Greater Glenwood Plan

Created: October 2026

Finalized:

Adopted:



What is the Greater Glenwood Plan?

The Greater Glenwood Plan is a revitalization strategy for five neighborhoods on Youngstown's South Side, bringing together community efforts, city investments, and programs from the Youngstown Neighborhood Development Corporation (YNDC). Shaped by extensive canvassing, resident surveys, and public meetings, the plan outlines steps to strengthen neighborhoods between Mill Creek MetroParks and Market Street, with a focus on Glenwood Avenue, over a ten-year horizon. Key findings from the planning process that informed the recommendations of this strategy include the following:

- Residents want the **greatest impact to come from addressing everyday safety and quality-of-life concerns**, including crime, speeding, street and sidewalk conditions, and consistent code enforcement.
- Residents strongly support **continued housing revitalization**, with a clear priority on helping existing homeowners and local landlords address repair needs. They also want to manage rising utility and tax costs so they can remain in their homes.
- Residents expressed support for **new housing that fits the character of the neighborhood**, with a preference for single-family homes, townhomes, and cottage-court-style housing that can serve both families and older adults.
- Residents consistently identified the **lack of affordable, reliable food access as a major need** and expressed support for a variety of neighborhood-serving businesses and services such as fresh food, fitness, and community programming.
- Residents want **more consistent communication** through text alerts, neighborhood meetings, e-newsletters, and social media updates. Regular communication is sought for safety, street projects, new businesses, health resources, and other neighborhood improvements, and they want to see clear follow-through on the concerns they raise.

How will the neighborhood plan be used?

The Greater Glenwood Plan provides the big picture for physical improvements and services that have collective support, or buy-in. By demonstrating agreement on goals, the community can proceed with more detailed planning and engagement for implementation. The maps and graphics in the plan are meant to show what projects could look like based on feedback gathered while developing this plan. What gets built and when depends on several factors, including available funding and market demand.

Topics

The plan is based on what residents and community stakeholders said matters most and is organized into five main topics based on surveys, interviews, data, and past planning efforts. They are:



NEIGHBORHOOD STABILIZATION



MOBILITY AND CONNECTIVITY



QUALITY HOUSING



NEIGHBORHOOD SERVICES



COMMUNITY



THE CITY OF YOUNGSTOWN OHIO

YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION

Thank you to all the residents and stakeholders who contributed to the Greater Glenwood Plan.

Placeholder for City of Youngstown Resolution

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The Planning Process

Strong neighborhoods are built through listening, collaboration, and action. The Greater Glenwood Plan guides investments in the near term. It reflects commitment to resident leadership, data-driven decision making, and measurable impact in every step of the process as demonstrated from previous neighborhood plans. Investments in Greater Glenwood that have taken place since the creation of the last neighborhood plan in 2016 include the following:

Recent Community Investments

753
Structures Demolished

411
Vacant Lots Stabilized

2.8
Miles Sidewalk Cleaned

3.5
Miles Sidewalk Added

614
Dead and Dying Trees Removed

930
Trees Planted

81
Vacant Homes Rehabbed

525
Owner-Occupied Homes Rehabbed

25
New Housing Units

10
Houses Under Construction

345
Households Participating in Housing Counseling

278
Households Participating in the Glenwood Fresh Market

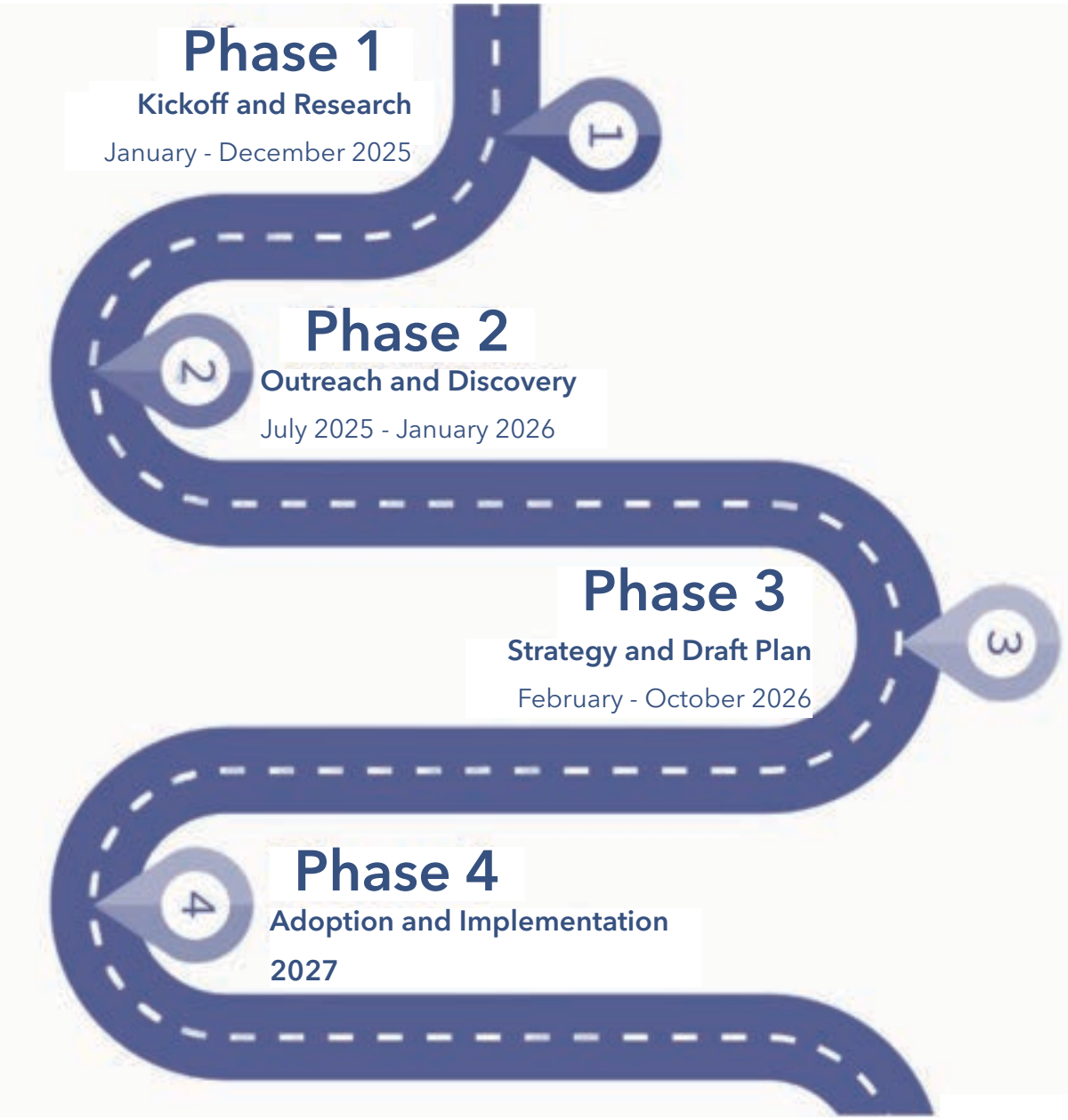
12
Business Facade Improvements

319
Households Participating in Safety Program

17
Businesses Participating in Safety Program

$5 M+
MetroParks Capital Improvements

Metrics as of May 2026



The Greater Glenwood Plan was developed through four key phases. In Phase 1: Kickoff and Research, YNDC gathered information from public data sources to understand existing conditions of the neighborhoods and the Glenwood Corridor. Deliverables included the Neighborhood Profile and the Glenwood Corridor Retail Viability Analysis.

In Phase 2: Outreach and Discovery, YNDC conducted a property conditions survey, canvased 2,430 households for a resident survey, surveyed Glenwood Avenue visitors, and interviewed business owners. Deliverables included reports for Greater Glenwood Property Conditions, the Greater Glenwood Resident Survey, and the Greater Glenwood Visitor Survey.

In Phase 3: Strategy and Draft Neighborhood Plan, YNDC developed near-term actions, held conversations with key stakeholders, and hosted an open house to refine recommendations. Over 125 residents attended the May 2026 Open House.

For Phase 4: Adoption and Implementation, the final plan will be adopted by the YNDC Board of Directors, Glenwood Neighbors Business Association, and the City of Youngstown. YNDC will use the plan in its regular work and report on progress in its quarterly and annual updates.

Resident Feedback



Sampling of comments from the resident survey and open house.

Neighborhood Profile and Existing Conditions

Location

The Greater Glenwood Plan is centered around Glenwood Avenue, a 3.2-mile corridor stretching from the Mahoning Commons near Downtown, Youngstown to the north and Boardman Township to the south. It encompasses neighborhoods between High Street to the north and Midlothian Boulevard to the south, with Mill Creek MetroParks forming the western boundary and Market Street the eastern. Covering approximately 7.5 square miles (or 4,800 acres), the area includes the Idora, Indian Village, Newport, Oak Hill, and Warren neighborhoods.



Greater Glenwood's Location within the City of Youngstown

Neighborhoods History

The City of Youngstown does not officially designate or define neighborhoods by boundaries or names. For the purposes of this plan, five neighborhood names were chosen that closely align with the boundaries of census tracts of the neighborhoods that are connected to Glenwood Avenue. However, many people that live in these neighborhoods might refer to other names such as Fosterville.

The Idora, Indian Village, Newport, Oak Hill, and Warren neighborhoods each have unique characteristics but share a connected history that reflects Youngstown's rise, population decline, and ongoing revitalization. Their story mirrors the city's late 19th and early 20th century growth as a booming steel hub, the economic downturn caused by industrial decline and disinvestment, and current efforts to rebuild and diversify the local economy.



Neighborhoods within Greater Glenwood



Parkview Avenue Looking East toward Glenwood Avenue - 1960s



Glenwood Avenue - 1960s

Idora

Idora developed in the early 20th century as a trolley-line neighborhood adjacent to Mill Creek Park that attracted upper-class residents. Annexed in 1929, it flourished around the streetcar route on Parkview Avenue that lead to the once-popular Idora Park, an amusement park. The Volney Road area became home to the city's wealthy, featuring historic estates with Colonial Revival and Victorian architecture built before 1939. Closer to Glenwood Avenue, middle- and upper-middle-class housing developed in a traditional grid pattern through the 1960s. The neighborhood began declining in the 1970s, and the closure of Idora Park in 1984 marked a turning point. Between 1970 and 2000, the population dropped by more than 60%, and white households declined from 84% to 17% of the population.



Single and Multi-Family Housing within Idora

Indian Village

Built in the mid-1920s, Indian Village is one of Youngstown's earliest upper-middle-class suburbs designed at the dawn of automobile ownership. It is located near the historic Volney Road district in the Idora neighborhood and Newport Glen in Boardman. The neighborhood features homes predominantly designed in Colonial Revival and English Tudor Revival styles. For this plan, Indian Village is combined with Newport for data gathering because they are in one census tract.



Single Family Housing within Indian Village

Newport

Newport developed as a mix of working-class and upper-middle-class housing. Situated between Boardman's historic Newport Glen and the working-class Warren neighborhoods, it reflects characteristics of both. Annexed into Youngstown in 1929, Newport remains a primarily residential neighborhood. Combined with Indian Village, Newport lost 41.1% of its population between 2000 and 2020, declining from 4,368 to 2,531 people.



Single and Multi-Family Housing within Newport

Oak Hill

Oak Hill was the first South Side neighborhood incorporated into Youngstown in 1869. Its growth was driven by the need for a passable route over the “Impassable Ridge” leading to the South Side’s flatlands. Historically one of the city’s most densely populated neighborhoods, it was home to many German and Irish families. However, decades of disinvestment have led to high vacancy rates and eventual demolition. The neighborhood features Craftsman-style homes that were built over a hundred years ago. Oak Hill also connects to key historic landmarks, including Oak Hill Cemetery (established in 1854) and Saint Patrick’s Church (founded in 1865, with the current building completed in 1926). Between 2000 and 2020, Oak Hill’s population declined by 47.2% from 2,974 to 1,571 people.



Single and Multi-Family Housing within Oak Hill

Warren

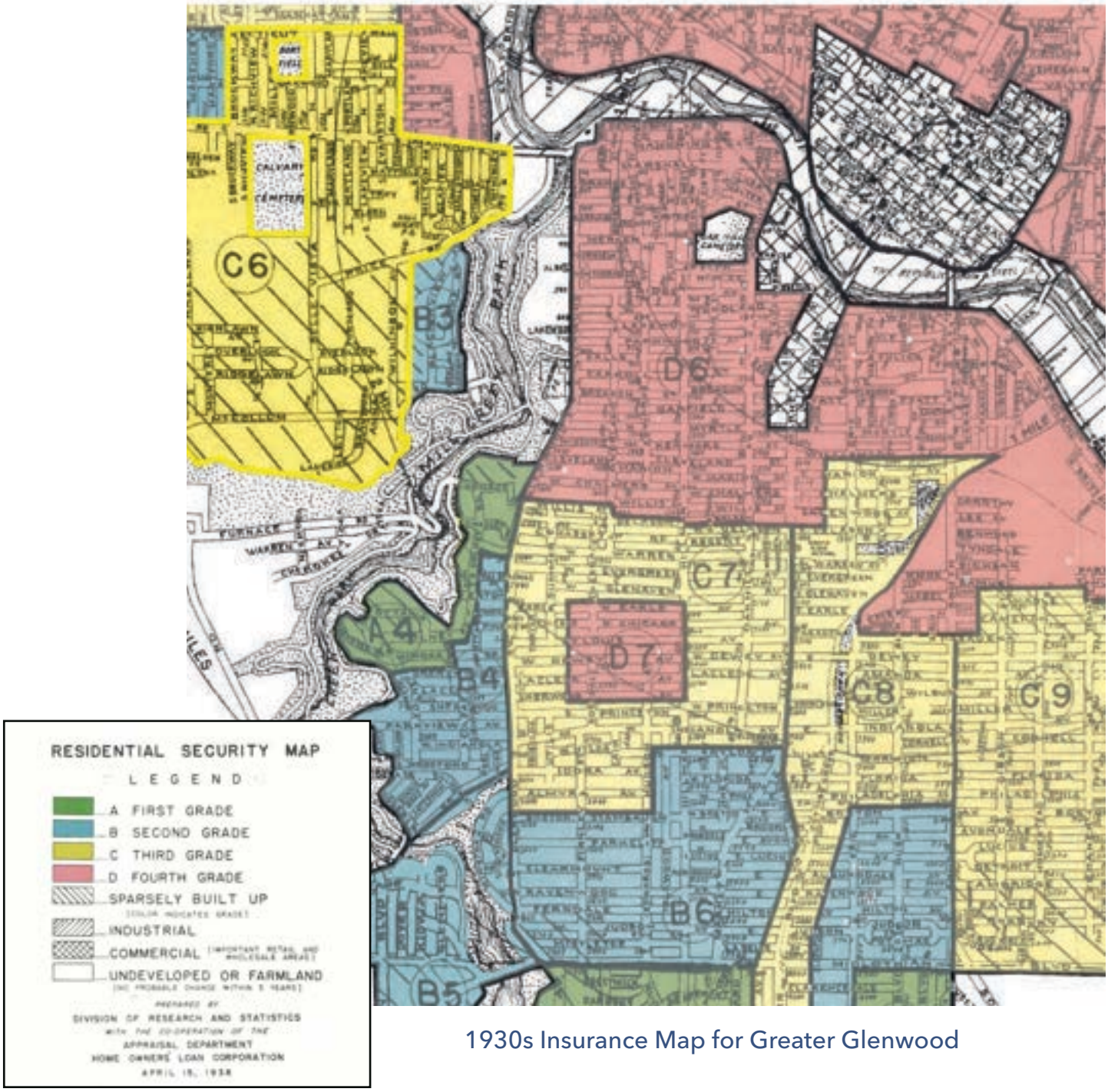
Warren developed as a working-class neighborhood between Market Street and Glenwood, expanding to accommodate Youngstown's growing labor force. It was annexed in two phases between 1890 and 1910. The area consists of a mix of single-family homes and apartment buildings. Originally home to European immigrants, the neighborhood saw an influx of African American residents during the second wave of the Great Migration. Hillman Avenue served as a thriving commercial and cultural hub in the mid-20th century but suffered significant decline following the 1968 riots after Martin Luther King Jr.'s assassination, which left many businesses damaged and abandoned. Despite these challenges, Warren remains a historically significant neighborhood with a strong faith community and deep ties to Youngstown's Civil Rights history. In 2000, the population was 3,153 and in 2020, 1,679, or a 46.7% decline in population.



