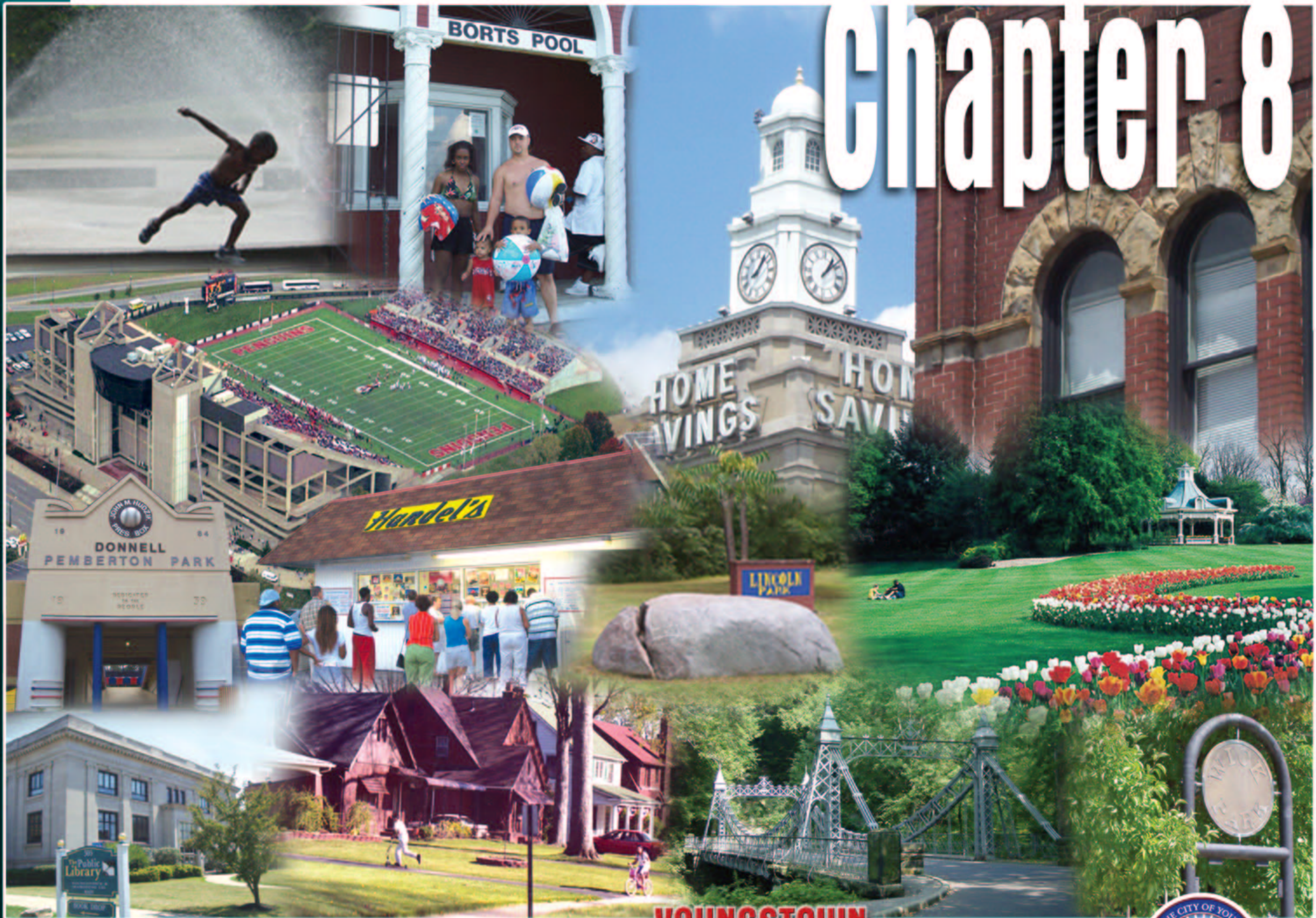


Chapter 8



YOUNGSTOWN
2012

Youngstown
STATE UNIVERSITY





The City of Youngstown has experienced both the prosperity of the steel industry with census data showing its highest per capita family income locally (adjusted for inflation) achieved in 1960 to the devastating results of deindustrialization with huge population and jobs losses since the 1970s. The City has been drifting along ever since without any real direction until now. Youngstown 2010 has reignited the community civic pride and set a new direction for development in Youngstown.

