

## East Side Planning District

The East Side Planning District is spatially the largest of the five and consists of six neighborhoods, East High, East Side, Hazelton, Landsdowne, Lincoln Knolls and Sharon Line/McGuffey Heights. The East Side Planning District contains neighborhoods that date from the original John Young settlement era to undeveloped open space and agricultural areas on the far north and east. The East Side District neighborhoods exhibit the most diverse mix of land uses in the City.

### Location

The East Side Planning District is bounded by the Mahoning River on the south west, Crab Creek on the west, Liberty Township and Hubbard Township on the north, Coitsville Township on the east and the City of Campbell on the south. Like the North Side, this district spills into Trumbull County.

### Neighborhoods

#### 1. East High

The East High neighborhood takes its name from East High School which was historically the focal point. This neighborhood came into the City as part of four annexations between 1870 and 1929 from both Youngstown and Coitsville Townships. The East High neighborhood was part of Daniel Shehy's land purchase and originally was a haven for Irish immigrants, who like Shehy, were fleeing famine and British tyranny.

Italian immigrants became the dominant group in this neighborhood as Youngstown's industry demanded a larger labor pool. Much of this ethnicity is left in street names and on scattered buildings and businesses, even though this group has long since assimilated and suburbanized.

East High School was built in the early 1900s as Youngstown's population expanded and the number of school aged children exceeded the capacity of the central The Rayen School.

#### 2. East Side

Although Daniel Shehy purchased the entire eastern quadrant of Youngstown Township, the impact of Irish immigration is most visible in the East Side neighborhood. This neighborhood is the historic core of the East Side district, the majority of it coming into the City by 1880, the rest by 1900.

Immaculate Conception Church and School, established by Irish Immigrants, still function in the neighborhood, and Irish street names, including Shehy Street, remain.

Settlement in this neighborhood clustered initially on the east side of Crab Creek as residences of workers employed by the mills. Population spread east as industrial development sprawled along the Mahoning River.

#### 3. Hazelton

Initially along the canal and subsequent rail lines, Hazelton was a transportation hamlet at the eastern edge of Youngstown Township. Beside the canal and rail lines, the only bridge across the Mahoning River between downtown and Struthers was located on Center Street. A small town center grew at the corner of Wilson Avenue and Center Street, and the remnants of this commercial cluster, including the original Schwebels Bakery, are still visible.

The residential sections of this neighborhood grew to provide housing for the mill and railroad workers staffing the Republic and Sheet and Tube plants and supply linkages that fed these mills. The eastern European flavor of the neighborhood is demonstrated by the imposing presence of St. Nicholas Byzantine Church.

The Hazelton neighborhood became part of the City during three annexations, the majority coming in before 1880. The last piece in Youngstown Township was annexed prior to 1900, while the section that was once in Coitsville Township and rejected being part of the East Youngstown/Campbell incorporation became part of Youngstown in 1929.

### 4. Landsdowne

The Landsdowne neighborhood is dominated by wide open green spaces. This neighborhood was far enough removed from the commercial and industrial core area of the City that there was no population pressure for a massive residential build out. The lack of intensive development allowed for the creation and current use of Landsdowne Airport.

While the northern section of Landsdowne retains a pastoral setting, the McGuffey Road/Stewart Street section grew as steel in general and Crab Creek Industry in particular expanded and led to heavy immigration, in this case mostly Italian.

Landsdowne is the home of the McGuffey Mall, a converted 50s era strip plaza. Not much of the original retail function of the plaza/mall remains. The vast majority of the Landsdowne neighborhood became part of the City during the 1929 annexation. Snippets adjoining the North Side had been annexed earlier.

### 5. Lincoln Knolls

Lincoln Knolls was an attempt at post war suburban development inside the City. The area that became the Lincoln Knolls development was once agricultural land and green space from the time of the 1929 annexation when it was acquired from Coitsville Township until the late 1950s.

The 1950s development included the Lincoln Knolls Plaza, a substantial suburban style strip plaza, which flourished briefly until succumbing to suburban mall development after 1970. While the residential neighborhood is relatively stable, the plaza has been gutted having been unable to create a niche in the post mall era.

### 6. Sharon Line/McGuffey Heights

The Sharon Line/McGuffey Heights neighborhood illustrates the impact of transportation links on early neighborhood development. The Sharon line section was literally a creation of the street car line that ran from Youngstown, through Hubbard and to Sharon, Pennsylvania. The line linked the mills in all three locations and allowed for an early version of a flexible labor force.

The line ran down the middle of Jacobs Road, and the Sharon Line neighborhood spread out from the tracks. Sharon Line grew in a small relatively self sufficient neighborhood in the midst of the rural East Side.

Rural would be the best way to describe McGuffey Heights. Other than the recently constructed Ohio State Penitentiary, this area remains wooded and agricultural. McGuffey Heights shares McKelvey Lake, the privately owned water source for the City of Campbell, with the Lincoln Knolls neighborhood.