Single and Multi-Family Housing within Warren

Redlining

In the 1930s, the federal government sponsored the creation of the Residential Security Maps for most American cities by the Home Owner's Loan Corporation. These maps classified neighborhoods at various levels of investment risks. Neighborhoods that were "redlined", or given a grade of "D", could not obtain home mortgages or small business loans from banks or the federal government. Grades were based on the age and condition of housing, transportation access, closeness to amenities, economic class, employment status of residents, and notably, ethnic and racial composition. Redlining is largely responsible for racial housing segregation nationally and in the Mahoning Valley. Most notably, portions of what is categorized as Oak Hill and Warren in this plan were marked as declining and hazardous. North of Willis was redlined, resulting in private lenders not issuing mortgages.



1930s Insurance Map for Greater Glenwood

Demographics and Households

The following numbers are from the 2024 5-Year American Community Survey.

Total Population

The area is home to **6,706 residents**, making up 11.3% of the city's population, living in 3,105 households. The Indian Village and Newport neighborhoods are the most densely populated, with over 3,500 people per square mile.

Population Decline

These neighborhoods have faced a **steeper population decline than the city** over the past few decades. Between 2000 and 2020, their population dropped by 43.3%, compared to a 26.8% decline citywide and 9.0% in the metro area. While the rate of decline slowed between 2010 and 2020 compared to the previous decade, the population loss remains significant.

Neighborhood Population				
	2000	2020	Growth	Percent Change
Idora	1,968	1,312	-656	-33%
Indian Village / Newport	4,368	2,531	-1,837	-42%
Oak Hill	2,974	1,571	-1,403	-47%
Warren	3,153	1,679	-1,474	-47%

Race

The Greater Glenwood neighborhoods are **majority-minority**, with 86.1% of residents identifying as a single race other than white. Black residents make up the largest racial group in each neighborhood, with the highest percentages in Warren (70.8%). The neighborhoods bordering Glenwood Avenue are **14.3% Hispanic or Latino**, which is greater than that of the city (11.2%), metro (4.9%) and state (4.8%), but not that of the nation (19.4%).

Median Age

The median age in these neighborhoods is **39.8 years**, similar to the state and national averages. However, the Idora neighborhood stands out with a significantly older median age of 47.2 years. This may be due to the sample size of the American Community Survey.

Disability

The percentage of residents with disabilities in these neighborhoods is 31.7%, more than twice the state (14.5%) and national (13.4%) averages.

Household Size

Households are generally smaller than those in the city, metro area, state, and nation at 2.1 people per home.

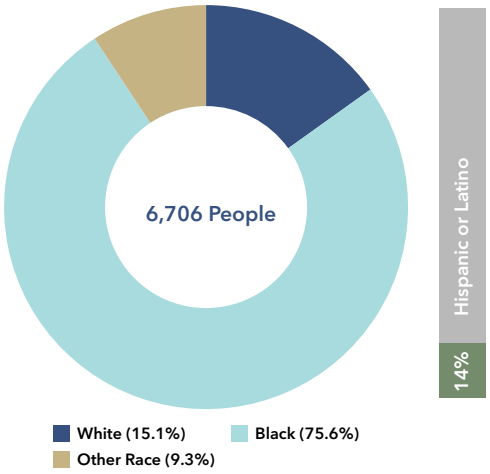
Households with Children

Approximately 1,357 residents in these neighborhoods are under the age of 18, making up 10.9% of the city's youth population. Compared to the general population, **the number of young people is much lower** than regional, state and national averages.

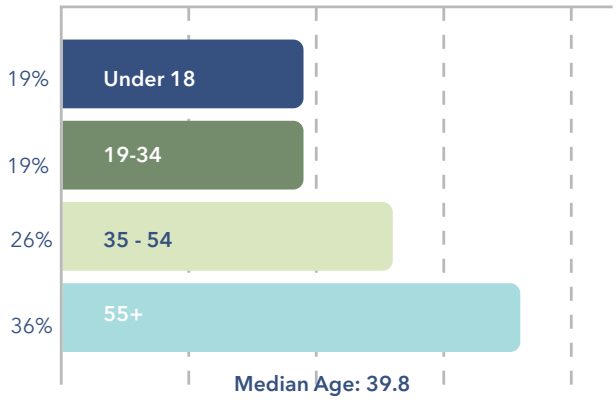
Older Population & Multigenerational Households

Approximately 1,396, or **19.7% of residents are over the age of 65**. Multigenerational households, those with both youth and older adults, make up 58.1% of households in these neighborhoods, closely aligning with the state (59.4%) and national (61.0%) averages.

Race and Hispanic Origin



Age



Household Size

Number of Households: 3,135

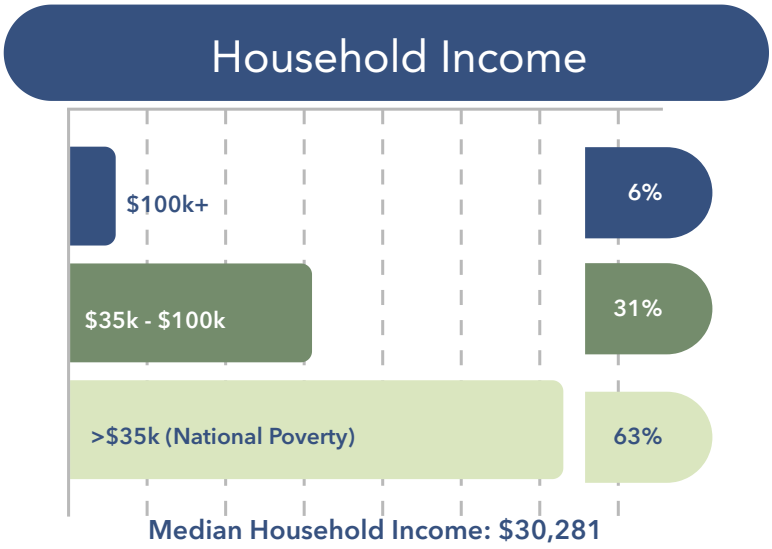


Average Household Size: 2.1

Economic Indicators

Median Household Income

There are 3,135 households, representing 12.5% of all Youngstown households. The median household income in these neighborhoods is $30,281, lower than the citywide median of $34,408. It is also about **half the median income of the metro area** ($57,812) and just a third of the national median ($81,604). This income disparity highlights the economic challenges residents face, including limited financial resources, higher rates of poverty, and reduced access to opportunities compared to the broader region and country.



Per Capita Income and Income Growth

The per capita income in Greater Glenwood is $19,436, which is **less than half of the national average** of $45,256. This gap reflects the economic struggles many residents face, including lower wages and fewer financial opportunities.

People in Poverty

Poverty rates in these neighborhoods are alarmingly high, with 42.3% of residents living below the poverty line, nearly **3.75 times the national poverty rate** of 12.1%. Childhood poverty is especially severe, affecting 72.5% of children in these neighborhoods, compared to 50.1% in Youngstown and just 16.0% nationally. **Childhood poverty is 4.5 times higher than the national average.**

Despite lower overall educational attainment compared to state and national averages, residents with a bachelor's degree in these neighborhoods are still significantly more likely to live in poverty, 4.2 times the national rate, suggesting that economic struggles persist even for those with advanced degrees.

Unemployment

The unemployment rate in these neighborhoods is 11.7%, which is **2.7 times higher than the national average unemployment rate**. This indicates significant job insecurity and economic hardship for many residents.

Labor Force Participation

Labor force participation in these neighborhoods is 47.1%, lower than the city (51.1%), metro area

(56.7%), state (63.5%), and national average (63.8%). This means that a **smaller share of working-age residents are employed** or actively looking for work compared to other areas. Additionally, the high percentage of individuals with disabilities in these neighborhoods may further reduce the number of people able to work.

Employment Trends

Only 2.8% of workers work remotely compared to 13.8% nationally. However, **44.9% percent of households in these neighborhoods do not own a vehicle** and the percentage of individuals that commute to work via transit (6.9%) is more than six times that of the state (1.1%) and twice of the nation (3.5%).

Housing

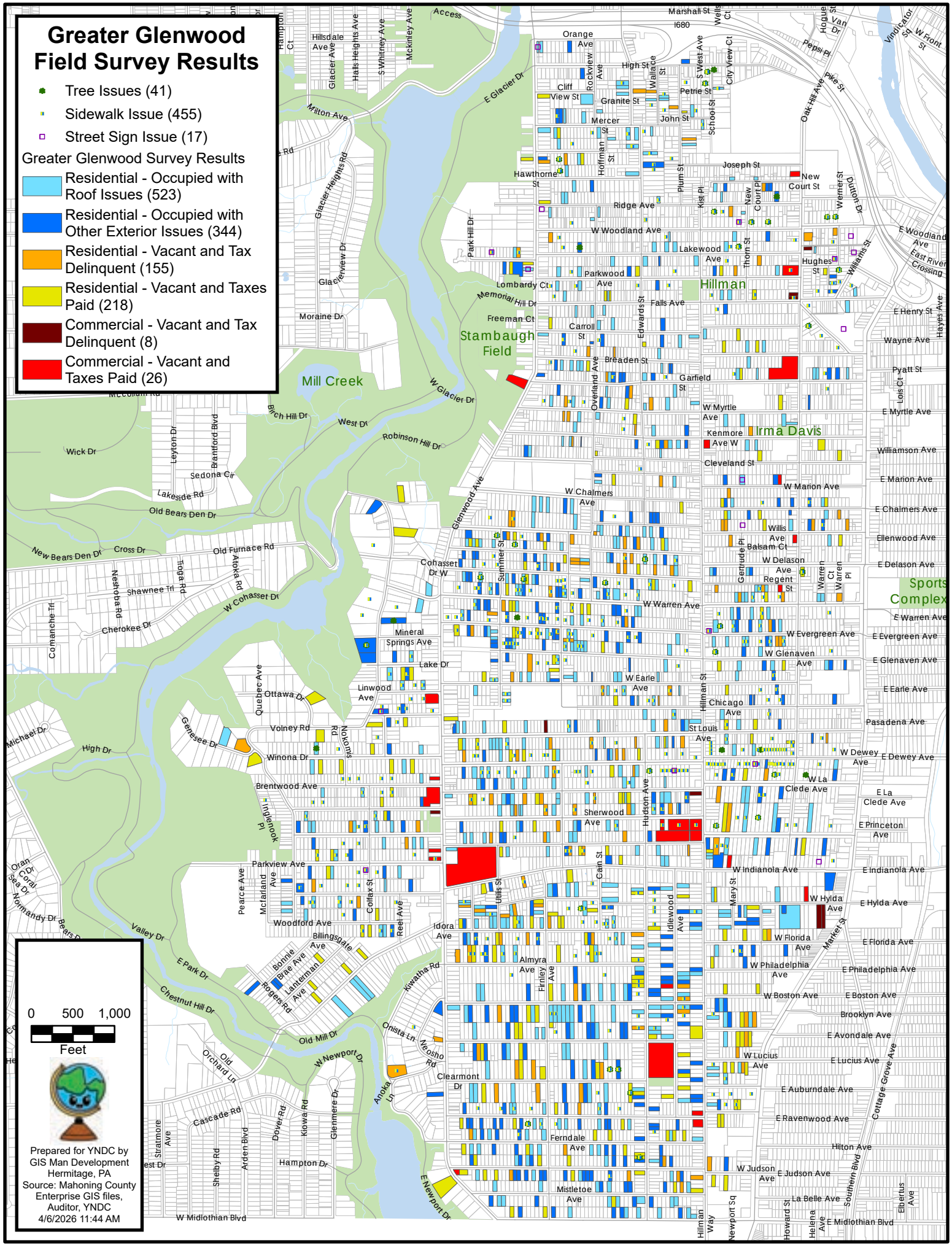
The neighborhoods have approximately **3,109 residential units**, making up 12.4% of the city's total housing. The majority (83.2%) are single-family detached homes. Nearly 89% of all homes were built before 1970, significantly higher than the national average of 49%. Homeownership is relatively common, with 61.5% of occupied units being owner-occupied and 38.5% renter-occupied. More than half of residents have moved into their current homes since 2010.