This new direction is not without difficult choices or long term commitments. Individual projects and decisions must conform to the new Youngstown 2010 Citywide Plan. More detailed neighborhood plans are encouraged to be undertaken by residents, organizations and businesses in each of the 31 neighborhoods in the city, similar to the Smoky Hollow neighborhood. The City of Youngstown is only a partner in the revitalization of the community and is not the sole responsible entity. Government, business, institutions and the community working together is the only way Youngstown has a chance of a sustainable future. It's our future, get involved!

Next Steps

During the planning process from the visioning sessions, the presentations and the neighborhood meetings, careful attention was given to the comments of the participants as to their views on projects that would make Youngstown a more desirable place to live. They were specifically asked for projects that could reasonably be expected to be underway or completed by 2010.

The City can, by enacting and enforcing design standards consistent with the Youngstown 2010 Vision and Plan, jump start the process towards implementation. As the new zoning ordinance is composed and enacted, these design standards will be folded in helping to ensure that early implementation projects will not divert from the principles and themes in the Vision and Plan.

The City cannot afford single handedly do all that this plan calls for on its own. This will take a collaborative effort between the City, citizens, private sector developers and businesses, Youngstown State University, Youngstown Board of Education, community development corporations, other government agencies, religious entities, etc.

Citywide Projects

Throughout the neighborhood meetings, a list of projects that could be undertaken by 2010 that would have an immediate impact on the City was gathered, and fit into three categories; cleaner, greener and better planned and organized.

Cleaner

- Carry out annual major thoroughfare/gateway cleanup
- Convert surplus school building sites to green space
- Coordinate beautification/enhancement projects with Ohio Department of Transportation (ODOT) on all applicable projects
- Target highly visible demolitions
- Seek EPA waiver for accelerated citywide demolitions
- Seek Clean Ohio funding for Brownfields remediation
- Study/Implement code enforcement
 - o Reorganize code enforcement departments
 - o Establish a housing court
 - o Create joint code enforcement districts
 - o Hold property owners accountable

Greener

- Create and maintain high quality city parks
- Adopt Citywide/Regional Greenway Network
- Seek Clean Ohio funding for open space land acquisitions
- Support the Mahoning River Restoration Project
- Encourage preservation of open space

Better Planned and Organized

- Encourage organizations to develop neighborhood plans
- Establish Industrial Green Districts
 - Target and land bank tax delinquent parcels
- Revitalize priority business centers
- Support planned redevelopment with City Planning Commission approval
 - School and Library Investment Districts
 - Mahoning River Corridor of Opportunity
 - CHOICE/Jubilee – Commonwealth – South Side Community Development Corp. – North Side Citizens’ Coalition
- Convert select city parks to new land uses
- Reorganize Streetscape Committee as Cityscape
- Improve the City Land Bank Program
 - Dedicated Land Bank Coordinator
 - Targeted land bank acquisitions
- Expand the Renewal Community District
- Adopt new zoning code with new development design standards
- Complete citywide & regional economic studies
- Seek grant funding opportunities to leverage projects
- Establish efficient traffic coordinating system
- Partner with Neighboring Communities
 - Campbell: Joint Services – Green Network Linkages
 - Austintown: Meridian Road Industrial District - Green Network Linkages
 - Boardman: Common Border Districts – Green Network Linkages
 - Liberty: 711 Connector/Gypsy Lane/Belmont Avenue Joint Development Opportunities - Common Border Districts – Green Network Linkages
 - Struthers: Common Border Commercial Districts – Green Network Linkages
 - Coitsville: Common Border Issues – Preserve Green Space
 - Girard: 711 Connector Development Opportunities - Common Border Districts – Green Network Linkages
 - Hubbard: Hubbard Arterial Project - Common Border Districts – Green Network Linkages
 - Weathersfield: Common Border Districts – Green Network Linkages
- Support Education and Job Creation Incentives
 - Mahoning River Education Project
 - Mahoning Valley Vision for Education
 - Urban Congress
 - Steel to Scholars
 - NEO – Healthforce
- Support Regional Infrastructure Projects
 - Hubbard Arterial
 - 711 Connector
 - Youngstown – Warren Regional Airport – SOAR
 - Regional Rail Passenger Service
 - Regional Hike/Bikeway Investments

