

**IDORA NEIGHBORHOOD**

**COMPREHENSIVE NEIGHBORHOOD PLAN**

Prepared by City of Youngstown, Planning Department  
and The Ohio State University  
March 2008  
Updated by YNDC  
December 2016

**A New Day is  
Dawning in Idora.**

# A Publicly Adopted Document

*to J. Siskoville*  
DEPARTMENT OF LAW

**RES-08 13**  
**A RESOLUTION**

**RECOGNITION OF THE  
IDORA COMPREHENSIVE NEIGHBORHOOD PLAN**

\* \* \*

**WHEREAS,** the Youngstown Planning department, with assistance from The Ohio State University has developed a neighborhood plan with the residents, business and institutions of Idora Neighborhood; and

**WHEREAS,** the Idora Neighborhood boundaries are Glenwood Avenue to the east, Mill Creek MetroPark to the north, south and west (see attached map); and

**WHEREAS,** said plan accurately reflects the Youngstown 2010 Citywide Comprehensive Plan and input received from the Idora Neighborhood planning process; and

**WHEREAS,** The Youngstown City Planning Commission has reviewed and recommends the Idora Comprehensive Neighborhood Plan as the guiding document for the future development of the neighborhood.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YOUNGSTOWN, STATE OF OHIO:**

**SECTION 1**

That the Council of the City of Youngstown does hereby recognize the benefits of a neighborhood plan in the City of Youngstown and is committed to adhere to the Idora Comprehensive Neighborhood Plan.

**SECTION 2**

That the Council of the City of Youngstown will support the Idora Comprehensive Neighborhood Plan by supporting projects consistent with the neighborhood plan and implementing any policies necessary to achieve the goals of the neighborhood plan.

**SECTION 3**

That the Clerk of Council is hereby instructed to forward a copy of this resolution to individuals as designated by Council.

PASSED IN COUNCIL THIS 3 DAY OF March, 2008.

*Chad P. Johnson*  
PRESIDENT OF COUNCIL

ATTEST:  
*Valencia Morrow*  
CITY CLERK

APPROVED: THIS 3<sup>rd</sup> DAY OF March, 2008.

*[Signature]*  
MAYOR

# Neighborhood Participants

## A SPECIAL THANKS

A special thanks to all of the Idora Neighborhood residents that participated in the Neighborhood Meetings. The development of this document would not have been possible without them.