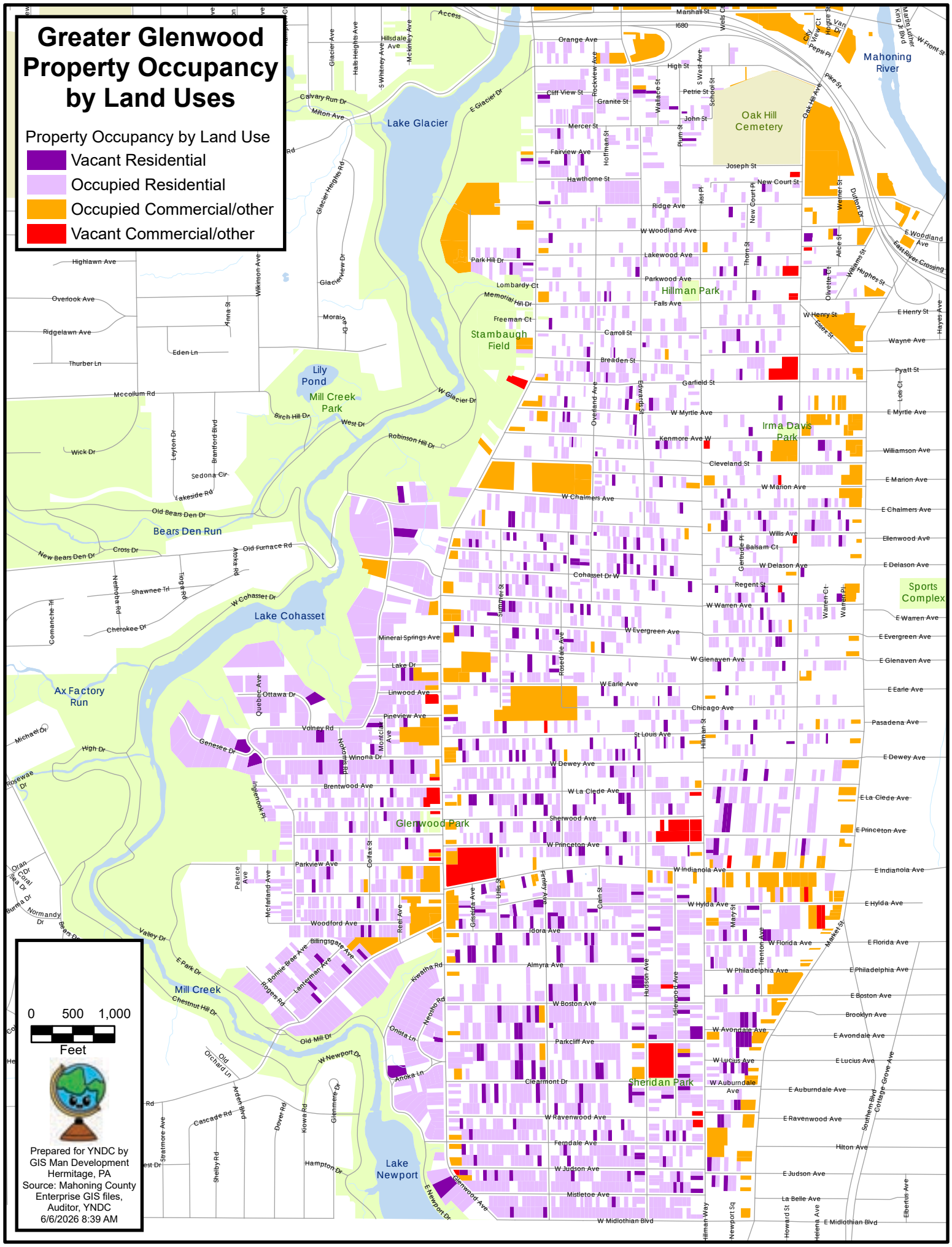
Housing Costs

Housing costs in the area are lower than the city average, with homeowners paying around $456 per month and renters about $763 according to the Census. Reviewing homes sales from 2024 to 2026, the median home value for owner-occupied properties is $80,450. The median value varies greatly, where it is $32,250 n Oak Hill, $70,288 in Newport, $75,000 in Warren, and $138,300 in Idora. However, despite the lower costs, high poverty rates, low per capita income, and an aging housing stock mean that housing remains a financial challenge for many residents.

Vacancy

A 2025 property survey resulted in 374 vacant properties and 1,222 properties with exterior issues such as a deteriorating roof and peeling paint. The numbers from this survey were compared with census information, which measures the number of units rather than properties.


Greater Glenwood Field Survey Results
Tree Issues (41)
Sidewalk Issue (455)
Street Sign Issue (17)
Greater Glenwood Survey Results
Residential - Occupied with Roof Issues (523)
Residential - Occupied with Other Exterior Issues (344)
Residential - Vacant and Tax Delinquent (155)
Residential - Vacant and Taxes Paid (218)
Commercial - Vacant and Tax Delinquent (8)
Commercial - Vacant and Taxes Paid (26)
Stambaugh Field
Mill Creek
Hillman
Irma Davis
Sports Complex
0 500 1,000
Feet
Prepared for YNDC by GIS Man Development Hermitage, PA
Source: Mahoning County Enterprise GIS files, Auditor, YNDC
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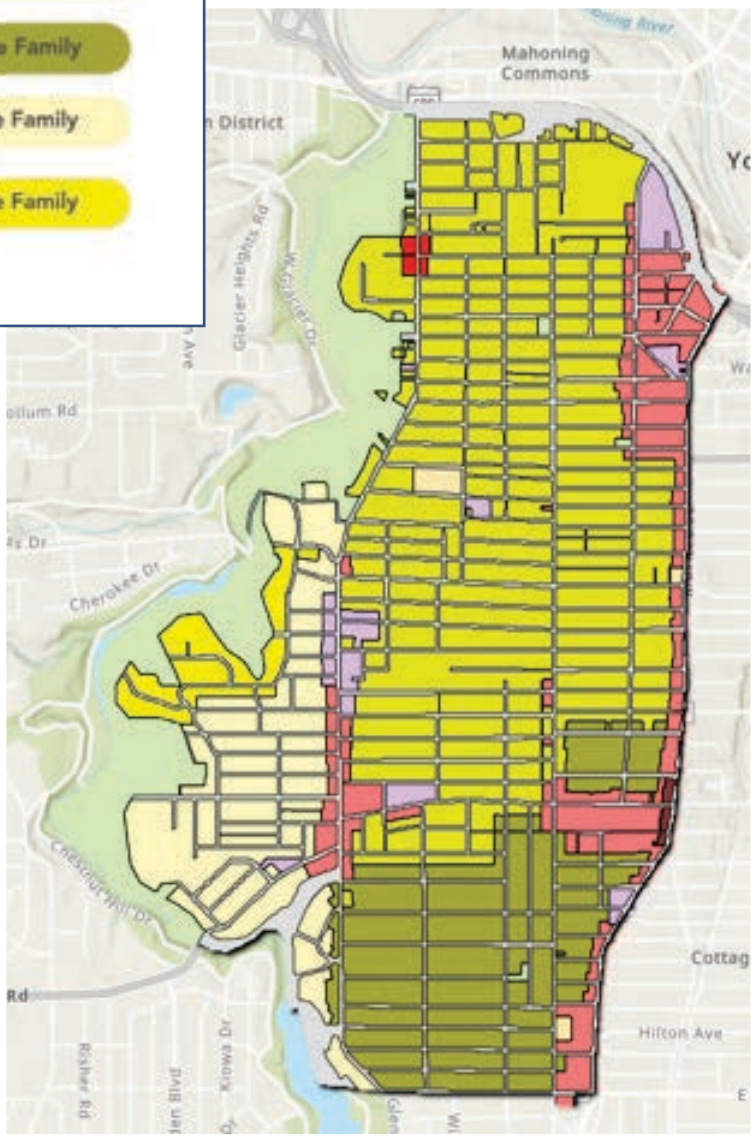

Greater Glenwood Property Occupancy by Land Uses
Property Occupancy by Land Use
Vacant Residential
Occupied Residential
Occupied Commercial/other
Vacant Commercial/other
Lake Glacier
Lily Pond
Mill Creek Park
Bears Den Run
Lake Cohasset
Ax Factory Run
Mill Creek
Lake Newport
Stambaugh Field
Hillman Park
Irma Davis Park
Glenwood Park
Sheridan Park
Oak Hill Cemetery
Sports Complex
Mahoning River
I680
0 500 1,000
Feet
Prepared for YNDC by GIS Man Development Hermitage, PA
Source: Mahoning County Enterprise GIS files, Auditor, YNDC
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Zoning

Several residential and mixed-use districts are located in Greater Glenwood. Over 81% of parcels are zoned residential and 15% are mixed-use. Of the 9,466 parcels, only 1,423, or 15% are compliant with the Redevelopment Code's requirements for area and frontage. Only 178, or 6.5%, of the 3,109 buildings in this area of the South Side are compliant with the city's ordinance. The adopted zoning map and Redevelopment Code's residential districts do not align with the built environment, with exception of the historic Volney Road district, which leads to unnecessary barriers and delay when reinvesting in the city.



District	Redevelopment Code Compliant Structures
RM-1.0 Multifamily	83.3%
RS-20 Single-Family	53.3%
RS-12 Single-Family	6.9%
RS-7.2 Single-Family	3.1%
RT-5.5 One-and Two-Family	3.5%



Zoning Districts within Greater Glenwood

Connectivity

The neighborhood benefits from existing roads and utilities, but maintaining and upgrading this older infrastructure is a challenge. Key roads in the area include Market Street (State Route 7), Glenwood Avenue, Indianola/Canfield Road (US Route 62), and Midlothian Boulevard (State Route 170). Smaller roads like Woodland Avenue and Oak Hill Avenue help connect these main routes.

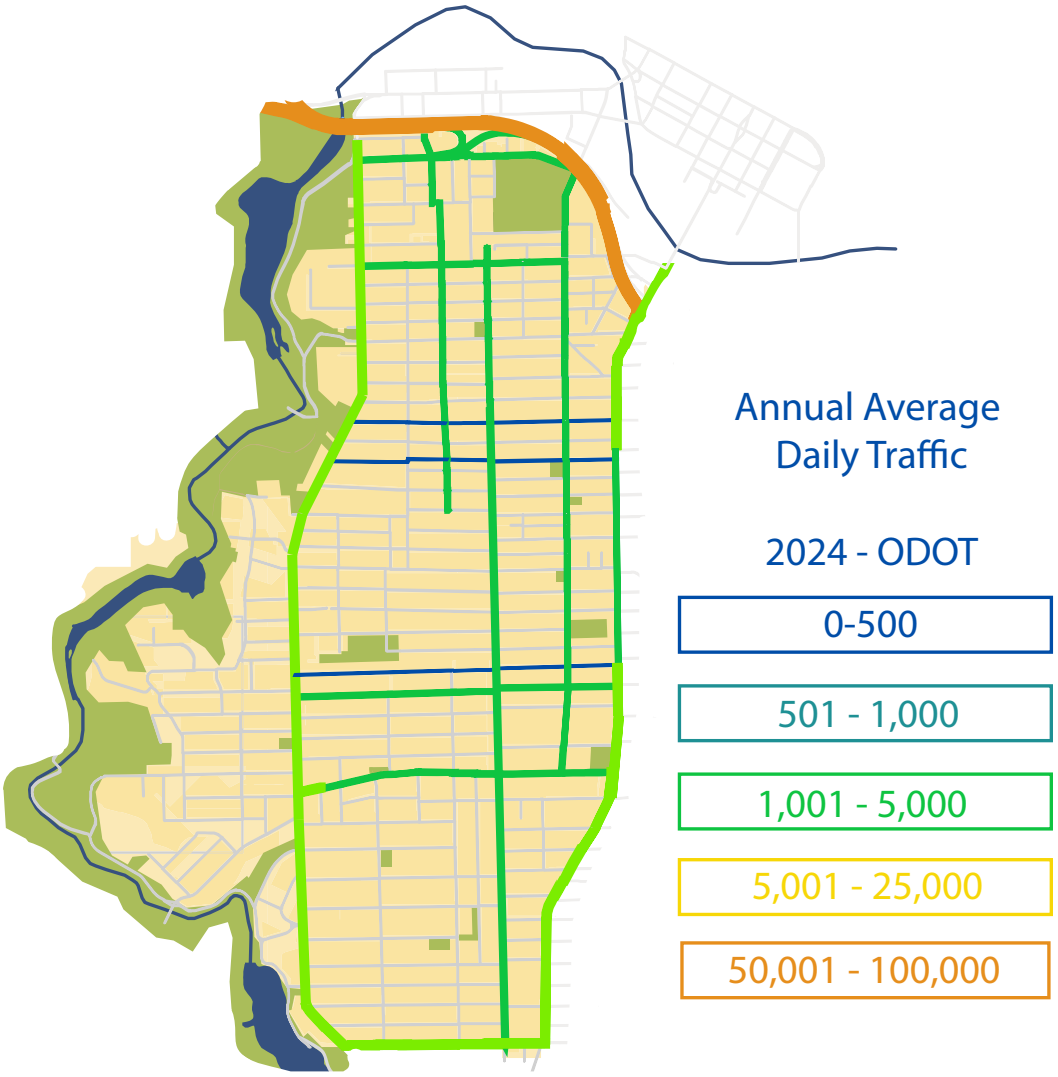
The East Cohasset Hike and Bike Trail, a 1.5 mile paved pathway, connects the neighborhood with Lanterman's Mill, the Ford Nature Center, and other recreational amenities.

In addition to on-demand scheduling, public transportation includes three bus routes: Route #7 (Glenwood) and Route #8 (Market) connect Downtown to shopping areas along State Route 224. Route #24 (Midlothian Crosstown) provides an east-west link between major roads on Youngstown's south side.



Street Classifications within Greater Glenwood

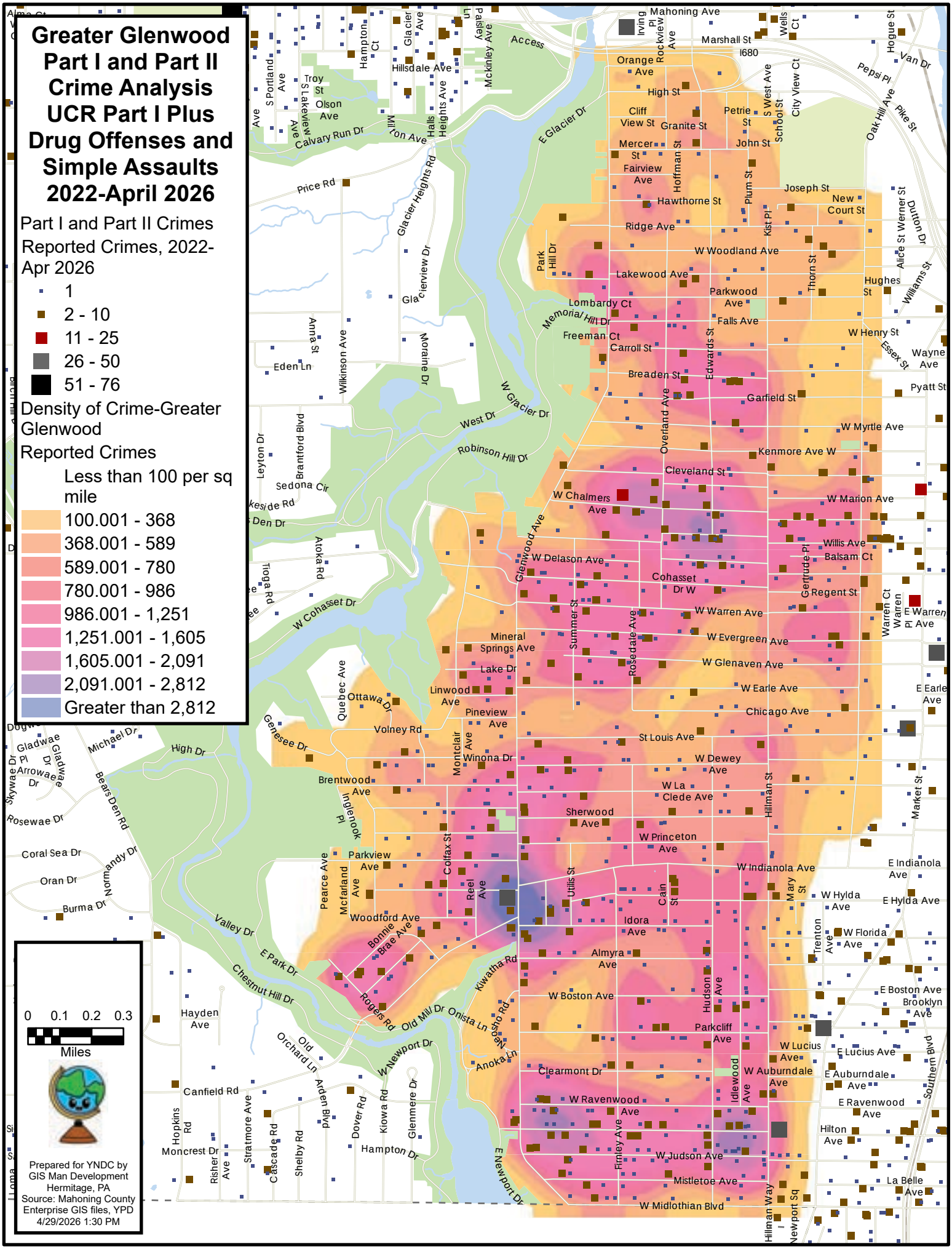
Daily traffic is minimal from a regional perspective, although Glenwood Avenue's volume is greater than several of Youngstown's primary commercial corridors, including Market Street south of Warren Avenue.