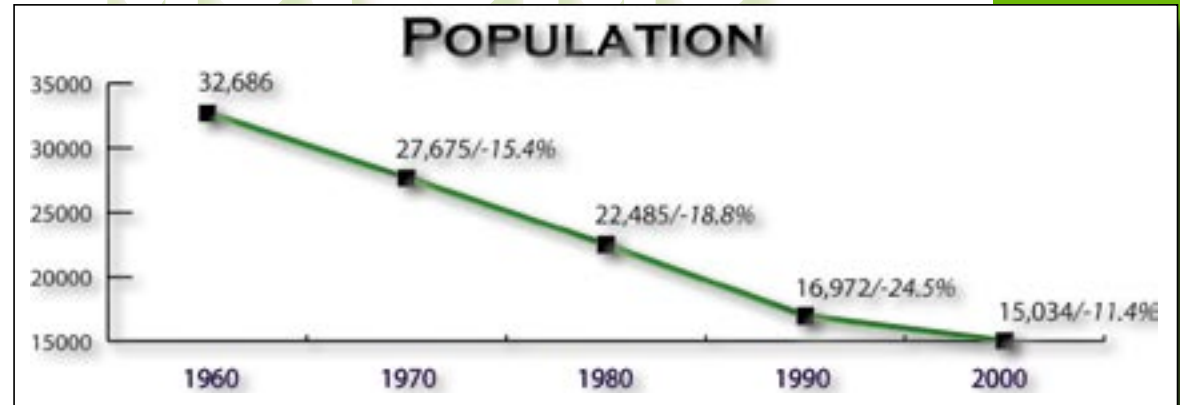


# EAST SIDE

**Conditions**

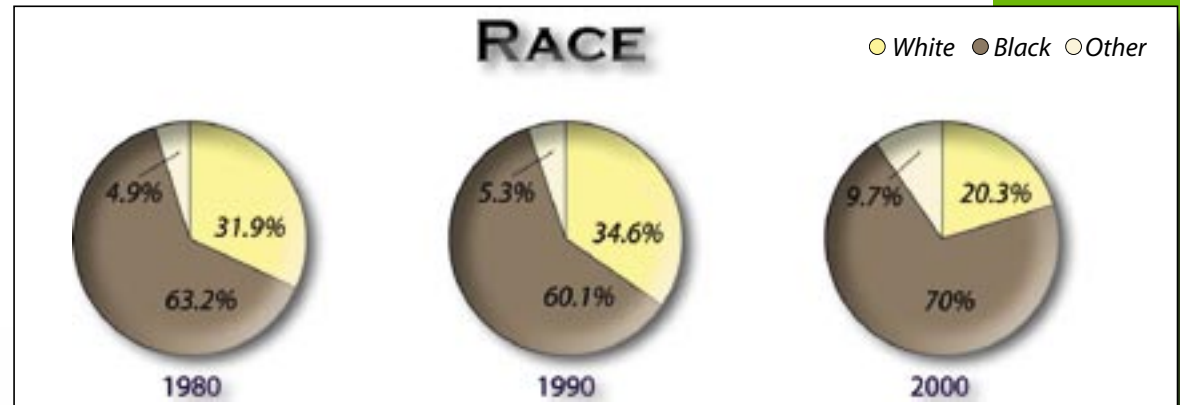
**Population**

The East Side of the City of Youngstown has experienced an average of 17.5% 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.



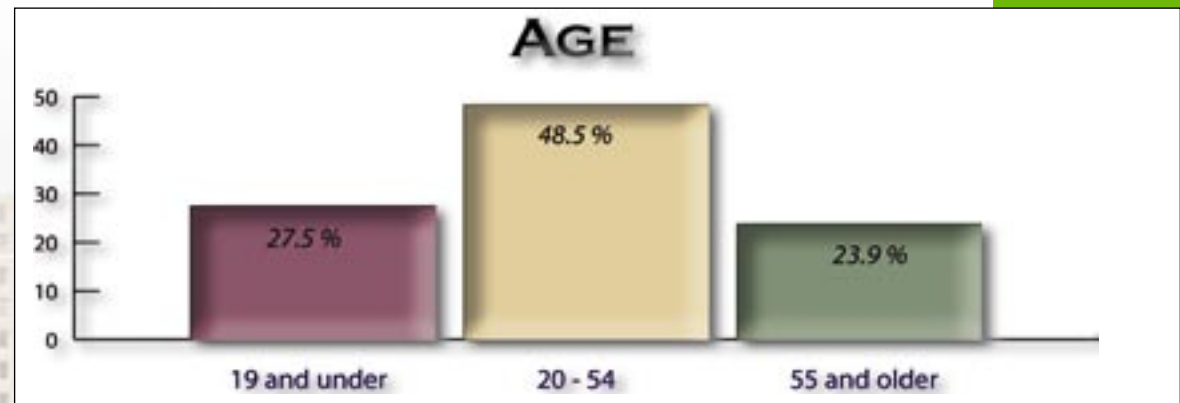
**Race**

The racial make up the east side has historically been predominately black. The decline in overall population on the East Side has seen a larger percentage of the population being classified as other with Hispanic making up a large portion of the change.



**Age**

The majority of the population of the East Side is between 20 and 54 years old.



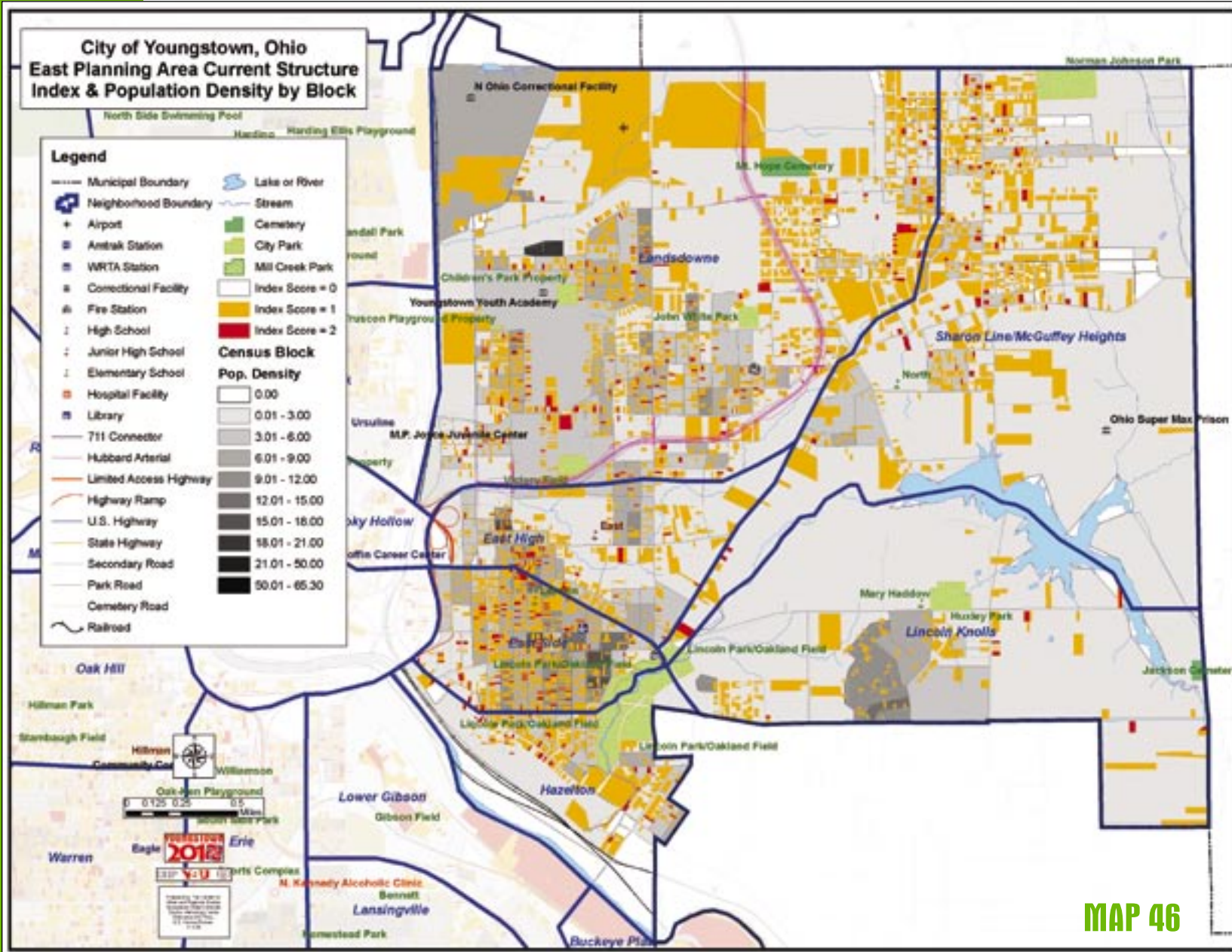
### Housing, Vacant and Abandoned Properties