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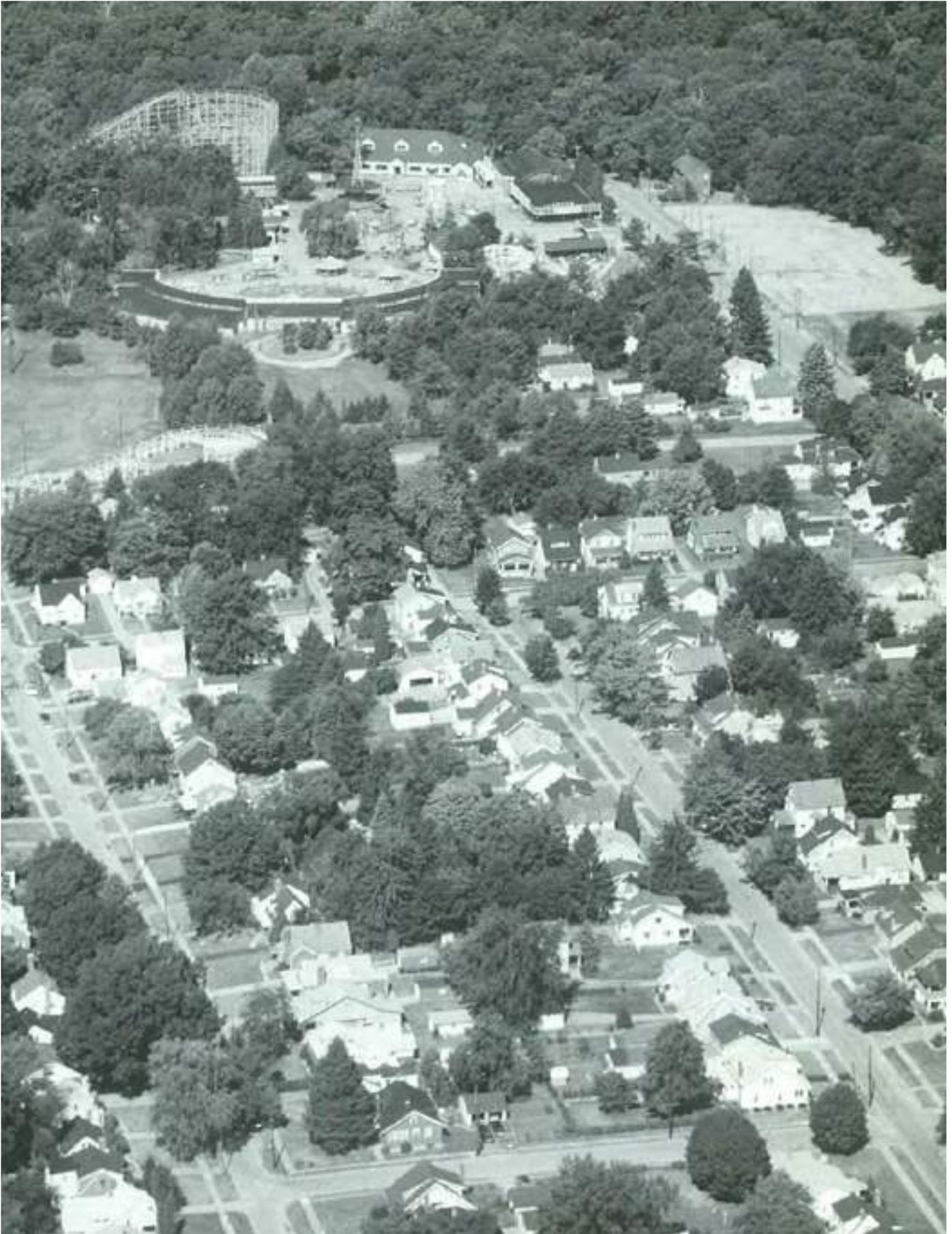
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# Acknowledgments

The Project Team would like to thank:

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# Introduction

## Purpose

The purpose of the Idora Neighborhood Comprehensive Neighborhood Plan is to develop an implementation framework for the revitalization of the Idora Neighborhood. The plan builds on the assets of the neighborhood by creating new opportunities through the identification and prioritization of goals and strategies necessary to realize the vision for the neighborhood. The plan is grounded in the *Youngstown 2010 Citywide Comprehensive Plan* and the voice of the residents, who have participated in the planning process to address concerns, exchange ideas, and imagine a better future for their neighborhood.

The plan is a tool for neighborhood residents, local non-profit and private organizations, and the City of Youngstown to create positive visible change throughout the neighborhood.

## Neighborhood Description

The neighborhood began around a streetcar line that traveled down Parkview Avenue in the early twentieth century. Once a thriving residential area with a bustling commercial district located on Glenwood Avenue, the neighborhood was home to regionally famous Idora Park located in the southwest corner of the neighborhood. Idora Park was a regional amusement park located at the end of the streetcar line. The park provided entertainment and recreation activities for the entire Mahoning Valley. Despite its history, the park experienced a devastating fire in 1984 and has been closed ever since.

The loss of Idora Park however was not the only major event to have an effect on the neighborhood. The closing of steel mills in the late 1970s and early 1980s resulted in the loss of thousands of jobs and a shrinking Youngstown population. Many people left the city to find work in other regions of the country. Other factors including suburban sprawl and “white flight” also impacted many of the city’s neighborhoods including Idora. To this day the City of Youngstown has an overabundance of housing and the Idora Neighborhood is a prime example.

The neighborhood has deteriorated over the last twenty years in a manner similar to the Idora Park site. There are many serious issues that must be addressed including public safety, vacancy, disinvestment, absentee landlords, and a blighted commercial corridor.