Traffic Volume within Greater Glenwood

Crime and Safety

Reviewing police data from 2020 to 2026 for Greater Glenwood, the crime rate is stable and in moderate decline. The pandemic changed behavior, which can skew the interpretation of activity. Aggravated assault, burglary, drug offences and theft have declined significantly. Key hotspots for neighborhood crime include Family Dollar stores on Glenwood Avenue and Market Street and the Shell station on Market Street. Residential disturbances are concentrated at Grovewood Manor and Meridian HealthCare.


Greater Glenwood Part I and Part II Crime Analysis UCR Part I Plus Drug Offenses and Simple Assaults 2022-April 2026
Part I and Part II Crimes Reported Crimes, 2022-Apr 2026
1
2 - 10
11 - 25
26 - 50
51 - 76
Density of Crime-Greater Glenwood
Reported Crimes
Less than 100 per sq mile
100.001 - 368
368.001 - 589
589.001 - 780
780.001 - 986
986.001 - 1,251
1,251.001 - 1,605
1,605.001 - 2,091
2,091.001 - 2,812
Greater than 2,812
0 0.1 0.2 0.3
Miles
Prepared for YNDC by GIS Man Development Hermitage, PA
Source: Mahoning County Enterprise GIS files, YPD
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Mahoning Ave
Marshall St
I680
Orange Ave
High St
Cliff View St
Granite St
Petrie St
Mercer St
John St
Fairview Ave
Hawthorne St
Joseph St
New Court St
Ridge Ave
W Woodland Ave
Lakewood Ave
Parkwood Ave
Falls Ave
Lombardy Ct
Freeman Ct
Carroll St
Breaden St
Garfield St
W Myrtle Ave
Kenmore Ave W
Cleveland St
W Chalmers Ave
W Marion Ave
W Delason Ave
Cohasset Dr W
Willis Ave
Balsam Ct
Regent St
W Warren Ave
E Warren Ave
W Evergreen Ave
Mineral Springs Ave
Lake Dr
W Glenaven Ave
Linwood Ave
W Earle Ave
E Earle Ave
Chicago Ave
Pineview Ave
Volney Rd
St Louis Ave
Winona Dr
W Dewey Ave
W La Clede Ave
Brentwood Ave
Sherwood Ave
W Princeton Ave
Parkview Ave
W Indianola Ave
E Indianola Ave
Woodford Ave
Idora Ave
W Hylda Ave
E Hylda Ave
W Florida Ave
Almyra Ave
W Boston Ave
E Boston Ave
Parkcliff Ave
W Lucius Ave
E Lucius Ave
Clearmont Dr
W Auburndale Ave
E Auburndale Ave
W Ravenwood Ave
E Ravenwood Ave
W Judson Ave
Mistletoe Ave
W Midlothian Blvd
Hillman Way
Newport Sq
Hilton Ave
La Belle Ave
Southern Blvd
Brooklyn Ave
Market St
Hillman St
Mary St
Trenton Ave
Cain St
Utilis St
Hudson Ave
Idlewood Ave
Firley Ave
Reel Ave
Colfax St
Pearce Ave
Mcfarland Ave
Bonnie Brae Ave
Rogers Rd
Old Mill Dr
Onista Ln
Ososo Rd
Kiwatha Rd
Anoka Ln
E Newport Dr
W Newport Dr
Old Orchard Ln
Hayden Ave
Canfield Rd
Moncrest Dr
Hopkins Rd
Risher Ave
Stratmore Ave
Cascade Rd
Shelby Rd
Arden Blvd
Dover Rd
Kiowa Rd
Glenmere Dr
Hampton Dr
Chestnut Hill Dr
E Park Dr
Valley Dr
Burma Dr
Coral Sea Dr
Oran Dr
Normandy Dr
Rosewae Dr
Skywae Dr
Arrowae Dr
Gladwae Dr
Gladwae Pl
Michael Dr
High Dr
Bears Den Rd
Inglenook Pl
Ottawa Dr
Quebec Ave
Genesee Dr
Tioga Rd
Atoka Rd
W Cohasset Dr
Leyton Dr
Brantford Blvd
Sedona Cir
Den Dr
Robinson Hill Dr
West Dr
W Glacier Dr
Eden Ln
Anna St
Wilkinson Ave
Moraine Dr
Glacierview Dr
Glacier Heights Rd
Price Rd
Calvary Run Dr
Troy St
Olson Ave
S Lakeview Ave
S Portland Ave
Hillsdale Ave
Hampton Ct
Glacier Ave
Halls Heights Ave
Mckinley Ave
Access
E Glacier Dr
Irving Pl
Rockview Ave
Wells Ct
Hogue St
Van Dr
Pepsi Pl
Oak Hill Ave
Pike St
S West Ave
School St
City View Ct
Hoffman St
Plum St
Kist Pl
Park Hill Dr
Thorn St
Hughes St
Williams St
Alice St
Werner St
Dutton Dr
Memorial Hill Dr
Edwards St
Overland Ave
Essex St
Wayne Ave
W Henry St
Pyatt St
Glenwood Ave
Summer St
Rosedale Ave
Gertrude Pl
Warren Ct
Warren Pl

Community Assets

Neighborhoods bordering Glenwood Avenue are rich in community assets, including green spaces, cultural institutions, local organizations and houses of worship that have a physical presence and address in the study area. The study team identified over 35 organizations that provide community and social services, 15 cultural and educational centers, and over 30 faith-based institutions.


Martin Luther Lutheran

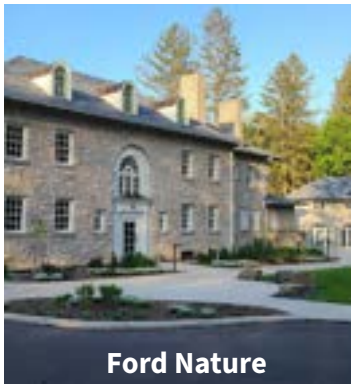

Lanterman's Mill


Simon Community Center


Youngstown Playhouse


East Cohasset trail


Bethel Church of God and Christ


Ford Nature


Boys and Girls Club


Mt .Calvary Pentacostal Church


Third Baptist


Fall's Playground


Glenwood Community Park

Commercial Activity

The Glenwood Avenue corridor is home to over 40 businesses offering a wide variety of services. These range from neighborhood staples like barbershops, convenience stores, and auto repair shops to larger businesses serving the broader region, such as garage door installation and mechanical system services. Additionally, more than 100 home-based businesses operate in the area, providing services like cleaning, childcare, catering, and transportation.



















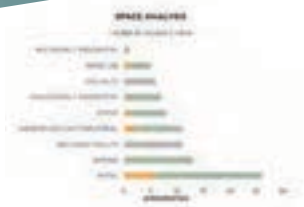


A 2025 market analysis by Streetsense of the Glenwood corridor found that households spend $16,302 annually on retail and support nearly half of sales of local businesses. Residents spend $4,628 annually on groceries and $2,628 on eating out. Residents typically leave their neighborhood for basic shopping, including groceries. Key outlets include discounted grocery stores in Liberty and Boardman.

Retail Viability Analysis

In the spring of 2025, Streetsense conducted a corridor analysis to project retail demand for Glenwood Avenue to inform business retention and attraction.





Real Estate

- Commercial vacancy dropped from 30% in 2020 to 13% in 2025
- Majority of footage is used by social services, followed by healthcare.
- Most retail space is Class C because of its age and deferred maintenance.

Purchasing Power

- Households along Glenwood spend $16,302 annually on retail and support nearly half of sales.
- Households spend $4,628 annually on groceries and $2,628 on eating out.

Business Opportunity

- A small gym or fitness center could be successful.
- Light industrial spaces with flexible footprints for various types of neighborhood-serving businesses have great viability.
- There is an oversupply of personal services, notably barbershops and hair salons, as well as auto-oriented businesses.
- Convenience, fast-casual, or other dining could succeed on the corridor, however, a full-service grocery store would be difficult to sustain, even with patrons from surrounding neighborhoods and the suburbs.
- Unique and in-demand businesses can drive traffic, especially those traveling through Downtown, the West Side, and Boardman.
- Projected retail demand is modest. Up to 15,000 SQFT Class A can be absorbed, but there is about 75,000 SQFT Class C of vacant retail that is unviable for productive use. 15,000 SQFT is about the size of a gym or a convenience store.

Existing Conditions

A summary of existing conditions from surveys, interviews, and public meetings is included in the following illustration.



Greater Glenwood

Existing Conditions Observations

Neighborhood Plan

Priorities

Resident feedback and an assessment of existing conditions and potential opportunities highlighted two main community priorities: safer homes and neighborhoods, and better everyday choices.

Safer homes and neighborhoods mean improving every aspect of daily living, from the quality, usability, and affordability of housing to streets where people do not have to worry about reckless driving or crime. Choice translates to having better neighborhood services and amenities, including programs that support youth and seniors, and nearby places to buy fresh food and other essentials.



Neighborhood Stabilization

Help improve safety and quality of life on each block.



Mobility and Connectivity

Make it safe and easy for people to get where they want to go.



Quality Housing

Everyone can find safe, affordable living that fits their needs.



Neighborhood Services

Support local businesses and provide reliable city services.



Community

Invest in places where people connect.

Major Projects

The recommended, significant projects in the coming years to address the outlined priorities that will show visible, implementation of this plan include the following:

Neighborhood Stabilization

- Demolishing all remaining vacant residential and commercial properties beyond repair.
- Strengthening neighborhood safety through limproved ighting and cameras at locations where residents have raised safety concerns.

Mobility & Connectivity

- Implementing preliminary design and phasing to make the Glenwood Avenue and Canfield Road and Midlothian Boulevard intersections safer and more welcoming for people walking, biking, and visiting nearby businesses.
- Improving streets, sidewalks, crossings, lighting, and signs so it is safer and easier to access WRTA and for people to get to Mill Creek MetroParks from surrounding neighborhoods.

Quality Housing

- Building housing near Glenwood Avenue, including small, multi-family housing with 2 to 6 units.
- Adopting a “Whole Home Repair” approach to assist homeowners with support.

Neighborhood Services

- Implementing a plan to fix up and reuse the Park Inn with first floor commercial space.
- Promoting primary care, pharmacy, and healthy living access through Meridian Health Care’s campus renovation.

Community

- Maintaining outdoor gathering spaces such as Glenwood Community Park so that they are safe and inviting.
- Launching a communications strategy and association so residents are aware and contribute to what is going on in their neighborhoods.



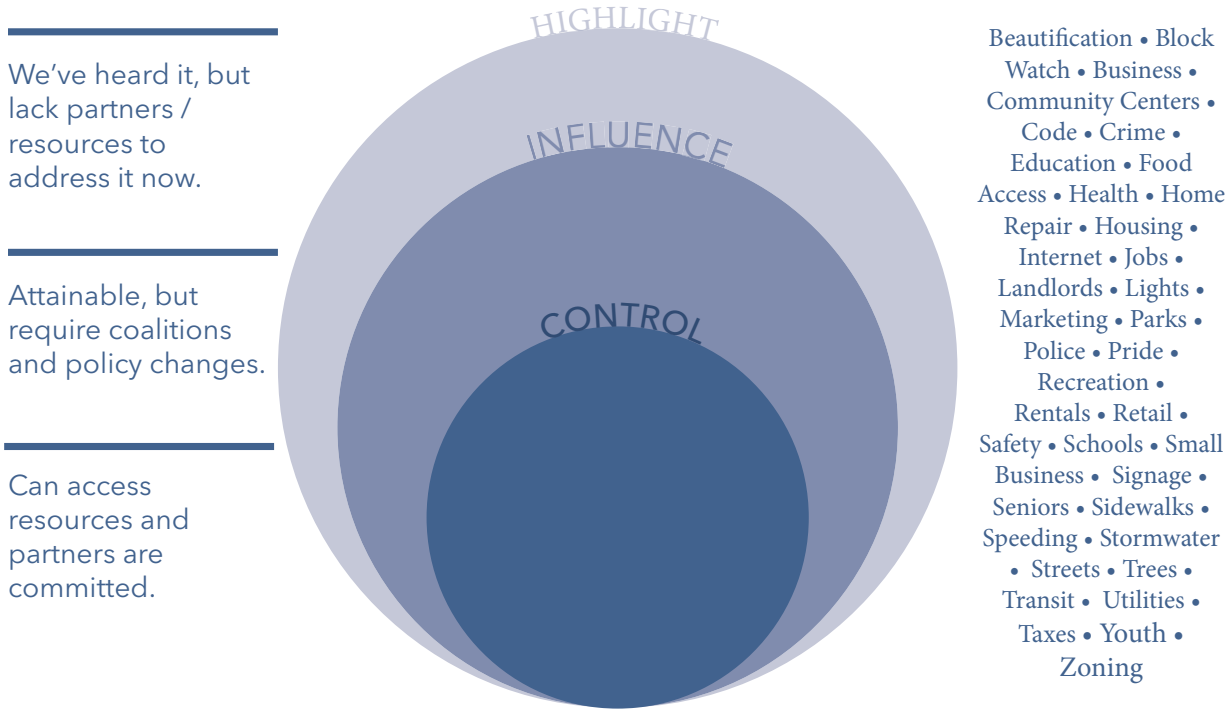
Greater Glenwood Plan

Major Projects

Implementation

The culmination of hundreds of interviews with residents, fieldwork, and analysis organized around the themes of **Neighborhood Stabilization**, **Mobility & Connectivity**, **Quality Housing**, **Neighborhood Services**, **and Community** revealed two core values for Greater Glenwood: **safety** and **choice**.

Residents consistently expressed that a safe environment, access to basic services, and better options for housing, jobs, and things to do are essential to improving the quality of life and attracting future investment in the neighborhoods. Numerous resident conversations explored other related and critical opportunities and challenges, but they are complex and require resources beyond what can be tangibly accomplished with this plan. Some of these topics are included in the **Control – Influence - Highlight** infographic to communicate that they were not lost or intentionally excluded.