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.

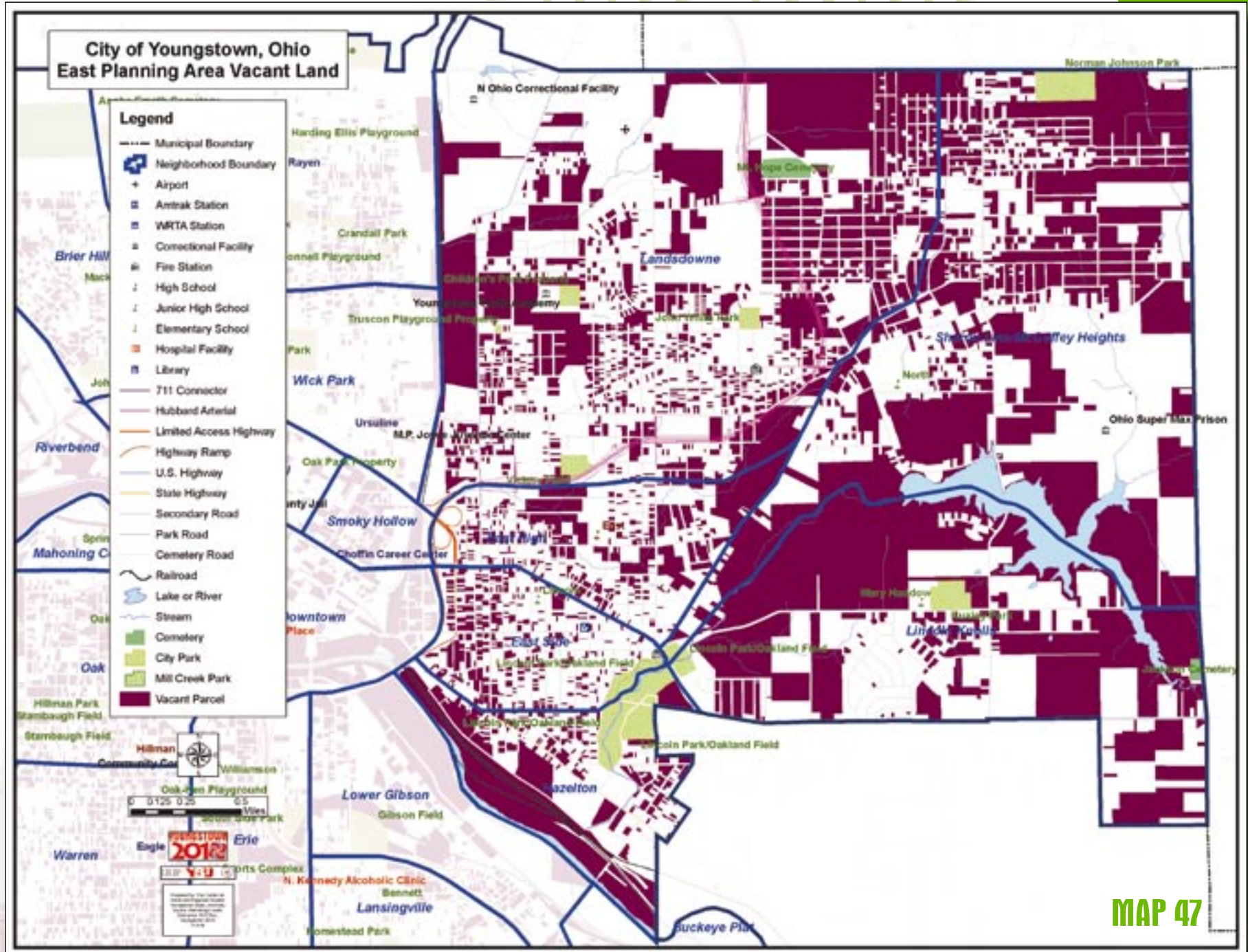
Over time many units have been removed from the City's housing stock, but removal has lagged behind the rate of disinvestment and abandonment. Youngstown has been left with nearly 3,500 housing units in excess of what the current population can support. This agglomeration of economically nonviable housing induces further blight and abandonment. Patterns of blight and disinvestment are not geographically uniform.

Neighborhoods have been impacted dramatically differently. Population density on the East Side (see Map 46) has always been relatively low because much land remained undeveloped and what was developed was done so at lower densities. The major exception was the core East Side neighborhood. Like its South Side counterparts, this neighborhood has been ravaged by disinvestment and abandonment. The densely populated Lincoln Knoll neighborhood has weathered the storm in relatively good condition, all other East Side neighborhoods show signs of spreading blight.



