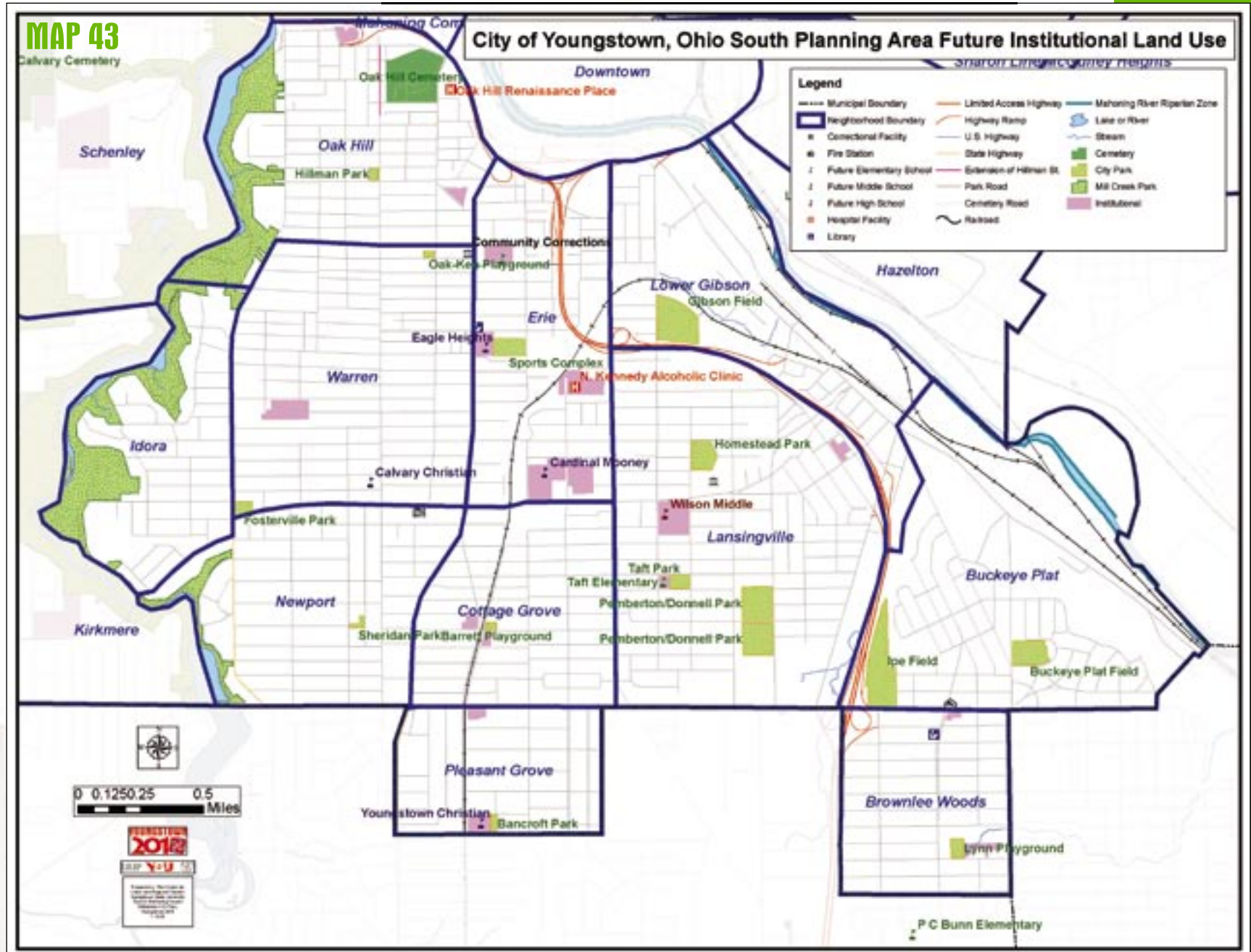


# South Side

## Institutional

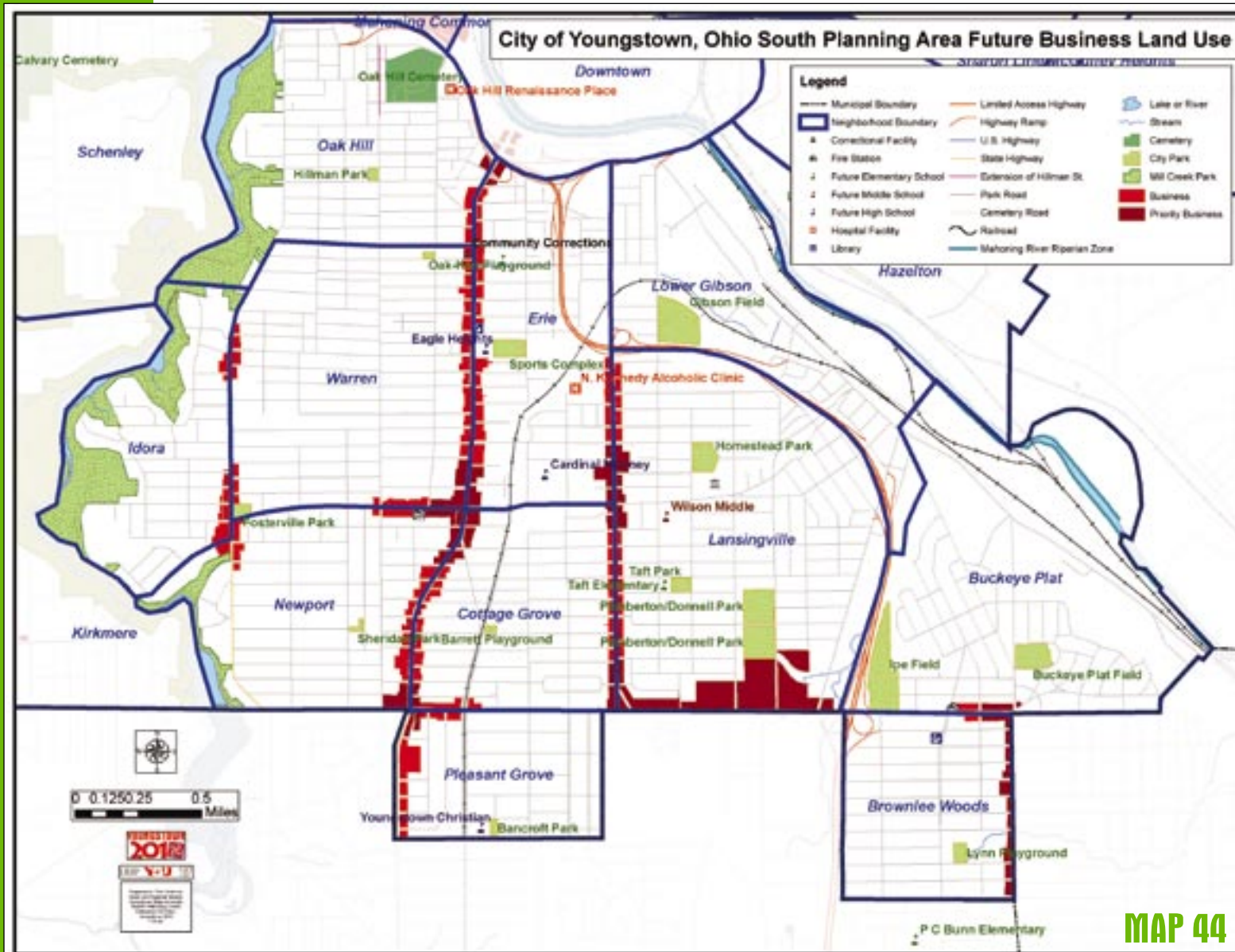
Institutional land remains reserved for substantial facilities under the Youngstown 2010 Citywide Plan (see Map 43). There is less of a dispersion of institutional land under the Youngstown 2010 Citywide Plan as clusters of individual medical offices have been shifted to commercial.

Other notable shifts in the South Side's institutional land use include moving the Cardinal Mooney complex, which was inexplicitly zoned commercial, into institutional and the Youngstown Playhouse complex from residential to institutional.



### Commercial

The South Side has been left with an overabundance of commercial land following the suburbanization of retail activity. The Youngstown 2010 Citywide Plan significantly reduces the amount of land set aside for commercial use (see Map 44) overall while shifting some to commercial from other uses at key locations. The Youngstown 2010 Citywide Plan also establishes the priority business designation for key nodes along commercial corridors where retail activity should be encouraged.



The most notable change in commercial land use occurs with the removal of the large commercially zoned area at the southern terminus of the Market Street Bridge. This area shifts to the industrial green classification while retaining a small priority business cluster at the intersection of Market Street and I-680.

Commercial land use in the uptown district is tightened up with the creation of a priority business district and a shift of previously commercially zoned land into light industrial and residential classifications. Priority business districts along existing commercial corridors on the South Side are located along South Avenue north and south of Indianola, at South Avenue and Midlothian, at Market and Midlothian and at Youngstown Poland Road and Midlothian.