The following implementation section presents practical, action-oriented steps to strengthen these values of **safety** and **choice** throughout Greater Glenwood. Most projects are expected to be implemented in the near term, within three-to-five years of plan adoption. Updates to the plan will be approached deliberately to maintain its integrity and resident buy-in. If a project is determined to be unfeasible after further study, and stakeholders reach consensus, it may be removed. Any such changes will be summarized in future updates and communicated to neighborhood stakeholders by YNDC.

NEIGHBORHOOD STABILIZATION

Help improve safety and quality of life on each block.

1. Blight Removal

A. Monitoring & Data Tracking

1. Continue property conditions surveying to monitor the health of each neighborhood and document newly vacant and abandoned structures. Proactively track Glenwood Avenue and adjacent streets at least twice per year to identify major code violations and maintain a list to prioritize chronic problem properties that are public nuisances.

B. Cleanup & Maintenance

1. Continue to board-up and clean up all unsecured vacant structures.
2. Continue removal of asphalt and other neglected infrastructure, reseeding lots throughout the corridor to support greening and reuse.
3. Maintain routine grass cutting and vacant lot upkeep through coordinated property maintenance schedules and enforcement of existing standards.
4. Investigate area-wide rodent and groundhog control strategies to mitigate health, safety, and property damage concerns.

C. Property Intervention and Reuse

1. Demolish all remaining vacant buildings beyond repair, prioritizing those posing safety or market risks to stabilized areas.
2. Secure brownfield remediation grants for assessment, remediation, and demolition at contaminated or underutilized sites.
3. Develop and carry out a plan to address the conditions of the Princeton and Sheridan school properties.
4. Work with the City and Mount Calvary Pentecostal Church to return the Idora Park property to a productive use.

D. Reuse Policy & Partnership Tools

1. Increase and operationalize “Good Neighbor” memorandums of understanding (MOUs) with business and property owners along Glenwood Avenue to ensure community standards are consistently met.
2. Use nuisance receivership statute to address chronic nuisance or blighted private properties.
3. Maximize special assessment collections to ensure funding for ongoing maintenance, nuisance abatement, and demolition where applicable.



Mineral Springs Avenue Transformation



Glenwood Avenue Transformation

2. Crime Prevention

A. Safety Coordination

1. Work with the Youngstown Police Department (YPD) to shutdown on-going crime locations.
2. Hold routine crime information meetings and report back to the neighborhoods on trends, enforcement outcomes, and strategies. Include ordinance education and training on tools to address common nuisances and illegal activities.
3. Continue enrolling households in the Community Safety Program.
4. Partner with community organizations and neighborhood groups to maintain and actively program Glenwood Community Park, ensuring regular maintenance to deter nuisance behavior.
5. Convene a focused conversation with youth-serving agencies to address the perceived lack of reliable after-school and summer programming, including exploration of expanded summer work programs.

B. Environmental Design and Infrastructure

1. Maintain a list of high-risk right-of-way locations and implement neighborhood improvements such as enhanced lighting, fencing, and security cameras.
2. Continue to board-up and clean up all unsecured vacant structures.
3. Inventory dark or underlit areas not covered by city or utility infrastructure, and coordinate with property owners and the City to install new lighting. Rapidly replace non-functioning poles with LEDs.

C. Strategic Intervention

1. Continue acquisition and rehabilitation of chronic/historical nuisance properties in priority locations, especially near Glenwood Avenue, following models like East Liberty (Pittsburgh).







Community Safety Program Doorbell Camera Installation and Before and After Lighting Installation at ST's

MOBILITY & CONNECTIVITY

Make it safe and easy for people to get where they want to go.

1. Safe Streets

A. General Maintenance

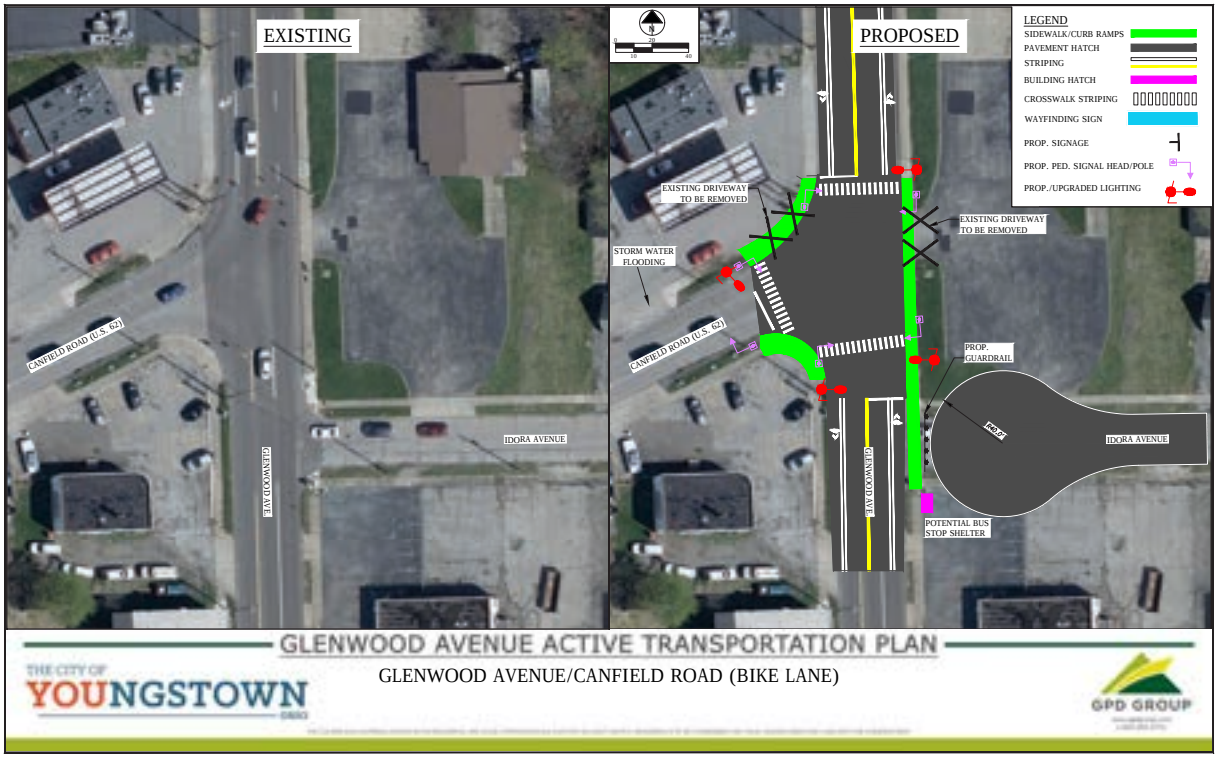
1. Complete regular maintenance on all streets and sidewalks throughout the neighborhoods, including sweeping and snow removal, and communicate schedules with neighborhood groups so residents know when work will occur.
2. Follow the City's road resurfacing process for roads rated poor in the property conditions survey.
3. Continue repairing and replacing curbs and sidewalks in all neighborhoods, prioritizing intersections that connect homes to transit, parks, and other amenities.
4. Continue maintenance of street trees, prioritizing the removal of dead and dangerous trees and replanting where appropriate.

B. Streetscape Improvements

1. Coordinate all infrastructure replacement and enhancement resulting from the Mill Creek Interceptor Project with improvements that increase accessibility and safety for residents, including sidewalks, crossings, and lighting.
2. Address utility pole in front of 1111 Glenwood and any other locations that are routinely hit and causes neighborhood-wide outages.

C. Intersection Improvements

1. Implement preferred recommendation from Active Transportation Plan for Glenwood Avenue and Canfield Road intersection, which includes closing off Idora Avenue.



2. Implement preferred recommendation from Active Transportation Plan for Glenwood Avenue and Midlothian Boulevard to address high-volume of crashes and nonexistent pedestrian access, including adding a path that connects the neighborhood to Lake Newport via the gas line right-of-way.



3. Implement enhancements at Glenwood Avenue and Mahoning Avenue as recommended in the Active Transportation Plan, including extending the sidewalk, and adding signage, crosswalks, and lighting.

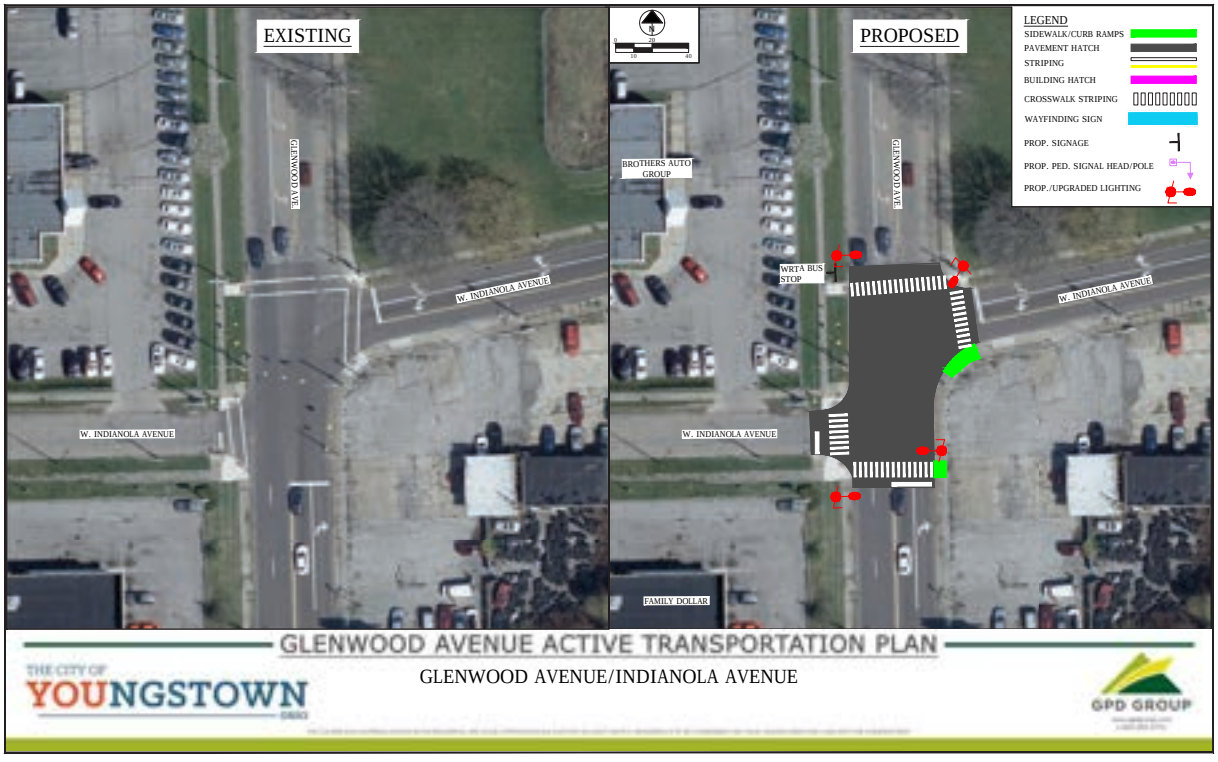


4. Implement high-visibility crosswalks and enhanced lighting as recommended in the Active Transportation Plan for the following intersections:

- Glenwood Avenue and
  - High Street
  - Woodland Avenue
  - Carroll Street
  - Breaden Avenue
  - Cleveland Street
  - Warren Avenue
  - Lake Drive
  - Pineview Avenue
  - Earle Avenue
  - Sherwood / LaClede / Princeton
  - Parkview Avenue
  - Indianola Avenue
  - Ferndale Avenue/ Kiwatha Road

5. Implement wayfinding as recommended in the Active Transportation Plan for the following intersections for the East Cohasset Drive Hike and Bike Trail and the Ford Nature Center:

- Glenwood Avenue and
  - High Street
  - Warren Avenue
  - Sherwood / LaClede / Princeton
  - Ferndale / Kiwatha
  - East Cohasset Drive Hike and Bike Trail at Cohasset Drive, Ottawa Drive, Genesee Drive, and Parkview Avenue



6. Add/update bus shelters as recommended in the Active Transportation Plan for the following intersections:

- Northbound/Southbound at Glenwood Avenue and
  - Breaden Avenue
  - Warren Avenue
  - Pineview Avenue
  - Sherwood / LaClede / Princeton

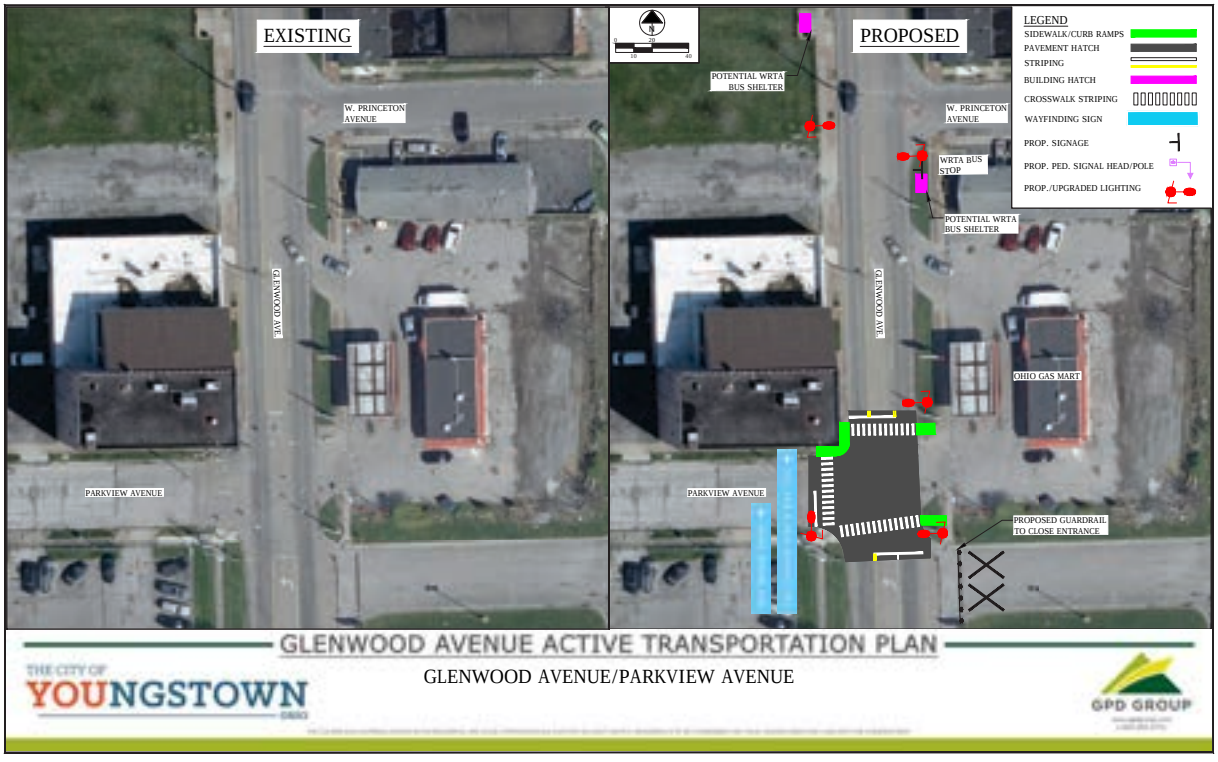
- Northbound at Glenwood Avenue and
  - Woodland Avenue
  - Earle Avenue

- Southbound at Glenwood Avenue and
  - Cleveland Street
  - Lake Drive
  - Parkview Avenue
  - Idora Avenue
  - Kiwatha Avenue

7. Add flashing beacon for pedestrian crossing as recommended in the Active Transportation Plan for the following intersections:

- Glenwood / Sherwood / LaClede / Princeton

8. Barricade Glenwood Avenue entrance to 2649 Glenwood to improve pedestrian safety.





D. Speeding

1. Add edge lines to Glenwood Avenue to narrow travel lanes.

2. Designate biannual days for enforcing speeding and complete stops in the neighborhoods.

3. Routinely request City's speed monitoring equipment and data analysis on findings.

4. Add speed limit signs at gateways to Glenwood Avenue.

5. Prepare traffic calming recommendations for the following streets:

- Hillman Avenue
- Oak Hill Avenue
- Hudson Avenue
- Fernley Avenue
- Warren Avenue
- LaClede Avenue
- Volney Road

D. Policy

1. City adoption of a Complete Streets Policy to increase safety and accessibility for everyone.

QUALITY HOUSING

Everyone can find safe, affordable housing that meets their needs.