Idora is primarily a residential neighborhood with commercial businesses concentrated on Glenwood Avenue. The neighborhood borders the eastern boundary of Mill Creek Park - the second largest urban park system in the United States. The park provides beautiful views along many of the neighborhood’s streets. Three residential areas with different qualities characterize the neighborhood. The northern portion is characterized by large estate homes on curving drives that border the park. These homes are generally kept in good repair. Middle class housing on a traditional urban grid characterizes the central portion of the neighborhood. Vacancy in many forms is concentrated here including vacant land, vacant structures, and the vacant Idora Park site. Crime is also concentrated within this area. Middle class housing is characteristic of the southern portion of the neighborhood. This portion is generally well kept and has experienced a minimal amount of vacancy.

## The Time is Now

Building on the momentum of the *Youngstown 2010 Citywide Comprehensive Plan*, the City of Youngstown has initiated neighborhood planning. The Idora Neighborhood Comprehensive Plan is the first step in implementing Youngstown 2010 at the neighborhood level. The residents of Idora are ready for change and the planning process is the means through which that change may become attainable. All neighborhood plans will build off the 2010 Vision formed in the Youngstown 2010 planning process.

The four elements of the vision include the following:

- 1. Accepting that Youngstown is a smaller city.**
- 2. Defining Youngstown’s role in the new regional economy.**
- 3. Improving Youngstown’s image and enhancing quality of life.**
- 4. A call to action.**

The planning process builds off these principles in addition to a strong commitment to public participation.



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# Background Chapter

IDORA NEIGHBORHOOD

COMPREHENSIVE NEIGHBORHOOD PLAN

## Background

### YOUNGSTOWN 2010 VISION

#### ACCEPTING THAT WE ARE A SMALLER CITY:

Youngstown should strive to be a model of a sustainable mid-sized city.

#### DEFINING YOUNGSTOWN'S ROLE IN THE NEW REGIONAL ECONOMY:

Youngstown must align itself with the realities of the new regional economy.

#### IMPROVING YOUNGSTOWN'S IMAGE AND ENHANCING QUALITY OF LIFE:

Making Youngstown a healthier and better place to live and work.

#### A CALL TO ACTION:

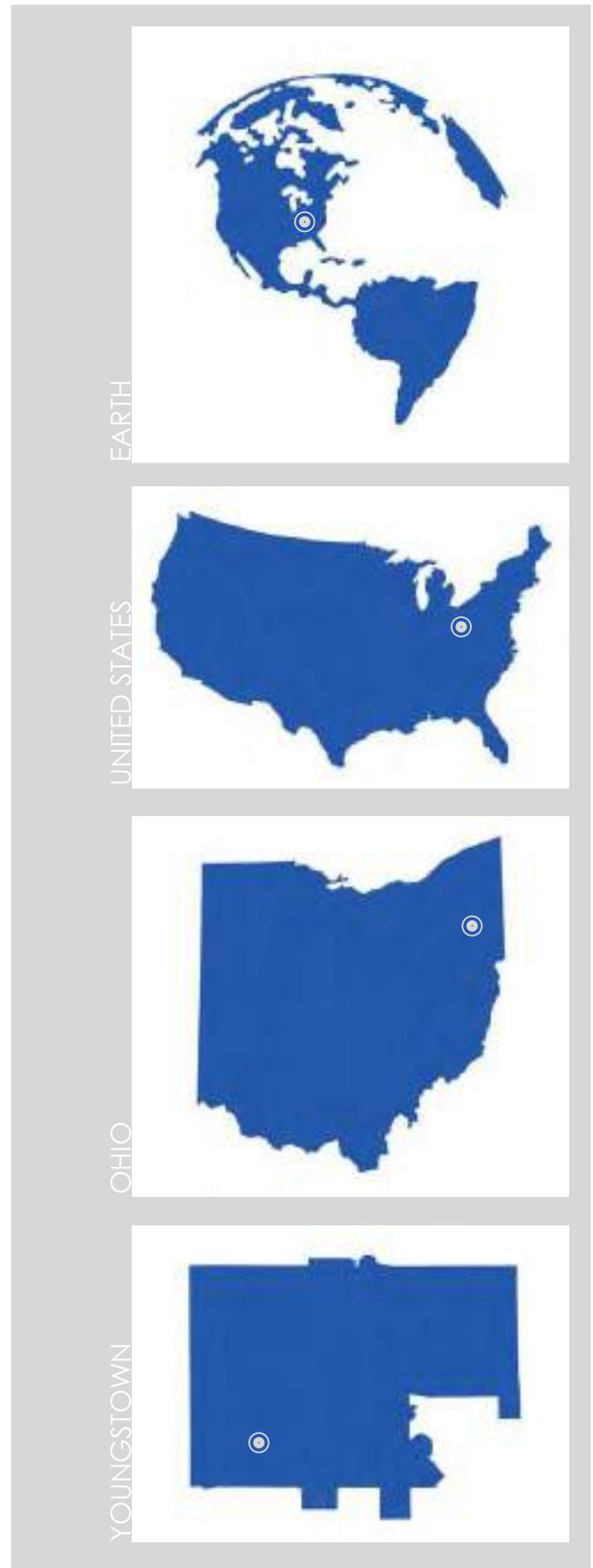
An achievable and practical action-oriented plan to make things happen.