North Side Next Steps

Throughout the neighborhood meetings, a list of projects that could be undertaken by 2010 that would have an immediate impact on the City was gathered, and fit into three categories; cleaner, greener and better planned and organized. Many of these have citywide ramifications. Those most directly related to the North Side are:

Cleaner

- Carry out annual major thoroughfare/gateway cleanups on:
 - Belmont Avenue
 - Fifth Avenue
 - Gypsy Lane
 - Wick Avenue
 - Logan Avenue
- Convert surplus school buildings to green space
 - Hayes Middle School
- Coordinate beautification/enhancement projects with Ohio Department of Transportation (ODOT) on:
 - Madison Avenue Expressway
 - McGuffey Bridge/ Andrews Avenue
- Target residential demolitions in stable neighborhoods, planned areas or adjacent to catalyst projects/neighborhood assets
- Target residential rehabilitation funding in stable neighborhoods, planned areas or adjacent to catalyst projects/neighborhood assets
- Remediate YBM property



*Rendering of proposed boulevard and residential units along Wirt Street, YMHA Hope VI Project
— Courtesy of Perkins Eastman Architects PC*

Greener

- Create and maintain high quality city parks
 - Extend Crandall Park to Crab Creek
 - Redesign Wick Park and increase usage through YSU partnership
 - Establish new parks in strategic neighborhood locations
- Naturalize Crab Creek
- Enhance Wirt Street with landscaped median

Better Planned and Organized

- Encourage organizations to develop neighborhood plans in:
 - Brier Hill
 - Wick Park
 - North Heights
- Establish Industrial Green Districts in:
 - Wick Avenue/Logan Avenue/ Andrews Avenue
 - Convert Oak Park Property to industrial green land use
 - 711 Connector/ north Brier Hill
 - Convert Tod Park to industrial green land use
- Revitalize priority business centers at:
 - 711 Connector
 - Belmont Avenue/Gypsy Lane
 - Belmont Avenue /Catalina Avenue

Chapter 8 — Implementation

- Support planned redevelopment with City Planning Commission approval:
 - YMHA Hope VI
 - Conform John Chase Park to Hope VI development project
 - YSU Centennial Master Plan
- Convert select city parks to new land uses
 - Evans Field, MacDonnell Playground and Mackey Fowler Property convert to 1,2 & 3 family residential

South Side Next Steps

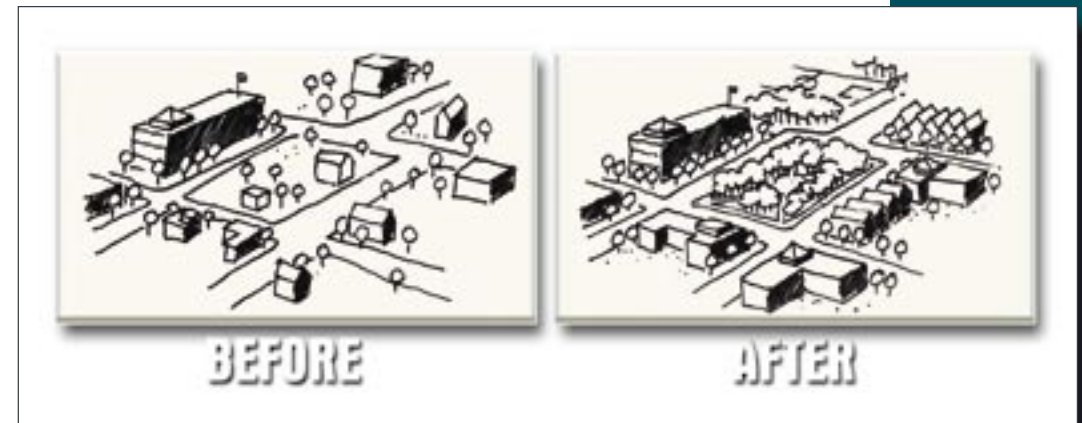
Ideas for projects were requested at the various meetings and presentations held throughout the planning process. Projects were placed into three categories; cleaner, greener and better planned and organized. Those related to the South Side are:

Cleaner

- Carry out annual major thoroughfare/gateway cleanup on:
 - Market Street
 - South Avenue
 - Glenwood Avenue
 - Midlothian Boulevard
 - Youngstown-Poland Road
- Convert Surplus School Buildings to green space
 - Bennett
 - Cleveland
 - Jackson
 - Sheridan
 - Hillman
 - Princeton
- Target residential demolitions in stable neighborhoods, planned areas or adjacent to catalyst projects/neighborhood assets
- Target residential rehabilitation funding in stable neighborhoods, planned areas or adjacent to catalyst projects/neighborhood assets

Greener

- Create and maintain high quality city parks
 - Extend Gibson Field along I-680
 - Expand Sheridan Park
 - Expand Fosterville Park
 - Expand Barrett Playground
 - Expand South Side Sports Complex site
 - Relocate Oak-Ken Playground
 - Establish new parks in strategic neighborhood locations
- Create “green boulevard” on Hillman and Falls Avenue
- Create “green” enhancements along the Southern Boulevard rail line



Sketch of south side neighborhood design example — Courtesy of Urban Strategies, Inc.

Better Planned and Organized

- Encourage organizations to develop neighborhood plans in:
 - Oak Hill
 - Erie
 - Lower Gibson
 - Idora
 - Warren
 - Newport
 - Lansingville
 - Buckeye Plat
 - Cottage Grove
 - Pleasant Grove
 - Brownlee Woods
- Establish Industrial Green Districts in:
 - Between I-680, Oak Hill and Kenmore Avenue
 - Between I-680, Gibson, and Madison Avenue Expressway
 - Along Poland Avenue
- Revitalize priority business centers at:
 - Market Street/Indianola Avenue
 - Market Street/Midlothian Boulevard
 - South Avenue/Indianola Avenue
 - Midlothian Boulevard (between South Avenue and I-680)
 - Youngstown-Poland Road/Midlothian Boulevard
- Support planned redevelopment with City Planning Commission approval:
 - Mahoning River Corridor of Opportunity
- Convert select city parks to new land uses
 - Southside Park convert to industrial green
 - Stambaugh Field convert to recreation/ open space

East Side Next Steps

Ideas for projects were requested at the various meetings and presentations held throughout the planning process. Projects were placed into three categories; cleaner, greener and better planned and organized. Those related to the East Side are:

Cleaner

- Carry out annual major thoroughfare/gateway cleanup on:
 - McGuffey Road
 - McCartney Road
 - Oak Street
 - Wilson Avenue
 - Albert Street
 - Hubbard Youngstown Road
 - Jacobs Road
 - Coitsville Center Road



Rendering of the new East High School — Courtesy of Ricciuti Balog and Partners Architects

- Coordinate beautification/enhancement projects with Ohio Department of Transportation (ODOT) on:
 - Madison Avenue Expressway
- Target residential demolitions in stable neighborhoods, planned areas or adjacent to catalyst projects/neighborhood assets
- Target residential rehabilitation funding in stable neighborhoods, planned areas or adjacent to catalyst projects/neighborhood assets

Greener

- Create and maintain high quality city parks
 - Expand Lincoln Park/Oakland Field
 - Establish new parks in strategic neighborhood locations
- Seek Clean Ohio funding for open space land acquisitions
 - Dry Run Basin