1. Compliance

A. Zoning Reform

1. Amend Redevelopment Code minimum lot area, width, setbacks, and yard requirements so that desired infill housing types are allowed by right and are required to match the existing neighborhood fabric.
2. Permit up to four-units in all residential districts and the Mixed-Use Community (MU C) district with the intent of complimenting and enhancing the existing neighborhood fabric
3. Allow accessory dwelling units (ADUs) as a permitted accessory use with clear design standards to protect neighborhood character.
4. Pair the Redevelopment Code with the Official Zoning Map online in a single, user-friendly interface so residents, developers, and staff can easily see both regulations and zoning designations.
5. Rezone parcels where current zoning does not align with existing land use or the plan's future land use recommendations to reduce nonconformities and speculative rezonings.



Pearce Avenue Cottages

B. Quality Rentals

1. Renovate and build high-quality rental housing.
2. Connect responsible landlords to the Mahoning County Lead Abatement Program and other resources and maintain a list of rental properties that are not compliant with the City's lead-safe ordinance and 2027 deadline for citywide compliance.
3. Use the Housing Task Force to grow the number of responsible landlords, expand education on renters' rights, and conduct direct actions on slumlords.
4. Strengthen and enforce the Rental Licensing and Inspection Program by maintaining a shared list of registered, non-compliant, and suspected rentals; adopt clear policies and procedures; improve public access to registry information; and partner with Community Legal Aid and other partners for landlord training and compliance pathways.
5. Prepare a recommendation for a risk mitigation fund that supports landlords willing to participate in rental assistance programs, helping cover damages or vacancy risk tied to program participation.
6. Enter MOUs between Code Enforcement and service providers so inspectors can directly refer tenants to free tenant counseling and financial counseling as part of the code enforcement and rental inspection process.
7. Enter MOUs between social service agencies and tenant counseling providers to integrate tenant and financial counseling into workforce, housing, crisis intervention, and case management programs when housing instability is identified.

8. Identify and prioritize the worst occupied, tax-delinquent slum rental nuisance properties where owners have failed to respond to enforcement, and work with the Mahoning County Treasurer to initiate tax foreclosure on these properties.

9. Eliminate noncompliant group homes by confirming and monitoring compliance with the Redevelopment Code, City Code, and state requirements, and ensure all recovery residences and other covered communal living arrangements are treated as rooming houses for purposes of registration, licensure, inspection, and enforcement. Enforce fines and penalties for unlicensed operators.

10. Evaluate and revise Chapters 1743 and 1744 (Health Code – Residential Care Homes / Group Homes) to ensure they align with current state law, and streamline inspections across code enforcement, fire, building, and zoning.

11. Continue monitoring and reporting roles for state-funded adult care and recovery homes, informing state authority as appropriate and supporting a fair distribution of facilities across the region.

2. Access

A. Paths to Homeownership

1. Continue to support and expand homebuyer counseling and financial education through outreach and partnerships so residents understand mortgage readiness, available programs, and long-term costs of ownership.

2. Ensure existing homeowners are aware of and able to access all tax exemptions and relief programs they qualify for, especially low- and moderate-income households and seniors facing rising property taxes.

3. Add or expand a down payment assistance program targeted to priority populations and neighborhoods, aligned with the plan's reinvestment strategy.

4. Create move-in-ready product through renovation and construction.

5. Adopt LISC Cleveland's approach to identifying and monitoring heirs' property by creating a database of properties.



Housing Counseling

B. Repair and Preserve

1. Implement a whole home repair model that layers multiple funding sources: home repair, weatherization, energy efficiency, accessibility, and lead hazard control on each eligible household to stabilize structures and reduce repeated interventions.

2. Target home repair resources to blocks and areas where strategic investment will maximize neighborhood stabilization, support owner-occupancy, and strengthen recent improvements.

3. Continue to renovate vacant homes that are structurally sound, pairing acquisition, rehab, and disposition tools to return them to the owner-occupied or quality rental market.

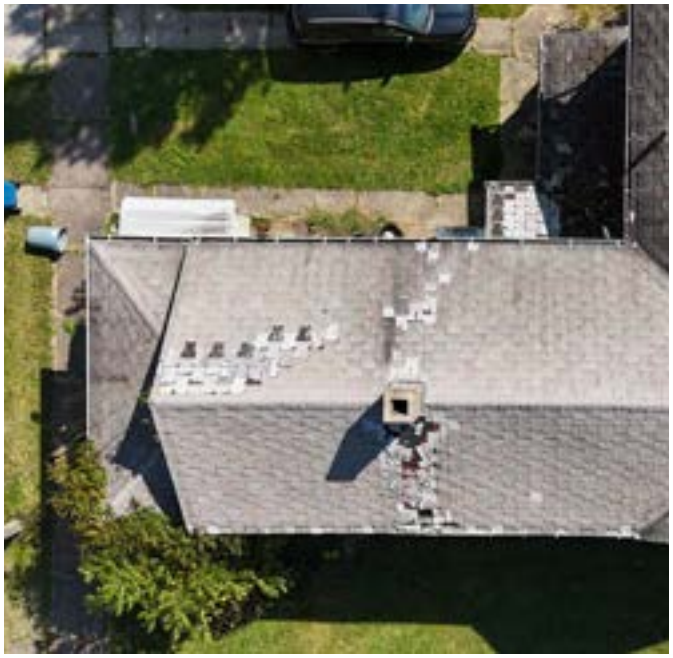
4. Aggressively pursue all available funding for occupied home repair, emergency repairs, and weatherization programs, and align program criteria with neighborhood priorities.

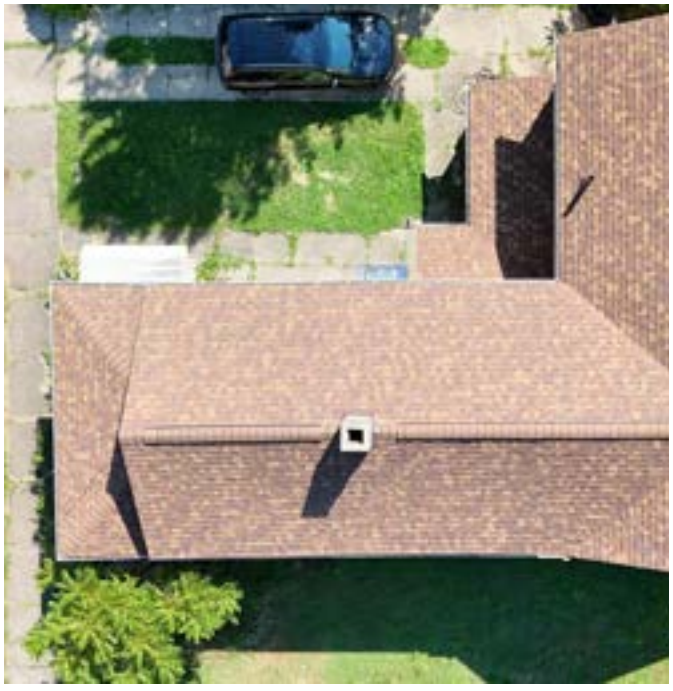
5. Coordinate with partners to ensure owner-occupants who receive code enforcement notices are connected to available repair programs, including outreach via letters, door-knocking, and neighborhood meetings.

6. Eliminate the existing administrative appeals process under the Property Maintenance Code and replace it with a simplified appeals pathway for low-income homeowners who verify income using HUD-aligned documentation, so enforcement is paired with realistic compliance routes.

7. Coordinate with partners to connect older adults to repair, accessibility, and support services that allow them to safely age in place.

8. Continue to educate homeowners on homestead and other available tax exemptions.





Before and After
Owner-Occupied
Roof Replacement





C. New Construction

1. Support the production of a range of housing types, prioritizing smaller units that are integrated into the existing neighborhood fabric.

2. Coordinate and maintain existing financing tools so they work together to support small-scale infill projects, including local gap financing, reduced fees, and targeted incentives.

3. Work with the City to remove regulatory barriers to affordable housing, building on recent actions such as ORD 25-15 that removed tap-in fees.

4. Establish a development loan fund offering predevelopment, acquisition, and construction financing for mission-aligned projects, supported by impact investors, banks, and mission-driven partners leveraging a blended PRI rate to promote long-term affordability and neighborhood stabilization.

5. Explore use of tax increment financing (TIF) and other public funding programs to fund infrastructure and public realm improvements that support new housing.

6. Continue strategic acquisition and site control of scattered parcels and key assemblies to support future phases of infill housing and redevelopment.

NEIGHBORHOOD SERVICES

Support local businesses and reliable city services.

1. Choice - Neighborhood Services

A. Retail Vitality

1. Maintain a database of available commercial spaces.

2. Acquire key vacant and underutilized commercial properties along Glenwood where feasible, prioritizing highly visible nodes and corners that can anchor new retail or community-serving uses.

3. Create a target business profile for priority businesses based on retail analysis and available properties to actively seek potential operators (ex. fresh food, sit-down and fast casual dining, small gym or fitness center, laundromat).

4. Maintain an outreach database of entrepreneurs and regional operators aligned with priority businesses. Work with partners to curate and recruit by offering technical assistance, financing, and site-matching to help close gaps in neighborhood-serving retail as properties become available.

5. Convert 2649 Glenwood (Bottom Dollar site) to an active use.

6. Assess the feasibility of developing new light industrial or flexible workspaces for community entrepreneurs.

7. Inform residents about available pharmacy services and explore additional options or partnerships to address gaps in medication access and basic health-related retail.

8. Identify and implement strategies to curb overconcentration of auto-oriented and vice businesses that are not community priorities through zoning and stricter enforcement.

9. Build upon traffic to Mill Creek MetroParks and Glenwood's role as a gateway by marketing businesses that can benefit from park-related demand.



Glenwood Looking North

10. Advance streetscape elements such as banners, holiday decorations, and continued support for public art.



Resident Feedback on Preferred Retail at the Greater Glenwood Open House

B. Business Support

1. Help the Glenwood Neighbors Business Association (GNBA) grow and stay active. Recruit more businesses, make meetings more useful, improve communication, share leadership responsibilities, and seek a small amount of funding for basic operations.

2. Give every new business a welcome packet.

3. Check in regularly with businesses to learn what they need. Help them find grants and other opportunities.

4. Feature a Glenwood business at each GNBA meeting and on social media.

5. Encourage the City and economic development partners to offer new rounds of façade improvement grants along Glenwood Avenue.

6. Encourage Valley Partners to provide and market small, low-interest loans (for example up to 10,000 dollars) for equipment, buildout, signage, and working capital to help neighborhood businesses grow.

7. Explore creation of a simplified corridor service district or similar mechanism to fund shared services such as snow removal, trash, and landscaping that keep frontages clean and attractive without overburdening individual small businesses.

Glenwood Neighbors Business Association

1. Choice - Community

A. Communication

1. Work with the City and community partners on a clear communication strategy so residents know where to find reliable public information and train partners to consistently direct people to these sources. Residents request consistent updates through text alerts, neighborhood meetings, e-newsletters, and Facebook with safety and crime information as the highest priority.

2. Designate physical locations for community notice boards, such as the Newport Library, where residents can access printed information about meetings, programs, and resources.

3. Organize a volunteer “welcome team” to greet new residents and provide welcome packets.

4. Provide the City with up-to-date information on Greater Glenwood neighborhoods, organizations, and contact points for inclusion in its official communication channels.

5. Continue regular surveying of residents to demonstrate priorities.

B. Gathering

1. Create more welcoming places like Glenwood Grounds where neighbors can gather, connect, and spend time together.

2. Build neighborhood capacity by gauging interest in and organizing a south side coalition for neighborhoods west of Market Street to coordinate on shared priorities.

3. Help organize the group and shape its meetings around what residents want, including conversations with elected officials and updates from service providers.

4. Hold at least one annual neighborhood-wide meeting to discuss concerns, answer questions, and provide updates on city projects, neighborhood initiatives, and available resources to implement the neighborhood plan.

5. Promote and expand streetscape or property maintenance awards to recognize residents, businesses, and institutions that contribute to neighborhood appearance and pride.

6. Support neighborhood block gatherings to build connection.

7. Provide positive stories and improvement updates through various channels to counter outdated negative perceptions and highlight real progress.

8. Work with area Realtors to share information about reinvestment projects and amenities.

Monitoring Progress

This neighborhood plan will be reviewed on a regular basis to track both implementation and impact over time. A report will be created at least annually by YNDC to show progress on actions. The following tables lists the actions and timelines.

Outputs that are regularly tracked by YNDC and the City to be included in reporting will include the following:

- **Neighborhood Stability**
    - Vacant and Blighted Properties Boarded and Cleaned Up
    - Blighted Structures Demolished
    - Participants in Safety Program
- **Mobility & Connectivity**
    - Sidewalks Reclaimed/Replaced
    - Streetlights Repaired
- **Quality Housing**
    - Vacant Units Rehabbed
    - Units Built
    - Homeowners Created
    - Owner Occupied Home Repair Projects Completed
- **Neighborhood Services**
    - Properties Acquired for Redevelopment
    - New Businesses
- **Community**
    - Number of People Signed Up to Receive Progress Communication

Neighborhood Stabilization

Blight Removal

A. Monitoring & Data Tracking

Action	Key Partners	Timeline	Results	Progress
1. Continue property conditions surveying to monitor the health of each neighborhood and document newly vacant and abandoned structures. Proactively track Glenwood Avenue and adjacent streets at least twice per year to identify major code violations and maintain a list to prioritize chronic problem properties that are public nuisances.	Code Enforcement	Continue & Monitor	Reduction in problem properties, vacancies, and crime.	