## REGIONAL CONTEXT

Youngstown, Ohio is located in northeast Ohio. The region is strategically located within short travel of many major US cities and has historically been an industrial powerhouse. Due to industrial decline much of the region has been forced to reinvent itself just as the Idora Neighborhood will need to do. The City of Youngstown has experienced a large scale transformation from a city of 170,000 to a much smaller city of only 80,000. Despite this transformation Youngstown still retains many of the cultural amenities, institutions, parks and beautiful architecture from its past.

Today, many retirees, families, couples and singles are rediscovering Youngstown. With over 100 neighborhoods to choose from, there are many options. The Idora Neighborhood is no exception, and offers a wide array of amenities from a diverse housing stock to its location on the doorstep of Mill Creek MetroParks, a world class park system. Located on the southside of the City of Youngstown the neighborhood is a short drive from downtown and Youngstown State University. The great location of the neighborhood within the City of Youngstown, Mahoning Valley, State of Ohio, United States, and the world has helped to position the neighborhood for positive change.

YOUNGSTOWN, OHIO  
has experienced tremendous change and transformation over the last one hundred years.



Map I.1 Idora Neighborhood Locator

## Background

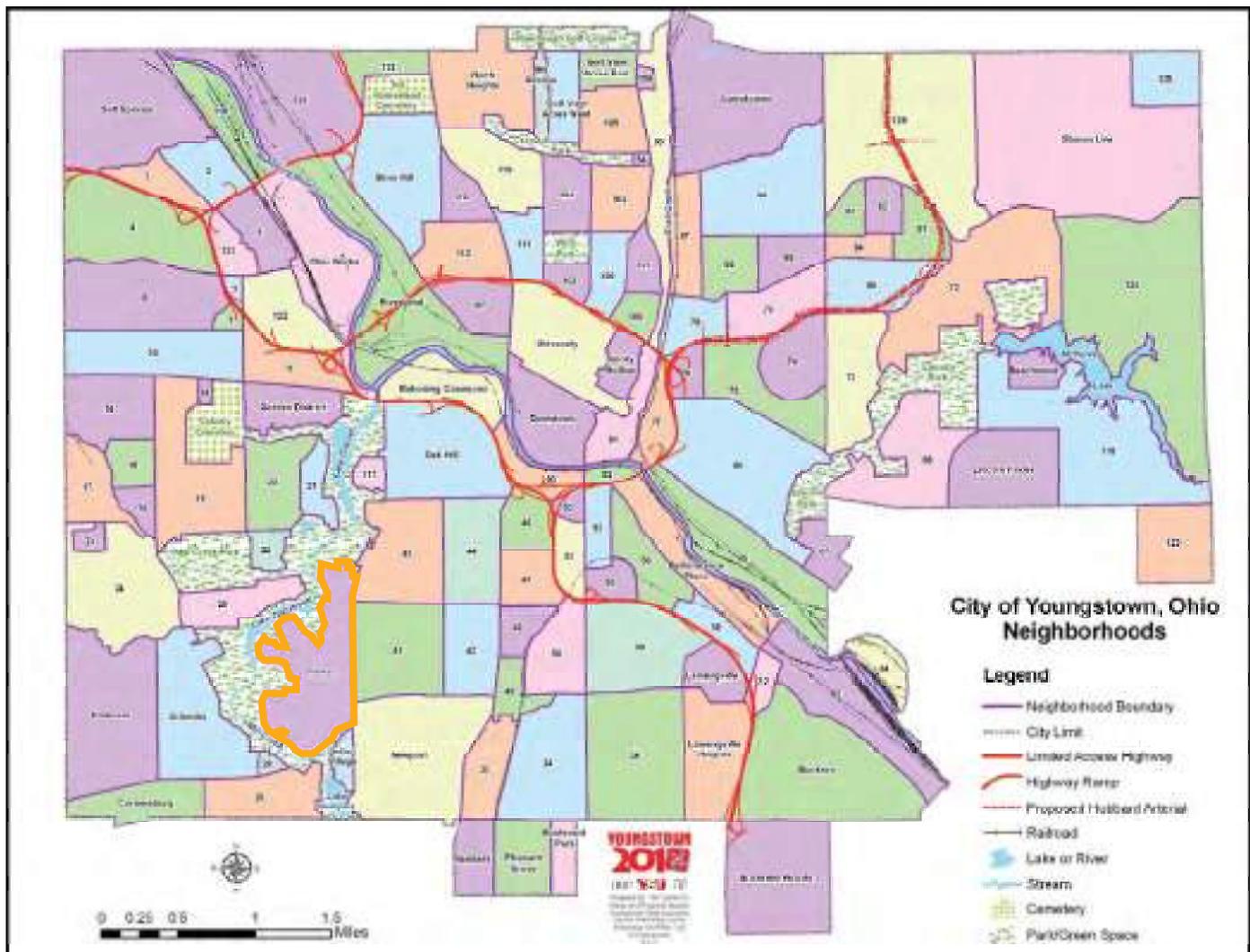
Glenwood Avenue is a shared border with other southside neighborhoods and should be viewed as mutual concern by all the neighborhoods bordering the corridor. It is also foreseeable that change in one neighborhood can be the impetus for change in adjacent neighborhoods, which necessitates the consideration of Idora in the broader context of the city's southside neighborhoods.

### NEIGHBORHOOD BOUNDARY

The Idora Neighborhood is framed by strong boundaries namely Mill Creek Park – serving as a natural boundary to the north, south and west, and Glenwood Avenue - serving as a man-made physical boundary to the east. Map 1.3 outlines the neighborhood boundaries in yellow. While Mill Creek Park generally frames the north, south, and west of the neighborhood, there are also streets at the northern and southern portion that help to strengthen this boundary. Old Furnace Road is the northern most roadway and continues into Mill Creek Park, while Canfield Road is the southern most roadway and connects to the city's westside. The Neighborhood Plan adopts the area shown in Map 1.3 as the primary study area.

## IDORA

“A neighborhood framed by **strong boundaries** including Mill Creek Park and Glenwood Avenue”