Better Planned and Organized

- Encourage organizations to develop neighborhood plans in:
 - East High
 - East Side
 - Hazelton
 - Lansdowne
 - Lincoln Knolls
 - Sharon Line/ McGuffey Heights
- Seek to land bank property for wetlands and open space preservation
- Establish Industrial Green Districts in:
 - Albert Street/Hubbard Youngstown Road/Vaughn
 - East River Crossing (Rt. 62/7)
 - Wilson Avenue
- Revitalize priority business centers at:
 - McCartney Road/Jacobs Road
 - McCartney Road/ Lamar
 - Oak Street/Lansdowne Boulevard
 - Oak Street/ Euclid Avenue
 - McGuffey Road/ Coitsville Center Road
 - McGuffey Road/ Jacobs Road
 - McGuffey Road/ Lansdowne Road
 - McGuffey Mall (McGuffey Road/ Garland Avenue)
- Support planned redevelopment with City Planning Commission approval:
 - Beachwood Development
 - Coitsville Center Road/ Ron Lane
- Convert select city parks to new land uses
 - Children's Park Property and Truscon Playground Property convert to 1,2 & 3 family residential

West Side Next Steps

Throughout the neighborhood meetings, a list of projects that could be undertaken by 2010 that would have an immediate impact on the City was gathered, and fit into three categories; cleaner, greener and better planned and organized. Many of these have citywide ramifications. Those most directly related to the West Side are:

Cleaner

- Carry out annual major thoroughfare/gateway cleanup on:
 - Mahoning Avenue
 - Meridian Road
 - Canfield Road
 - Steel Street
 - Salt Springs Road
- Convert surplus school buildings to green space
 - West Elementary
- Target residential demolitions in stable neighborhoods, planned areas or adjacent to catalyst projects/neighborhood assets
- Target residential rehabilitation funding in stable neighborhoods, planned areas or adjacent to catalyst projects/neighborhood assets

Greener

- Create and maintain high quality city parks
 - Establish new parks in strategic neighborhood locations

Better Planned and Organized

- Encourage organizations to develop neighborhood plans in:
 - Bella Vista
 - Kirkmere
 - Salt Springs
 - Schenley
 - Steelton
- Establish Industrial Green Districts in:
 - Salt Springs Industrial Park
 - Ohio Works Industrial Park
 - Meridian Road/Vestal Road
 - Meridian Road/Industrial Road
- Revitalize priority business centers at:
 - Mahoning Avenue/ Meridian Road
 - Mahoning Avenue/ Schenley Avenue
 - Mahoning Avenue/ Belle Vista
 - Canfield Road/ Meridian Road



Model of Chaney High School with new addition— Courtesy of Olsavsky-Jamimet Architects

Central District Next Steps

Throughout the neighborhood meetings, a list of projects that could be undertaken by 2010 that would have an immediate impact on the City was gathered, and fit into three categories; cleaner, greener and better planned and organized. Many of these have citywide ramifications. Those most directly related to the Central District are:

Cleaner

- Carry out annual major thoroughfare/gateway cleanup on:
 - Market Street/Wick Avenue
 - Federal Street
 - Belmont Avenue
 - Fifth Avenue
 - Martin Luther King, Jr. Boulevard
- Coordinate beautification/enhancement projects with Ohio Department of Transportation (ODOT) on:
 - I-680
 - Madison Avenue Expressway
 - East River Crossing
- Target highly visible demolitions
 - Masters Block
 - State Theater
 - Salvation Army Building
 - Structures between Semple Building and Business Incubator along W. Federal Street
- Expand the Downtown Banner and Lighting District
- Conduct daily clean up of downtown neighborhood



Rendering of Smoky Hollow neighborhood — Courtesy of City Architecture Inc.

Greener

- Create and maintain high quality city parks
 - Establish new parks in strategic neighborhood locations
 - Create riverfront/ convocation center park along river
 - Extend Mill Creek Park to Spring Commons Bridge
- Seek Clean Ohio funding for open space land acquisitions
 - South of Mahoning River between Mill Creek Park and Spring Commons Bridge

Better Planned and Organized

- Encourage organizations to develop neighborhood plans in:
 - Arlington
 - Downtown
 - Mahoning Commons
 - Riverbend
- Establish Green Industrial Districts in:
 - Crab Creek Corridor
 - South Avenue/ East River Crossing
- Revitalize priority business centers at:
 - Market Street/ Woodland Avenue
- Support planned redevelopment with City Planning Commission approval:
 - YSU Centennial Master Plan
 - Smoky Hollow
 - Expansion of the Renewal Community District along the Mahoning River and Crab Creek
- Create detailed downtown neighborhood plan