B. Cleanup & Maintenance

Action	Key Partners	Timeline	Results	Progress
1. Continue to board-up and clean up all unsecured vacant structures.	Code Enforcement	Continue & Monitor	Reduction in problem properties, vacancies, and crime.	
2. Continue removal of asphalt and other neglected infrastructure, reseeding lots throughout the corridor to support greening and reuse.	Code Enforcement, Mahoning County Land Bank (MCLB)		Improved neighborhood appearance and property maintenance compliance.	
3. Maintain routine grass cutting and vacant lot upkeep through coordinated property maintenance schedules and enforcement of existing standards.	Code Enforcement, MCLB			
4. Investigate area-wide rodent and groundhog control strategies to mitigate health, safety, and property damage concerns.	Health Department	Near-Term Project (1-3 Years)	Housing preservation.	

C. Property Intervention & Reuse

Action	Key Partners	Timeline	Results	Progress
1. Demolish all remaining vacant buildings beyond repair, prioritizing those posing safety or market risks to stabilized areas.	Code Enforcement, MCLB	Long-Term Vision (5 Years)	Improve neighborhood appearance.	
2. Secure brownfield remediation grants for assessment, remediation, and demolition at contaminated or underutilized sites.	Community Planning and Economic Development (CPED), MCLB, Western Reserve Port Authority (WRPA), Economic Action Group (EAG)	Continue & Monitor	Improve neighborhood appearance.	
3. Develop and carry out a plan to address the conditions of the Princeton and Sheridan school properties.		Long-Term Vision (5 Years)		
4. Work with the City and Mount Calvary Pentecostal Church to return the Idora Park property to a productive use.	Community Planning and Economic Development (CPED), Mount Calvary	Long-Term Vision (5 Years)		

D. Policy & Partnership Tools

Action	Key Partners	Timeline	Results	Progress
1. Increase and operationalize "Good Neighbor" memorandums of understanding (MOUs) with business and property owners along Glenwood Avenue to ensure community standards are consistently met.	Glenwood Neighbors Business Association (GNBA), Business and Property Owners	Near-Term Project (1-3 Years)	Improve neighborhood appearance.	
2. Use nuisance receivership statute to address chronic nuisance or blighted private properties.	Code Enforcement, Law Department	Near-Term Project (1-3 Years)	Reduction in problem properties, vacancies, and crime.	

Crime Prevention

A. Safety Coordination

Action	Key Partners	Timeline	Results	Progress
1. Work with the Youngstown Police Department (YPD) to shutdown owngoing crime locations.	YPD	Near-Term Project (1-3 Years)	Reduction in crime and increased resident awareness of safety tools.	
2. Hold routine crime information meetings and report back to the neighborhoods on trends, enforcement outcomes, and strategies. Include ordinance education and training on tools to address common nuisances and illegal activities.				

A. Safety Coordination (Continued)

Action	Key Partners	Timeline	Results	Progress
3. Continue enrolling households in the Neighborhood Safety Program.	4-Square Block Watch, Idora Neighborhood Association (INA)	Continue & Monitor	Reduction in crime and increased resident awareness of safety tools.	
4. Partner with community organizations and neighborhood groups to maintain and actively program Glenwood Community Park, ensuring regular maintenance to deter nuisance behavior.	IRA, GNBA, Hope for Renewal, Parks and Recreation	Near-Term Project (1-3 Years)	Increased positive activity and reduced nuisance behavior in and around the park.	
5. Convene a focused conversation with youth-serving agencies to address the perceived lack of reliable after-school and summer programming, including exploration of expanded summer work programs.	Boys and Girls Club, Oak Hill Collaborative, Parks and Recreation, Salvation Army, Southside Academy, and other youth service providers that serve neighborhood residents Near-Term Project (1-3 Years)		Expanded afterschool and summer programming and increased youth participation in work and mentoring programs.	

B. Environmental Design & Infrastructure

Action	Key Partners	Timeline	Results	Progress
1. Maintain a list of high-risk right-of-way locations and implement neighborhood improvements such as enhanced lighting, fencing, and security cameras.	Code Enforcement, Public Works, Police	Near-Term Project (1-3 Years)	Reduction in crime at priority locations and improved perceptions of safety.	
2. Continue to board-up and clean up all unsecured vacant structures.				
3. Inventory dark or underlit areas not covered by city or utility infrastructure, and coordinate with property owners and the City to install new lighting. Rapidly replace non-functioning poles with LEDs.	Public Works, Ohio Edison		Faster repair times and more consistent lighting coverage in residential areas.	

C. Strategic Intervention

Action	Key Partners	Timeline	Results	Progress
1. Continue acquisition and rehabilitation of chronic/historical nuisance properties in priority locations, especially near Glenwood Avenue, following models like East Liberty (Pittsburgh).	City Land Bank, CPED, MCLB	Near-Term Project (1-3 Years)	Reduced crime at former nuisance properties and increased reinvestment at key locations.	

Mobility & Connectivity

Safe Streets

A. General Maintenance

Action	Key Partners	Timeline	Results	Progress
1. Complete regular maintenance on all streets and sidewalks throughout the neighborhoods, including sweeping and snow removal, and communicate schedules with neighborhood groups so residents know when work will occur.	Public Works	Continue & Monitor	Improved street and sidewalk conditions, better walkability, and fewer maintenance-related complaints.	
2. Follow the City's road resurfacing process for roads rated poor in the property conditions survey.		Long-Term Vision (5 Years)	Improved street conditions.	
3. Continue repairing and replacing curbs and sidewalks in all neighborhoods, prioritizing intersections that connect homes to transit, parks, and other amenities.		Continue & Monitor	Safer and more accessible routes to transit, parks, and neighborhood amenities.	
4. Continue maintenance of street trees, prioritizing the removal of dead and dangerous trees and replanting where appropriate.	Parks and Recreation	Continue & Monitor	Healthier tree canopy, reduced hazards from dead trees, and enhanced neighborhood appearance.	

B. Streetscape Improvements

Action	Key Partners	Timeline	Results	Progress
1. Coordinate all infrastructure replacement and enhancement resulting from the Mill Creek Interceptor Project with improvements that increase accessibility and safety for residents, including sidewalks, crossings, and lighting.	ms Consultants, Public Works	Long-Term Vision (5 Years)	Improved pedestrian safety and accessibility, better lighting, and more connected routes to key destinations.	
2. Address utility pole in front of 1111 Glenwood and any other locations that are routinely hit and causes neighborhood-wide outages.	Ohio Edison, Public Works	Long-Term Vision (5 Years)	Less power interruptions.	

C. Intersection Improvements				
Action	**Key Partners**	**Timeline**	**Results**	**Progress**
3.Implement preferred recommendation from Active Transportation Plan for Glenwood Avenue and Canfield Road intersection, which includes closing off Idora Avenue.	4-Square Block Watch, Public Works, Eastgate, Healthy Community Partnership, INA, GNBA	Long-Term Vision (5 Years)	Reduced crashes, safer crossings for people walking and biking, and better access to transit and neighborhood destinations.	
4. Implement preferred recommendation from Active Transportation Plan for Glenwood Avenue and Midlothian Boulevard to address high-volume of crashes and nonexistent pedestrian access, including adding a path that connects the neighborhood to Lake Newport via the gas line right-of-way.				
5. Implement enhancements at Glenwood Avenue and Mahoning Avenue as recommended in the Active Transportation Plan, including extending the sidewalk, and adding signage, crosswalks, and lighting.				
6. Implement high-visibility crosswalks and enhanced lighting as recommended in the Active Transportation Plan for the following intersections: • Glenwood Avenue and o High Street, Woodland Avenue, Carroll Street, Breaden Avenue, Cleveland Street, Warren Avenue, Lake Drive, Pineview Avenue, Earle Avenue, Sherwood / LaClede / Princeton, Parkview Avenue, Indianola Avenue, Ferndale Avenue / Kiwatha Road				
7. Implement wayfinding as recommended in the Active Transportation Plan for the following intersections for the East Cohasset Drive Hike and Bike Trail and the Ford Nature Center: • Glenwood Avenue and o High Street o Warren Avenue o Sherwood / LaClede / Princeton o Ferndale / Kiwatha o East Cohasset Drive Hike and Bike Trail at Cohasset Drive, Ottawa Drive, Genesee Drive, Parkview Avenue				

C. Intersection Improvements (Continued)				
Action	**Key Partners**	**Timeline**	**Results**	**Progress**
8. Add/update bus shelters as recommended in the Active Transportation Plan for the following intersections: • Northbound/Southbound at Glenwood Avenue and o Breaden Avenue, Warren Avenue, Pineview Avenue, Sherwood / LaClede / Princeton • Northbound at Glenwood Avenue and o Woodland Avenue, Earle Avenue • Southbound at Glenwood Avenue and o Cleveland Street, Lake Drive, Parkview Avenue, Idora Avenue, Kiwatha Avenue	4-Square Block Watch, Public Works, Eastgate, Healthy Community Partnership, INA, GNBA, Western Reserve Transit Authority (WRTA)	Long-Term Vision (5 Years)	Safer access to transit.	
9. Add flashing beacon for pedestrian crossing as recommended in the Active Transportation Plan for the following intersections: • Glenwood / Sherwood / LaClede / Princeton			Reduced crashes, safer crossings for people walking and biking, and better access to transit and neighborhood destinations.	
10. Barricade Glenwood Avenue entrance to 2649 Glenwood to improve pedestrian safety.	Public Works	Near-Term Project (1-3 Years)	Safer pedestrian environment.	

D. Speeding				
Action	**Key Partners**	**Timeline**	**Results**	**Progress**
1. Add edge lines to Glenwood Avenue to narrow travel lanes.	Public Works	Near-Term Project (1-3 Years)	Reduced speeding and improved driver compliance with traffic laws.	
2. Designate biannual days for enforcing speeding and complete stops in the neighborhoods.	Police, Public Works	Long-Term Vision (5 Years)		
3. Routinely request City's speed monitoring equipment and data analysis on findings.	Police	Continue & Monitor	Better understanding of speeding patterns and data-informed traffic calming strategies.	
4. Add speed limit signs at gateways to Glenwood Avenue.		Near-Term Project (1-3 Years)	Increased driver awareness of speed limits and reduced speeding.	

D. Speeding (Continued)				
Action	**Key Partners**	**Timeline**	**Results**	**Progress**
5. Prepare traffic calming recommendations for the following streets: • Hillman Avenue, Oak Hill Avenue, Hudson Avenue, Fernley Avenue, Warren Avenue, LaClede Avenue, Volney Road	4-Square Block Watch, INA, Public Works	Near-Term Project (1-3 Years)	Clear plan for targeted traffic calming and improved safety on residential streets.	

E. Policy				
Action	**Key Partners**	**Timeline**	**Results**	**Progress**
1. City adoption of a Complete Streets Policy to increase safety and accessibility for everyone.	4-Square Block Watch, Public Works, Eastgate, Healthy Community Partnership, INA, GNBA	Near-Term Project (1-3 Years)	Systematic consideration of all users in future street projects and safer conditions for people walking, biking, using transit, and driving.	

Quality Housing

1. Compliance

A. Zoning Reform

Action	*Key Partners*	*Timeline*	*Results*	*Progress*
1. Amend Redevelopment Code minimum lot area, width, setbacks, and yard requirements so that desired infill housing types are allowed by right and required to match the existing neighborhood fabric.	Code Enforcement, CPED, Planning Commission/ Board of Zoning Appeals, Public Works, Law Department	Near-Term Project (1-3 Years)	Adopted ordinance and more infill-friendly standards that allow desired housing types by right.	
2. Permit up to four-units in all residential districts and the Mixed-Use Community (MUC) district with the intent of complimenting and enhancing the neighborhood fabric			Adopted ordinance and increased flexibility to add smallscale multifamily housing consistent with neighborhood character.	
3. Allow accessory dwelling units (ADUs) as a permitted accessory use with clear design standards to protect neighborhood character.			Adopted ordinance and expanded options for small accessory units that fit existing blocks.	
4. Pair the Redevelopment Code with the Official Zoning Map online in a single, user-friendly interface so residents, developers, and staff can easily see both regulations and zoning designations.			User friendly online zoning tool and easier access to regulations for residents and developers.	
5. Rezone parcels where current zoning does not align with existing land use or the plan's future land use recommendations to reduce nonconformities and speculative rezonings.			Adopted ordinance and reduced nonconformities and speculative rezonings.	

B. Quality Rentals

Action	Key Partners	Timeline	Results	Progress
1. Renovate and build high-quality rental housing.	CPED, MCLB	Continue & Monitor	More quailty housing.	
2. Connect responsible landlords to the Mahoning County Lead Abatement Program and other resources and	Community Legal Aid, CPED, Housing Task Force, Health Department,	Near-Term Project (1-3 Years)	Increased participation in lead abatement resources and higher compliance	

B. Quality Rentals (Continued)				
Action	**Key Partners**	**Timeline**	**Results**	**Progress**
maintain a list of rental properties that are not compliant with the City's lead-safe ordinance and 2027 deadline for citywide compliance.	Mahoning County Lead Program, Youngstown Metropolitan Housing Authority (YMHA)		(continued) with the City's leadsafe ordinance.	
3. Use the Housing Task Force to grow the number of responsible landlords, expand education on renters' rights, and conduct direct actions on slumlords.	Community Legal Aid, CPED, Continuum of Care, Housing Task Force, YMHA	Continue & Monitor	More trained landlords, better awareness of renters' rights, and improved rental housing conditions.	
4. Strengthen and enforce the Rental Licensing and Inspection Program by maintaining a shared list of registered, non-compliant, and suspected rentals; adopt clear policies and procedures; improve public access to registry information; and partner with Community Legal Aid and other partners for landlord training and compliance pathways.	Housing Task Force, Community Legal Aid, Code Enforcement, Health Department, YMHA	Near-Term Project (1-3 Years)	More registered rentals, higher inspection compliance, and reduced serious health and safety violations.	
5. Prepare a recommendation for a risk mitigation fund that supports landlords willing to participate in rental assistance programs, helping cover damages or vacancy risk tied to program participation.	Housing Task Force, Local Foundations, CDFIs, Philanthropic Partners, YMHA		Established fund design and increased landlord participation in rental assistance programs.	
6. Enter MOUs between Code Enforcement and service providers so inspectors can directly refer tenants to free tenant counseling and financial counseling as part of the code enforcement and rental inspection process.	Code Enforcement, Housing Task Force, Community Legal Aid, Continuum of Care, 211/ Information & Referral	Near-Term Project (1-3 Years)	More tenants connected to counseling and financial supports as part of inspection and enforcement.	
7. Enter MOUs between social service agencies and tenant counseling providers to integrate tenant and financial counseling into workforce, housing, crisis intervention, and case management programs when housing instability is identified.	Continuum of Care, Social Service Agencies, Community Legal Aid, Workforce Agencies, Housing Task Force, Mahoning County Treasurer, MCLB, Code Enforcement	Near-Term Project (1-3 Years)	More coordinated housing stability services and reduced evictions linked to financial or housing crises.	
8. Identify and prioritize the worst occupied, tax-delinquent slum rental nuisance properties where owners have failed to respond to enforcement, and work with the Mahoning County Treasurer to initiate tax foreclosure on these properties	Housing Task Force, Mahoning County Treasurer, MCLB, Code Enforcement	Near-Term Project (1-3 Years)	Increased tax foreclosures on chronic nuisance rentals and removal of the worst properties from the rental market.	