Map 1.2 Youngstown Neighborhoods



Map I.3 Idora Neighborhood Boundary

# Background

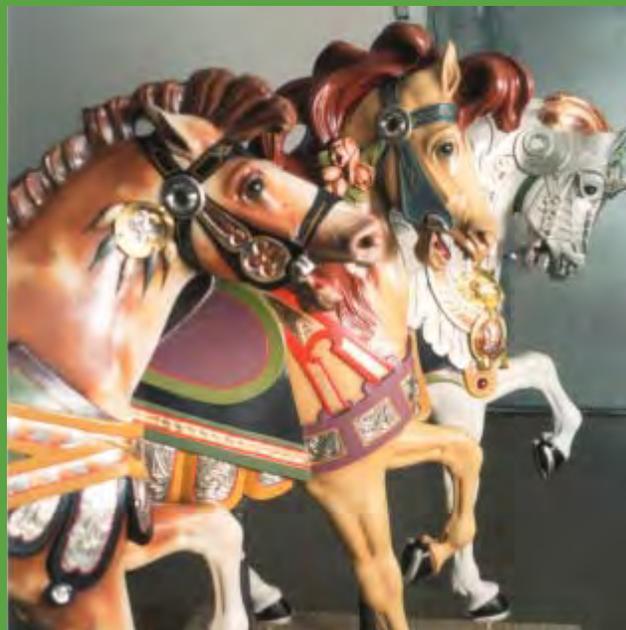
## HISTORY

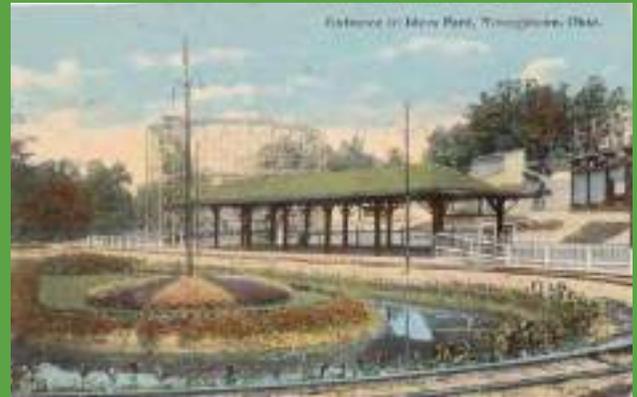
Opening on May 30, 1899, Idora Park was built by a streetcar company. It was common during this time in America for trolley parks to sprout up at the end of trolley lines to generate weekend revenue, as was the case with Idora Park. The trolley line ran south on Market Street, west on Warren Avenue, south on Hillman Street, west on Sherwood Avenue, south on Glenwood Avenue and ended going westbound on Parkview Avenue into the Idora Park terminal.

The park's expansion coincided with the growth of the south side of Youngstown in the Fosterville Neighborhood (a portion of which is now part of the Idora Neighborhood). Fosterville was named after Colonel Lemuel Talcott Foster, a lifelong friend of President McKinley born in nearby Niles, Ohio. Foster owned more than 300 acres that made up Fosterville. The neighborhood is best known for the Fosterville Coal Company, which was owned by Foster. Operating from 1875 until the 1910's, the coal mine was considered one of the most productive mines with some of the highest quality coal in the country. In 1903, the Fosterville area was incorporated into Youngstown. A portion of the southside, east of the Idora Neighborhood, is still referred to as Fosterville.

Idora Park remained successful until its decline in the late 1970's. The primary reason for its survival was the park's use as a company picnic location. Decline of the park continued until a fire (caused by a spark from a welder's torch) on April 26, 1984 destroyed the Wild Cat coaster (the premier ride), the Lost River ride, 11 concession stands, and the park office. The park operated through the summer of 1984, but with its premier ride gone, a decision was made to close the park. Idora Park closed its doors for good on September 16, 1984. On March 5, 2001, the historic Idora Ballroom burned down, closing the final chapter on Idora Park's history. On July 26, 2001 the Wild Cat, Jack Rabbit, and all other decaying structures (all unsalvageable) were demolished by bulldozers to prevent any future fires.

The only surviving tribute to the park is its carousel. The complete 1922 wooden carousel was sold at a 1984 auction to two private individuals from the Brooklyn, New York area. The couple completely restored the carousel and plan for it to find its permanent home in Brooklyn Bridge Park.





## IDORA PARK

remained successful until its decline in the late 1970's



## SOUVENIR POSTCARDS

provide a glimpse into the park's historic past.