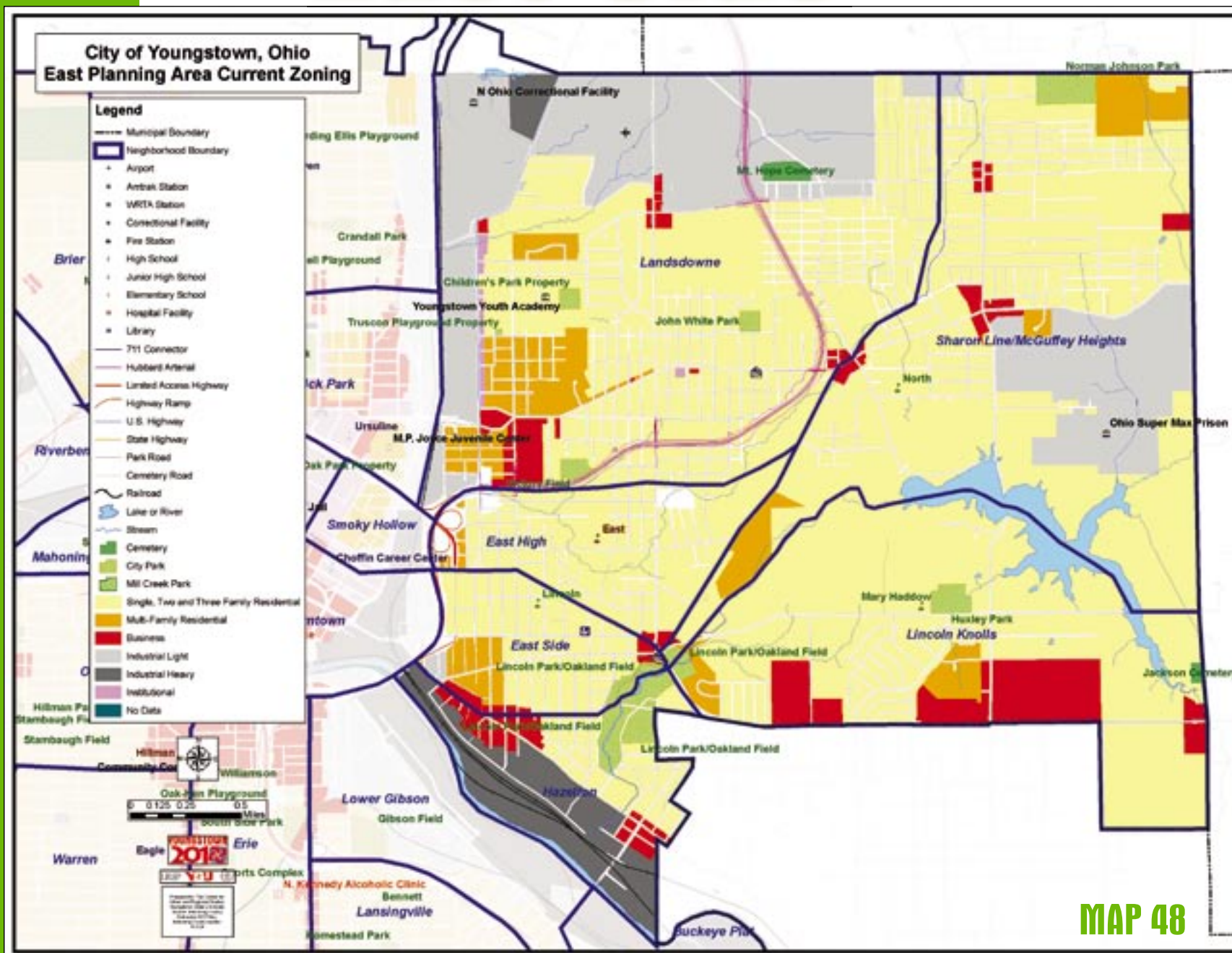
# EAST SIDE

Vacant land on the East Side (see Map 47) is widespread, although much has never been developed. The spread of vacant parcels inside populated areas is the greatest concern. The East Side presents a mixture of serious problems and great opportunities.



### Current Land Use Plan

The lofty objectives of the 1951 and 1974 plans still show up in the current zoning map of the East Side District (see Map 48). The extensive and largely abandoned commercial areas in Lincoln Knolls, widespread residential zoning across farm fields and woods of Landsdowne, Sharon Line/McGuffey Heights and Lincoln Knolls, more recent industrial classifications to take advantage of the Hubbard Arterial that has yet to materialize all bear witness to the best assumptions of a past that had no reason to envision the current realities.