B. Quality Rentals (Continued)				
Action	**Key Partners**	**Timeline**	**Results**	**Progress**
9. Eliminate noncompliant group homes by confirming and monitoring compliance with the Redevelopment Code, City Code, and state requirements, and ensure all recovery residences and other covered communal living arrangements are treated as rooming houses for purposes of registration, licensure, inspection, and enforcement. Enforce fines and penalties for unlicensed operators.	Housing Task Force, Code Enforcement, Health Department, Mahoning Mental Health & Recovery Board (MMHRB)	Long-Term Vision (5 Years)	Fewer unlicensed or unsafe group homes operating in neighborhoods.	
10. Evaluate and revise Chapters 1743 and 1744 (Health Code – Residential Care Homes / Group Homes) to ensure they align with current state law, and streamline inspections across code enforcement, fire, building, and zoning.	Code Enforcement, Fire Department, Health Department, Housing Task Force, Law Department	Near-Term Project (1-3 Years)	Adopted ordinance and streamlined, consistent group home regulations and inspections.	
11. Continue monitoring and reporting roles for state-funded adult care and recovery homes, and supporting a fair distribution of facilities across the region.	Code Enforcement, Housing Task Force, Mahoning County Development Disabilities, MMHRB	Near-Term Project (1-3 Years)	Improved safety and quality standards in funded adult care and recovery homes.	

2. Access

A. Paths to Homeownership				
Action	**Key Partners**	**Timeline**	**Results**	**Progress**
1. Continue to support and expand homebuyer counseling and financial education through outreach and partnerships so residents understand mortgage readiness, available programs, and long-term costs of ownership.	Housing Task Force	Continue & Monitor	More residents completing homebuyer education and improved mortgage readiness among target households.	
2. Ensure existing homeowners are aware of and able to access all tax exemptions and relief programs they qualify for, especially low- and moderate-income households and seniors facing rising property taxes.	Mahoning County Auditor, Direction Home	Near-Term Project (1-3 Years)	Increased enrollment in tax relief programs and reduced property tax–related displacement.	
3. Add or expand a down payment assistance program targeted to priority populations and neighborhoods, aligned with the plan's reinvestment strategy.	Housing Task Force, Local Foundations, Financial Institutions, CDFIs	Near-Term Project (1-3 Years)	More first-time and low-to-moderate income buyers able to purchase homes in priority neighborhoods.	

A. Paths to Homeownership (Continued)				
Action	**Key Partners**	**Timeline**	**Results**	**Progress**
4. Create move-in-ready product through renovation and construction.	CPED	Continue & Monitor	(above)	
5. Adopt LISC Cleveland's approach to identifying and monitoring heirs' property by creating a database of properties.	Mahoning County Auditor	Near-Term Project (1-3 Years)	Resolve barriers that keep properties from being renovated.	

B. Repair and Preserve				
Action	**Key Partners**	**Timeline**	**Results**	**Progress**
1. Implement a whole home repair model that layers multiple funding sources: home repair, weatherization, energy efficiency, accessibility, and lead hazard control on each eligible household to stabilize structures and reduce repeated interventions.	CPED, Direction Home, Mahoning-Youngstown Community Action Partnership (MYCAP), Mahoning County Lead Hazard Country	Continue & Monitor	More comprehensive repairs per home and fewer repeat emergency interventions.	
2. Target home repair resources to blocks and areas where strategic investment will maximize neighborhood stabilization, support owner-occupancy, and strengthen recent improvements.			Concentrated repair investments that support neighborhood stabilization and owner-occupancy.	
3. Continue to renovate vacant homes that are structurally sound, pairing acquisition, rehab, and disposition tools to return them to the owner-occupied or quality rental market.	City Land Bank, MCLB		Increased number of vacant homes returned to owner-occupied or quality rental use.	
4. Aggressively pursue all available funding for occupied home repair, emergency repairs, and weatherization programs, and align program criteria with neighborhood priorities.	CPED, Direction Home, MYCAP, Mahoning County Lead Hazard Country, Local Foundations		More funding secured for repairs and weatherization and better alignment with neighborhood priorities.	
5. Coordinate with partners to ensure owner-occupants who receive code enforcement notices are connected to available repair programs, including outreach via letters, door-knocking, and neighborhood meetings.	Code Enforcement, MYCAP		More low-income homeowners connected to repair help and improved code compliance.	
6. Eliminate the existing administrative appeals process under the Property Maintenance Code and replace it with a simplified appeals pathway for low-income homeowners who verify income using HUD-	Code Enforcement, Law Department, Housing Task Force	Near-Term Project (1-3 Years)	Adopted ordinance and more workable compliance pathways for low-income homeowners.	

B. Repair and Preserve (Continued)				
Action	**Key Partners**	**Timeline**	**Results**	**Progress**
aligned documentation, so enforcement is paired with realistic compliance routes.				
7. Coordinate with partners to connect older adults to repair, accessibility, and support services that allow them to safely age in place.	Direction Home, MYCAP	Continue & Monitor	More older adults receiving repairs and supports needed to safely age in place.	
8. Continue to educate homeowners on homestead and other available tax exemptions.	City of Youngstown, Mahoning County Auditor		Address affordability / aging-in-place.	

A. *New Construction*				
Action	**Key Partners**	**Timeline**	**Results**	**Progress**
1. Support the production of a range of housing types, prioritizing smaller units that are integrated into the existing neighbor-hood fabric.	City Land Bank, MCLB	Continue & Monitor	Increased production of “missing middle” and affordable housing consistent with neighborhood identity.	
2. Coordinate and maintain existing financing tools so they work together to support small-scale infill projects, including local gap financing, reduced fees, and targeted incentives.	Local Foundations		More infill and smallscale projects able to reach financial feasibility.	
3. Work with the City to remove regulatory barriers to affordable housing, building on recent actions such as ORD 25-15 that removed tap-in fees.	Housing Task Force, CPED, Law Department, Public Works		Adopted ordinance changes and streamlined approvals for affordable projects.	
4. Establish a development loan fund offering predevelopment, acquisition, and construction financing for mission-aligned projects, supported by impact investors, banks, and mission-driven partners leveraging a blended PRI rate to promote long-term affordability and neighborhood stabilization.	Local Foundations, Banks	Near-Term Project (1-3 Years)	New capital source leveraging a blended PRI rate and increased pipeline of mission-aligned housing projects.	
5. Explore use of tax increment financing (TIF) and other public funding programs to fund infrastructure and public realm improvements that support new housing.	CPED, Finance Department	Near-Term Project (1-3 Years)	TIF and other tools used to support infrastructure for new housing.	
6. Continue strategic acquisition and site control of scattered parcels and key assemblies to support future phases of infill housing and redevelopment.	City Land Bank, MCLB	Continue & Monitor	Priority sites assembled for future infill phases and reduced speculative holding of key parcels.	

Choice – Neighborhood Services

A. ***Retail Vitality***

Action	Key Partners	Timeline	Results	Progress
1. Maintain a database of available commercial spaces.	CPED, GNBA	Near-Term Project (1-3 Years)	More awareness on potential opportunities	
2. Acquire key vacant and underutilized commercial properties along Glenwood where feasible, prioritizing highly visible nodes and corners that can anchor new retail or community-serving uses.	City Land Bank, MCLB, WRPA	Continue & Monitor	Strategic sites assembled for new retail and community-serving uses at priority corners.	
3. Create a target business profile for priority businesses based on retail analysis and available properties to actively seek potential operators (ex. fresh food, sit-down and fast casual dining, small gym or fitness center, laundromat).	CPED, GNBA, Valley Partners	Near-Term Project (1-3 Years)	More neighborhood-serving businesses (food, pharmacy, services) aligned with corridor's target mix.	
4. Maintain an outreach database of entrepreneurs and regional operators aligned with priority businesses. Work with partners to curate and recruit by offering technical assistance, financing, and site-matching to help close gaps in neighborhood-serving retail as properties become available.	YBI – MBAC, Valley Partners, CDFIs and local lenders	Continue & Monitor	Increased business openings and expansions that fill gaps in neighborhood retail.	
5. Convert 2649 Glenwood (Bottom Dollar site) to an active use.	City of Youngstown	Near-Term Project (1-3 Years)	Formerly vacant anchor site reactivated with a community-serving or commercial use.	
6. Assess the feasibility of developing new light industrial or flexible workspaces for community entrepreneurs.	CPED, Valley Partners, WRPA, YBI-MBAC		Feasibility findings and a pipeline of potential sites and users for light industrial/flex space.	
7. Inform residents about available pharmacy services and explore additional options or partnerships to address gaps in medication access and basic health-related retail.	Health Department, Meridian Healthcare		Increased awareness and use of available pharmacy options and clearer plan to address remaining gaps.	

A. ***Retail Vitality (Continued)***

Action	Key Partners	Timeline	Results	Progress
8. Identify and implement strategies to curb overconcentration of auto-oriented and vice businesses that are not community priorities through zoning and stricter enforcement.	Code Enforcement, CPED, Law Department, Planning Commission/ Board of Zoning Appeals	Near-Term Project (1-3 Years)	Stronger zoning and enforcement tools and a gradual reduction in nonpriority uses along the corridor.	
9. Build upon traffic to Mill Creek MetroParks and Glenwood's role as a gateway by marketing businesses that can benefit from park-related demand.	GNBA, Mill Creek Metroparks		Increased customer traffic to corridor businesses from park visitors and improved gateway identity.	
10. Advance streetscape elements such as banners, holiday decorations, and continued support for public art.	4-Square, CPED, GNBA, INA		Clear Glenwood corridor identity and stronger recognition as a gateway to the park and neighborhoods.	

B. Business Support

Action	Key Partners	Timeline	Results	Progress
1. Help the Glenwood Neighbors Business Association (GNBA) grow and stay active. Recruit more businesses, make meetings more useful, improve communication, share leadership responsibilities, and seek a small amount of funding for basic operations.	CPED, GNBA	Near-Term Project (1-3 Years)	Increased GNBA membership, regular communication, and stronger peer support among businesses	
2. Give every new business a welcome packet.			Increased GNBA membership	
3. Check in regularly with businesses to learn what they need. Help them find grants and other opportunities.			More businesses receiving grants, loans, and technical assistance and improved business stability.	
4. Feature a Glenwood business at each GNBA meeting and on social media.	GNBA		Increased knowledge of business community.	
5. Encourage the City and economic development partners to offer new rounds of façade improvement grants along Glenwood Avenue.	CPED, GNBA, Valley Partners		More businesses completing façade upgrades and a more attractive commercial corridor.	

B. Business Support (Continued)

Action	Key Partners	Timeline	Results	Progress
6. Encourage Valley Partners to provide and market small, low-interest loans (for example up to 10,000 dollars) for equipment, buildout, signage, and working capital to help neighborhood businesses grow.	CPED, Valley Partners, CDFIs, Local Banks	Near-Term Project (1-3 Years)	Increased access to working capital and buildout financing for neighborhood businesses.	
7. Explore creation of a simplified corridor service district or similar mechanism to fund shared services such as snow removal, trash, and landscaping that keep frontages clean and attractive without overburdening individual small businesses.	CPED, GNBA, Finance Department, Mahoning County Auditor		Shared services in place (snow, trash, landscaping) and cleaner, more consistent frontages.	

Choice – Community

A. Communication

Action	Key Partners	Timeline	Results	Progress
1. Work with the City and community partners on a clear communication strategy so residents know where to find reliable public information and train partners to consistently direct people to these sources. Residents request consistent updates through text alerts, neighborhood meetings, e-newsletters, and Facebook with safety and crime information as the highest priority.	4-Square Block Watch, INA, GNBA	Near-Term Project (1-3 Years)	Consistent messaging and more residents using official and reliable information sources.	
2. Designate physical locations for community notice boards, such as the Newport Library, where residents can access printed information about meetings, programs, and resources.				
3. Organize a volunteer “welcome team” to greet new residents and provide welcome packets.				
4. Provide the City with up-to-date information on Greater Glenwood neighborhoods, organizations, and contact points for inclusion in its official communication channels.				

Choice – Community

A. Communication (Continued)

Action	Key Partners	Timeline	Results	Progress
5. Continue regular surveying of residents to demonstrate priorities.	4-Square Block Watch, INA, GNBA	Continue & Monitor	Resident-led prioritization.	

B. Gathering

Action	Key Partners	Timeline	Results	Progress
1. Create more welcoming places like Glenwood Grounds where neighbors can gather, connect, and spend time together.	Hope for Renewal	Near-Term Project (1-3 Years)	More welcoming, affordable places where neighbors can meet.	
2. Build neighborhood capacity by gauging interest in and organizing a south side coalition for neighborhoods west of Market Street to coordinate on shared priorities.	4-Square Block Watch, INA, GNBA	Near-Term Project (1-3 Years)	Organizational support for neighborhood groups.	
3. Help organize the group and shape its meetings around what residents want, including conversations with elected officials and updates from service providers.			Engagement and access to relevant information.	
4. Hold at least one annual neighborhood-wide meeting to discuss concerns, answer questions, and provide updates on city projects, neighborhood initiatives, and available resources to implement the neighborhood plan.			Recognition for results and commitment to improvements.	
5. Promote and expand streetscape or property maintenance awards to recognize residents, businesses, and institutions that contribute to neighborhood appearance and pride.	Youngstown CityScape	Near-Term Project (1-3 Years)	Recognition and reinforcement in neighborhood pride.	
6. Support neighborhood block gatherings to build connection.	Office of Events and Special Projects	Near-Term Project (1-3 Years)		
7. Provide positive stories and improvement updates through various channels to counter outdated negative perceptions and highlight real progress.	4-Square Block Watch, INA, GNBA	Continue & Monitor	Accurate information to counter outdated perceptions.	
8. Work with area Realtors to share information about reinvestment projects and amenities.	Area Realtors		Stronger neighborhood marketing and demand.	

Surveys and Studies

The following were referenced for the creation of the Greater Glenwood Plan:

- Greater Glenwood Resident Survey (2026)
- Greater Glenwood Visitor Survey (2025)
- Glenwood Corridor Retail Viability Analysis (2025)
- (Youngstown) Economic Development Strategic Plan (2025)
- Market Analysis (2024)
- Appalachian Community Grant Program - Glenwood Revitalization (2023)
- Glenwood Active Transportation Plan (2022)
- Greater Glenwood Neighborhood Survey (2021)
- Youngstown, Ohio Housing Needs Assessment (2020)
- Youngstown Housing Strategy (2020)
- A Market Analysis of Commercial Corridors in Youngstown, OH (2018)
- Oak Hill Neighborhood Action (2017)
- Neighborhood Revitalization Strategy Report (2016)
- (Youngstown) Economic Development Strategic Plan (2016)
- Neighborhood Conditions Report (2014)
- UST Study (2012) and Phase I Reports (2018)
- Idora Neighborhood Comprehensive Neighborhood Plan (2008)
- Youngstown 2010 City Plan (2005)

Plan Feedback