New commercial land that is also designated priority business shows up in two areas that are already dominated by but not zoned for commercial activity. The first is along Midlothian between South Avenue and I-680. This commercial strip already has a plaza and several restaurants. New activity in the form of a commercial strip development is taking place on the Boardman side of Midlothian, this reclassification will allow for compatible land use on both sides of the border. The second expands the commercial strip along Youngstown-Poland Road in both directions. Commercial activity continues to the city limits along Youngstown-Poland Road to become compatible with the existing commercial corridor along the east side of the street which is in the City of Struthers. Also, residential and institutional uses are converted to commercial on Midlothian Avenue from Sheridan Road east to the Midlothian/Youngstown-Poland Road intersection.



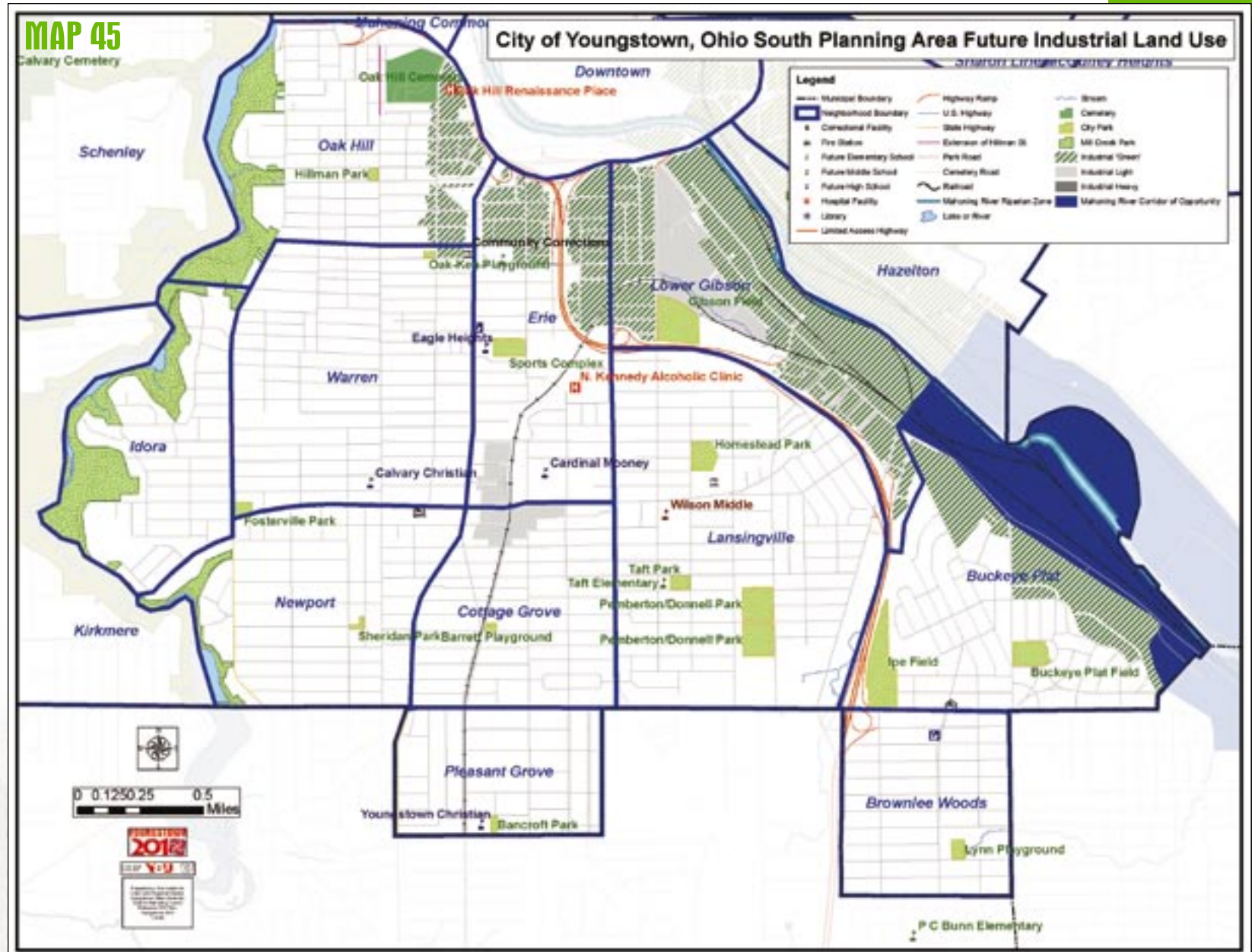
# South Side

## Industrial

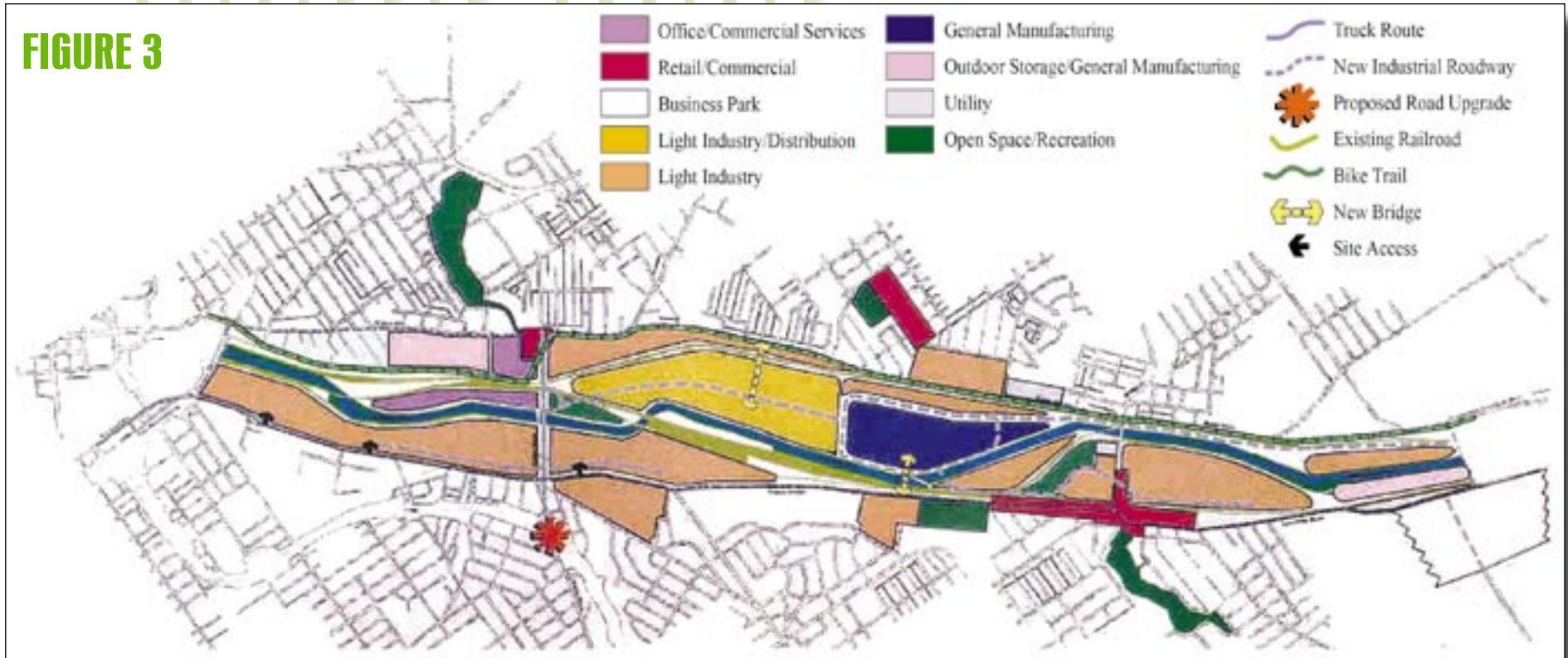
Industry has always occupied the Mahoning River Corridor and provided the employment opportunities that allowed the neighborhoods on the South Side to develop and prosper. Industry dominates its historic territory under the Youngstown 2010 Citywide Plan, but it changes in form and function (see Map 45).

The heavy industry of the past is gone and will not be back. Knowing this has allowed the reclassification of the majority of the South Side's heavy industrial to industrial green. The Performance Place Industrial Park located between the Mahoning River and Poland Avenue is an example of this new economic reality. This land