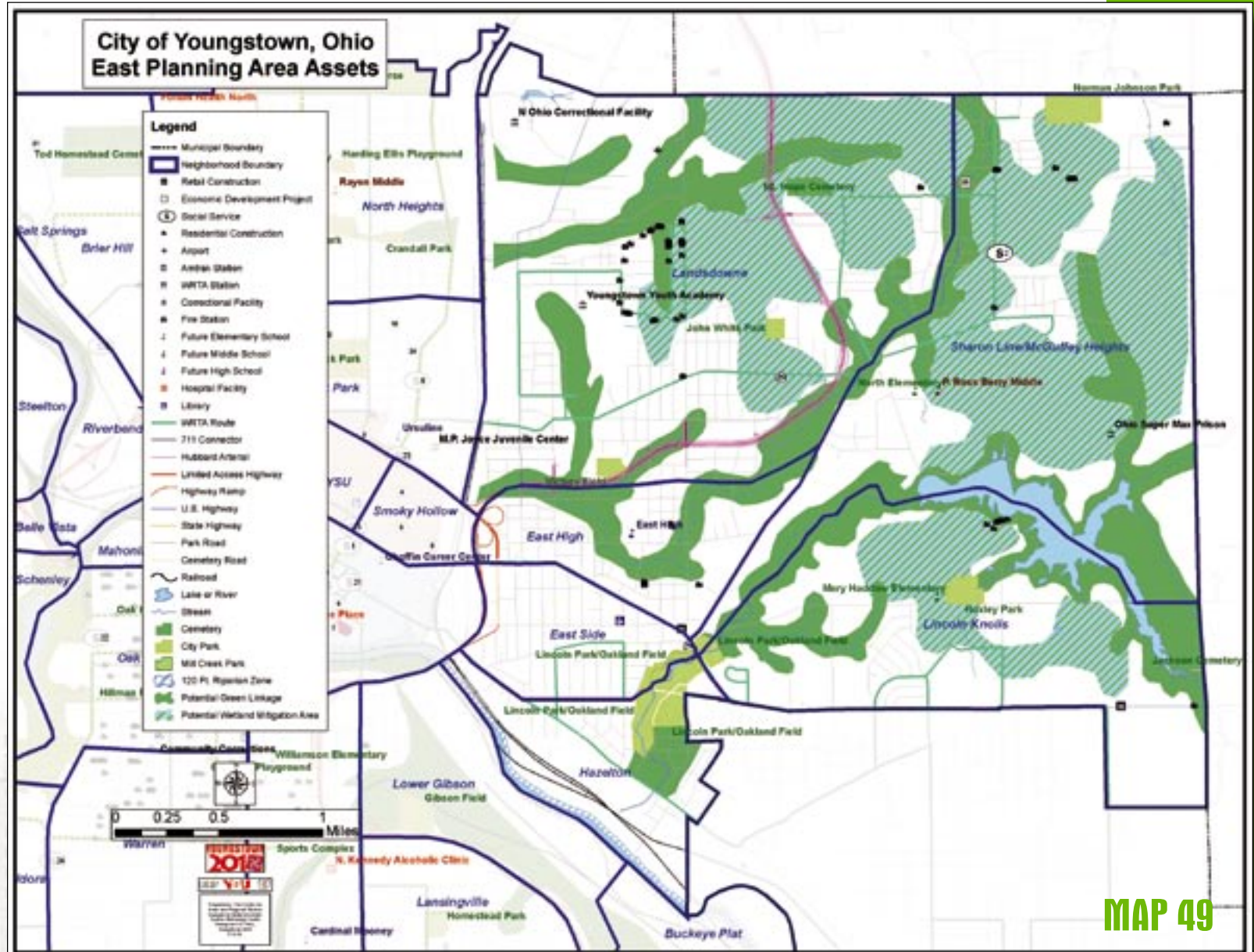
# EAST SIDE

## Assets and Resources

The East Side Planning District benefits greatly from the Youngstown City School District's new construction program (see Map 49). A new East High School will replace the antiquated East Middle School (originally East High School from the turn of the 20<sup>th</sup> Century) and serve as one of the city's two high schools. The middle school function will be taken over by P. Ross Berry Middle School, a brand new edifice on the campus of North Elementary School. North and Mary Haddow Elementary Schools will be demolished and new structures will be constructed in their place. This flurry of school construction gives the East Side Planning District an opportunity to create sustainable neighborhoods around the new construction.

The City of Youngstown has two fire stations on the East Side. Station #6 is adjacent to Lincoln Park at the five point intersection of McCartney Road, Shehy Avenue, Early Road and Oak Street. This relatively new facility replaced two stations, the old #6 on Oak Street and the old #2 on Wilson Avenue and serves the East Side, East High and Lincoln Knolls neighborhoods. Station #12 located on McGuffey Road and primarily services the more rural areas of Landsdowne, Sharon Line/McGuffey Heights and Lincoln Knolls and assists Station #6 throughout the rest of the East Side.

The Youngstown Park and Recreation Department operates a variety of facilities within the East Side Planning District. Foremost among these is Lincoln Park, a regional park along the narrow flood plain and steep slopes abutting Dry Run. Reminiscent of Crandall Park on the North Side and Mill Creek Park to the west, the aesthetic value of this park is second to none as is its place in local history. Combined with the adjacent Oakland field, wide ranging recreational opportunities are available not only to the East Side, but neighboring communities as well. Norman Johnson (formerly Bailey) Park, though less than half the size of Lincoln Park, is also a substantial East Side park located in the Sharon Line/McGuffey Heights area. Park and Rec. operates fields and playgrounds at John White, Mary Haddow and North Elementary Schools.



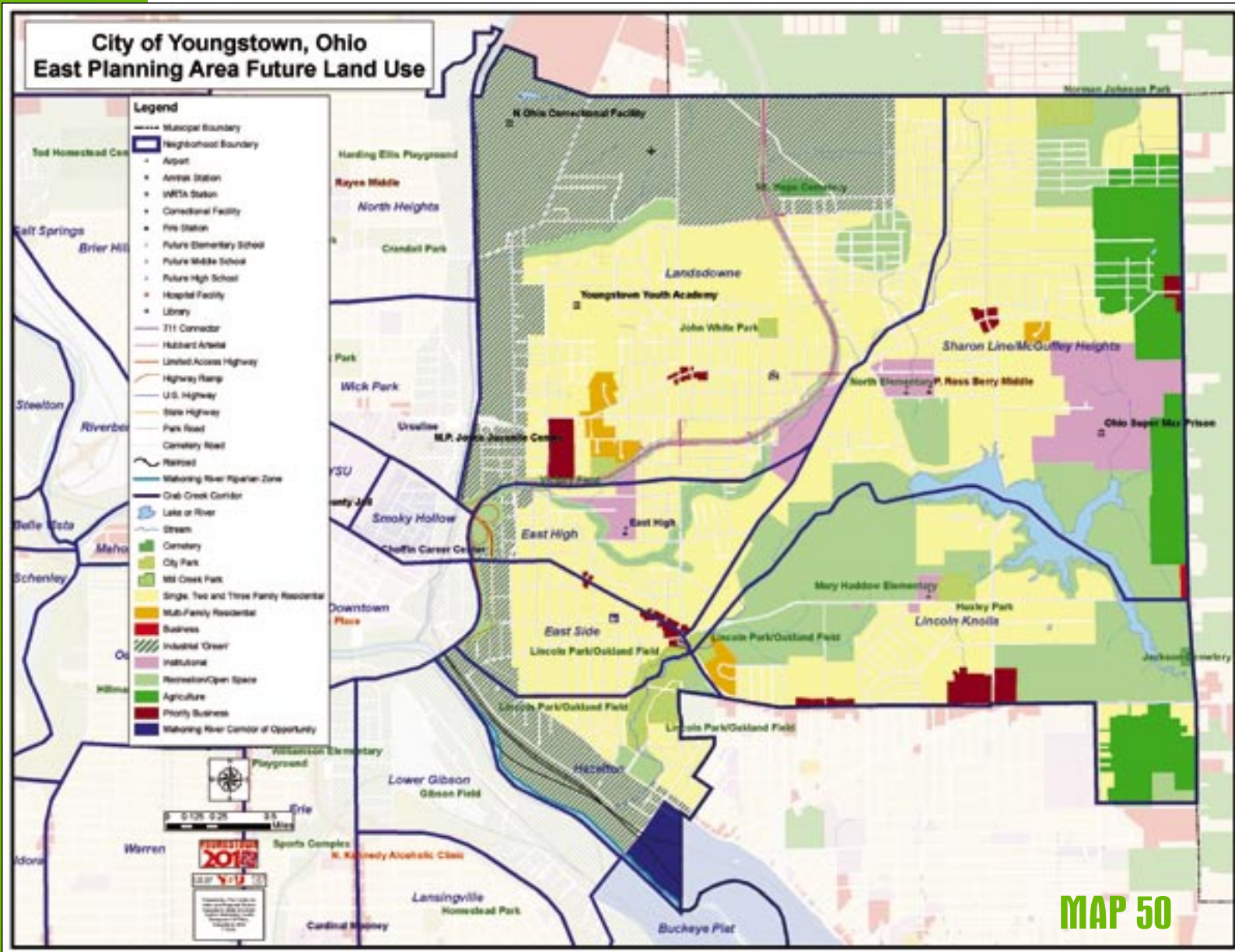
MAP 49

Bailey Corners in Sharon Line/ McGuffey Heights, Rockford Village in Landsdowne and Beachwood Estates in Lincoln Knolls are three ongoing or recently completed single family housing developments within the East Side Planning District. The Diocese of Youngstown's Catholic Charities has also developed the multi – family Eastwood Village in the Sharon Line/McGuffey Heights area. These are a mix of reuse of existing infrastructure and greenfield sights.

### The Youngstown 2010 Citywide Plan

There is an abundance of green space available on the East Side, and the Youngstown 2010 Citywide Plan recognizes that there are reasons, physical and psychological for this. At every community meeting on the East Side, participants were insistent that open space should remain green.

The new plan defers to green (see Map 50). It is the part of the City with agricultural land use, has extensive recreation/open space land use and takes advantage of the new industrial green classification.





## Recreation and Open Space

Agricultural land is open space. Since the far East Side never was extensively developed, farming has always taken place as a legitimate land use, even after the 1929 annexation. Being the majority of land was allocated for residential and industrial use in the 1951 and 1974 plans, it is evident that planners then were still expecting a city of 250,000 people. The current reality says that is unlikely and we should leave the green space green (see Map 51).

Agricultural use is designated along SR 616, Hubbard Coitsville Road, the border between Youngstown and Coitsville Township. Both sides of the road have farmsteads and small farm and grazing plots, which in Coitsville's case continue to the Pennsylvania State Line. Formal recognition of this use is long overdue.

The East Side Planning District, because of its relative rural status has green space opportunities available no where else in the City. Much of the northeast quadrant of this district sits atop the ridge that divides the Mahoning and Shenango River watersheds. Flat ridge tops are notorious for their lack of drainage and tend to be prime areas for wetland conditions. This sector of the district falls into this category.

Mahoning County has a dearth of space available for wetland mitigation, so that any development project in the county required to mitigate wetlands must do so in another county. There is an abundance of undeveloped land on the East Side that meets the conditions for wetland status, and the Youngstown 2010 Citywide Plan recommends that this land be officially surveyed and designated a wetland preservation and mitigation area. Such a designation would allow large areas of green space to stay green and divert future development to land where conditions are more favorable.

In addition to agricultural and wetland areas, there is existing recreational space on the East Side. The East Side assets section listed the facilities of the Park and Recreation Commission, foremost among these Lincoln Park/Oakland Field.

Adjacent to Oakland Field is an island of Coitsville Township, surrounded by Youngstown and the City of Campbell that over time has been the location of sandstone quarries, a construction debris landfill and a radio station. Over time this property has created controversy because of landfill violations, underground fires and illegal dumping. After some preliminary discussions with Campbell city officials, it was determined that for purposes of site cleanup and control, this island needs to be annexed into either city.