was formerly occupied by Republic Steel's blast furnace slag processing facilities. It is now occupied by a cluster of new industries that still do intensive manufacturing, but are in new environmentally friendly factories that are basically non-polluting. The Park and factories are landscaped and manicured so that they, along with the Salt Springs and Ohio Works Industrial Parks on the West Side, are prototypical of what the new industrial green classification is meant to be.

Heavy industry is not gone entirely from the South Side. Remnants of the old Youngstown Sheet and Tube Company Campbell Works along the River retain this classification. This is part of the Mahoning River Corridor of Opportunity Plan (see Figure 3). The Corridor Plan is an example of a planned district done by an independent development group that has been approved by the City Planning Commission and City Council and is compatible with the Youngstown 2010 Citywide Plan.



**FIGURE 3**



Industry on the South Side is not limited to the Mahoning River. Two clusters of light industrial are located on the South Side. The first of these includes the City's sewage treatment plant. Because of noxious odors and hazardous chemical storage, this could not meet the industrial green classification. The second light industrial site is along the rail road tracks at Indianola. This area is occupied by a metal fabricator with extensive outdoor crane yards storage and, smaller manufacturers and building supply companies.

Green industrial now occupies the former commercial land at Market Street and I-680 and the former residential land on the north side I-680 between Shirley Road and South Avenue.