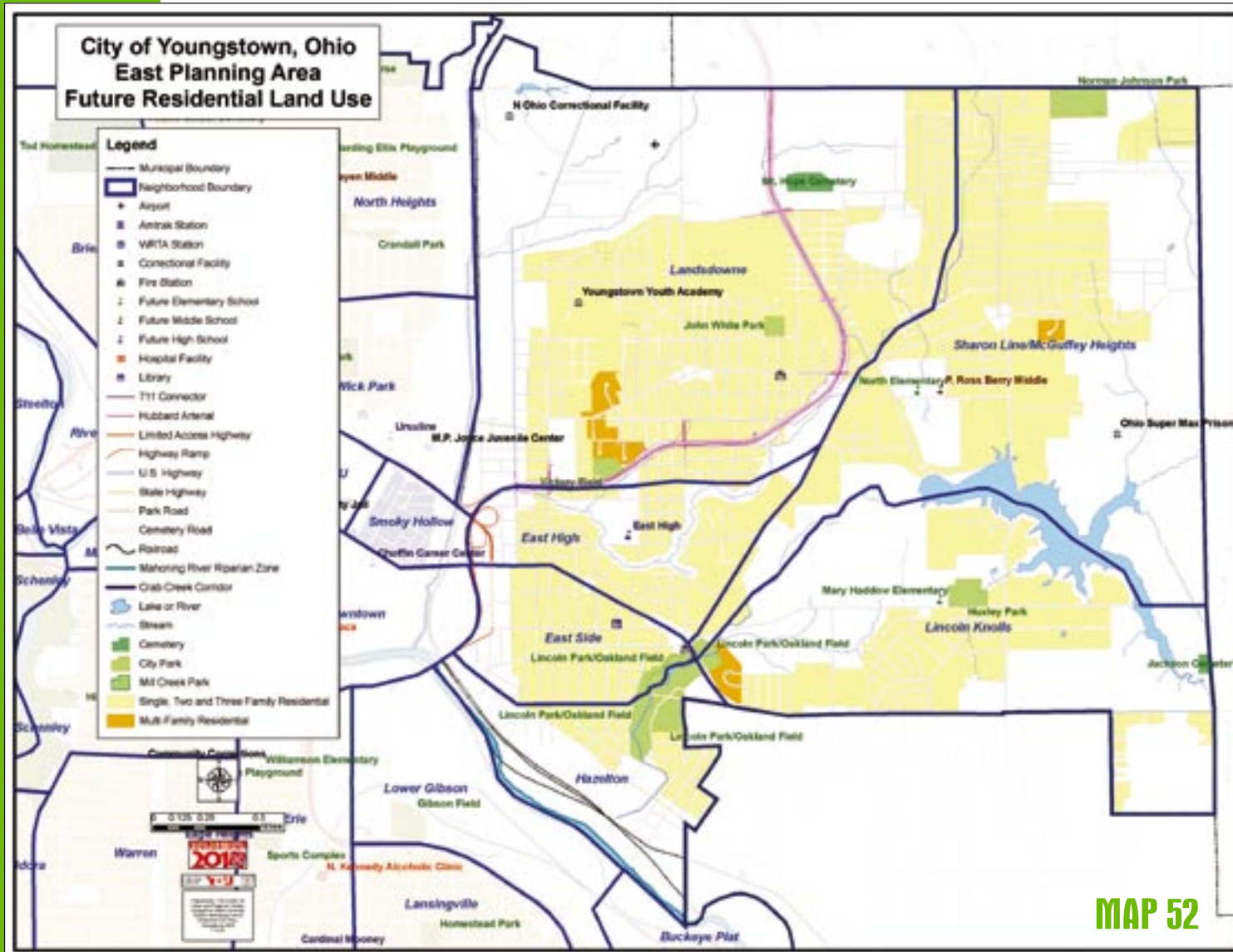


# EAST SIDE

### Residential

The East Side Planning District, simply put, has always had too much land set aside for residential use. The unbridled optimism of the 1951 and 1974 plans and some earlier questionable real estate sales involving lots with twenty foot frontages placed land into residential use that could not be developed.

This plan changes the use of large areas of residential by converting it to recreation/open space and industrial green (see Map 52). Much of the Dry Run basin below the McKelvey Lake Dam is shifted from residential to green space. Most of the land along Coitsville Road (SR 616) is shifted to either green space or agriculture. The riparian zone along East Branch Crab Creek is designated for green space. Key wetland areas are also put into green space classification. Strips along Wilson Avenue, Albert Street and the Himrod Expressway are converted to industrial green.



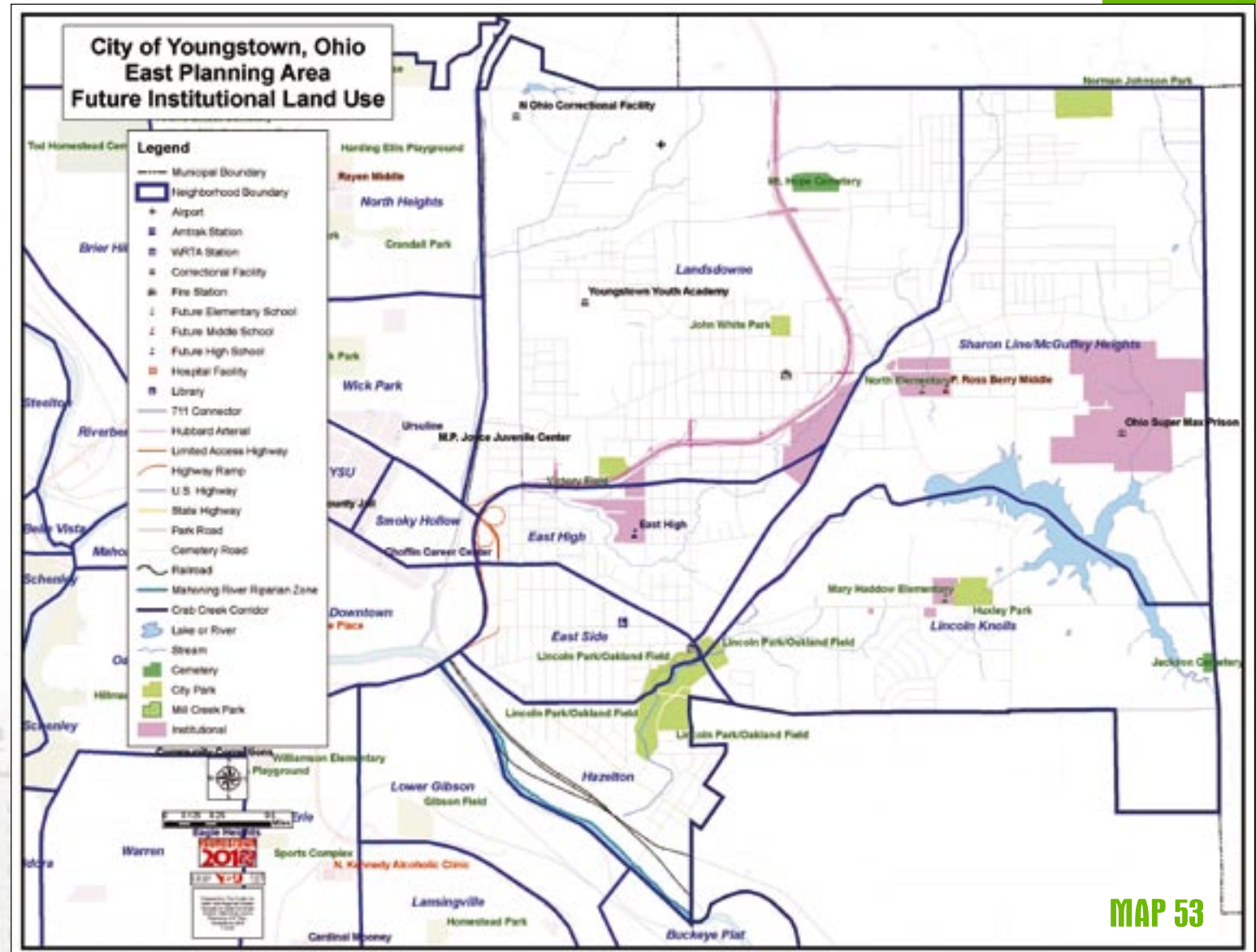
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# EAST SIDE

## Institutional

The amount of land officially designated institutional in the East Side Planning District expands in the Youngstown 2010 Citywide Plan, not necessarily because there is more, but because what was there was misclassified (see Map 53). The Ohio State Penitentiary, formerly classified light industrial is now institutional.

The new East High School, Mary Haddow and P. Ross Berry/North Elementary School sites were moved to the institutional category. Religious edifices on sizable lots were also shifted to the institutional category.



### Commercial

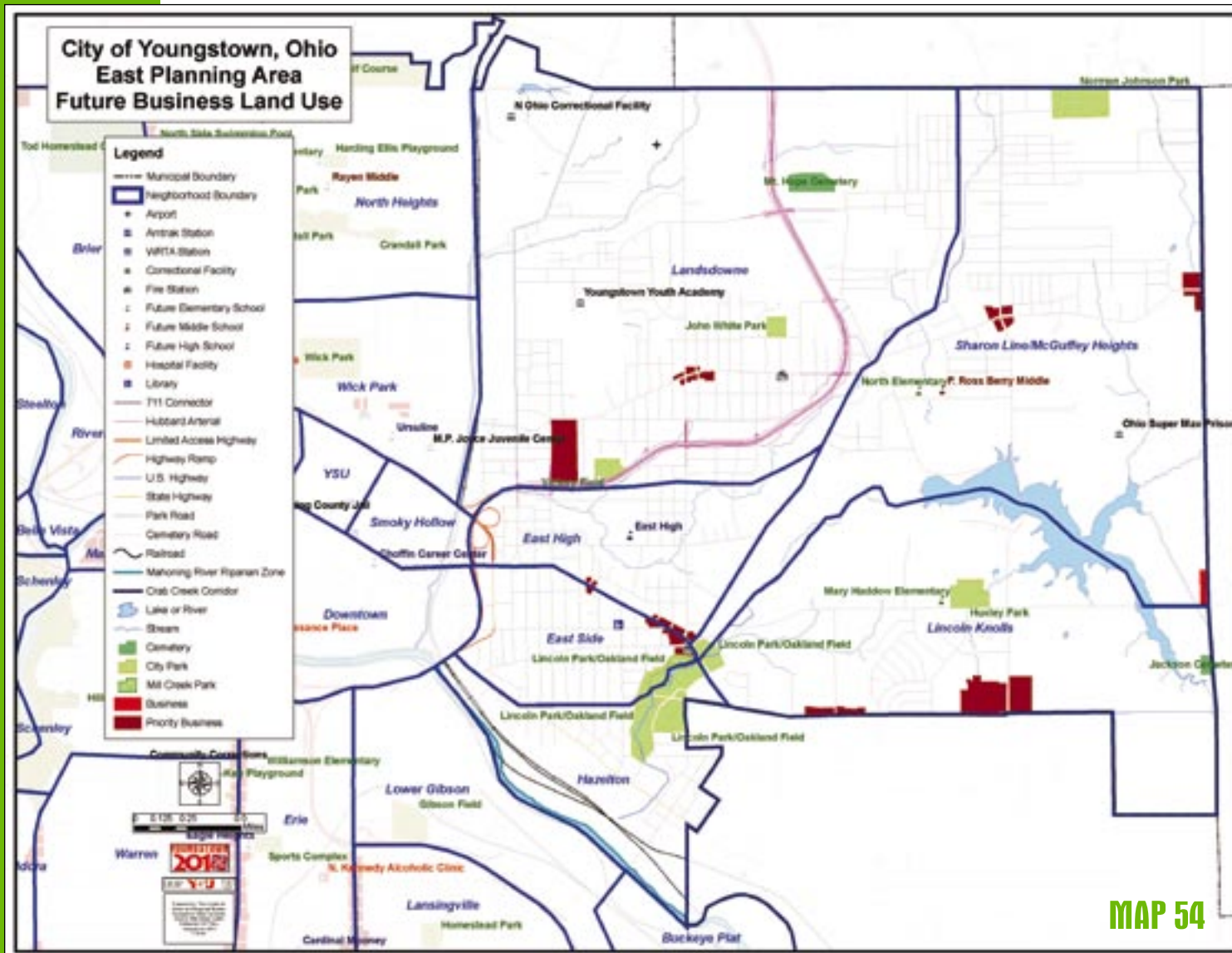
Commercial land left in the East Side Planning District from the 1951 and 1974 plans and suburbanization is far in excess of what could reasonably be supported by the population of the surrounding area. The Youngstown 2010 Citywide Plan strives to bring the amount of commercial space to a more rational level (see Map 54).

The amount of commercial land along McCartney Road was scaled back. The Lincoln Knolls Plaza has become an example of what happens to formerly vibrant commercial centers following the onset of the mall era. The big box stores moved on, or folded, leaving gaping vacancies that turned into blight and eventually demolition.

The Youngstown 2010 Citywide Plan calls for reducing this commercial expanse to a small cluster at McCartney and Jacobs Road. This would be designated as priority business, meaning commercial activity would be encouraged to cluster here creating a small 'town center'. This would also compliment the development across the street in Campbell; creating a more vibrant core instead of pockets of productive land.

The same priority business designation would be used to help invigorate the McGuffey Mall. 'Mall' in this case was an attempt to convert a strip plaza into a covered shopping space. Though not entirely effective in creating a mall experience, this space still maintains some viability due to County Jobs and Family Services offices. Clustering commercial activity from the immediate area into what would effectively be another 'town center' will improve the overall viability for all the areas commercial activity.

Small neighborhood priority business clusters will be located at Oak Street and Early Road, McGuffey and Coitsville Road, McGuffey and Landsdowne and along McGuffey adjacent to the P. Ross Berry/North Elementary complex. The commercial land along Wilson Avenue between Shehy and Bruce will be converted to industrial green.



# EAST SIDE

## Industrial

Industrial land in the East Side Planning District has undergone a shift in class and area (see Map 55). There is less area because the Ohio Penitentiary, formerly industrial light, shifts to institutional.

The Crab Creek corridor and the northern half of the Landsdowne neighborhood shift from industrial light to industrial green. Crab Creek and its industries shift because of the desire to clean and reclaim the City's watercourses. Landsdowne was designated industrial light in the past to prepare for the long awaited and yet to be constructed Hubbard Arterial. Because there is no regional access, the land has stood idle, retaining its agrarian characteristics.

The Wilson Avenue corridor is shifted from industrial heavy and residential to industrial green. The south side of Wilson Avenue between the East River Crossing and Jackson Street was primarily transportation oriented, and the heavy industry that was there is long gone. This section also contains the link between Dry Run and the Mahoning River, the connection to the overall green network.

Changing these areas to industrial green gives developers limitless opportunities for creative mixed use projects that take advantage of the Mahoning Valley's Green Network. The connection to the Mahoning River Corridor of Opportunity plan allows for expansion of a creative brownfield redevelopment project.