# Background

## DEMOGRAPHICS

### Population

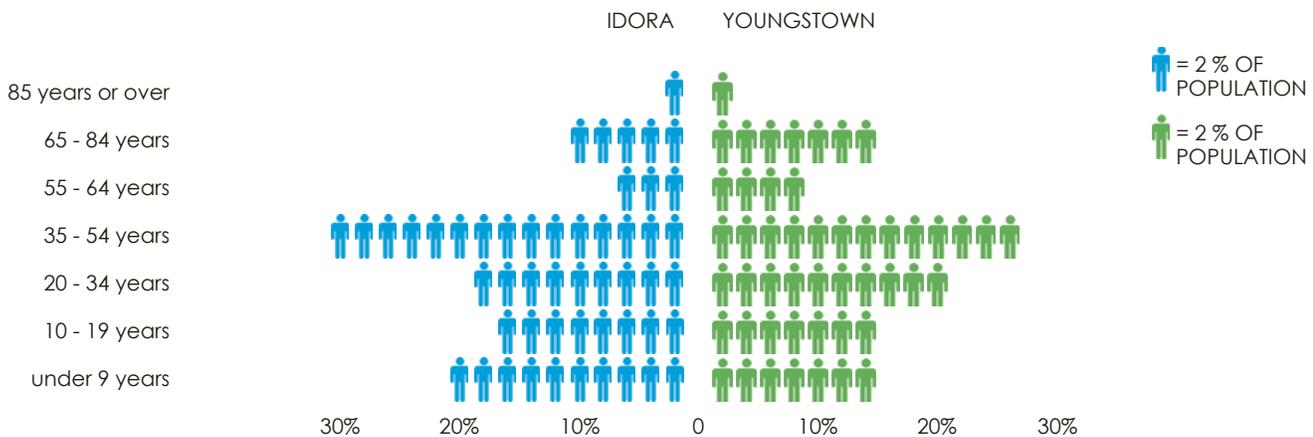
The U.S. Census indicates the makeup of the Idora Neighborhood has changed significantly in the past 30 years, realizing both increases and decreases in specific segments of population. Tracing Idora’s population across history reveals consistent population loss between 1970 and 2000, a trend shared to varying extents by many of Youngstown’s neighborhoods. Table 3.1 illustrates a consistent population loss from the year 1970 until 2000, directly relating to the economic stability of the city. In 1970, 16 percent of the population was African American, 84 percent was White, and 0.2 percent fell into the census class as other. Whereas in 2000, 79 percent of Idora’s population was African American, 17 percent was White, and four percent fell under the Census “other” category.

### Age Structure

The Idora Neighborhood has three defined age groups when compared to the City of Youngstown. The population under 19 years of age is 35 percent, whereas the City of Youngstown has a population of 29 percent under the age of 19. Secondly, the middle age population between the ages of 35 to 54 is 29 percent, and the population of the City of Youngstown is 26 percent. Lastly, the population over the age of 65 is 11 percent, whereas the City of Youngstown has a population of 17 percent 65 years and older. These figures can influence many aspects of future growth and land use needs of a neighborhood. The key age groups found in the Idora Neighborhood are the populations under 19 years old and the middle-aged population between 35 and 54.

### Population At Risk

As described above, Idora has a significant youth population, over a third of the neighborhood’s population is composed of youth. This population demands immediate attention. In 2000, a quarter of the population had not received a high school diploma and only 14 percent went on to earn a college degree, as shown in Graph 3.7. Educational attainment generally follows the same trends as the city, but has slightly lower attainment rates for children under the age of 19. The neighborhood compares well to the city for the number of residents with a college education. As the job market becomes more competitive each day, the educational attainment of the neighborhood will become increasingly important to obtain jobs in the global economy. The unemployment rate of Idora when compared to Youngstown is almost twice the level of the city as a whole. This also is directly related to higher poverty levels when compared to the city. Graphs 3.4 and 3.5 illustrate employment status and poverty level, showing the significant disadvantage the neighborhood has when compared to the city.



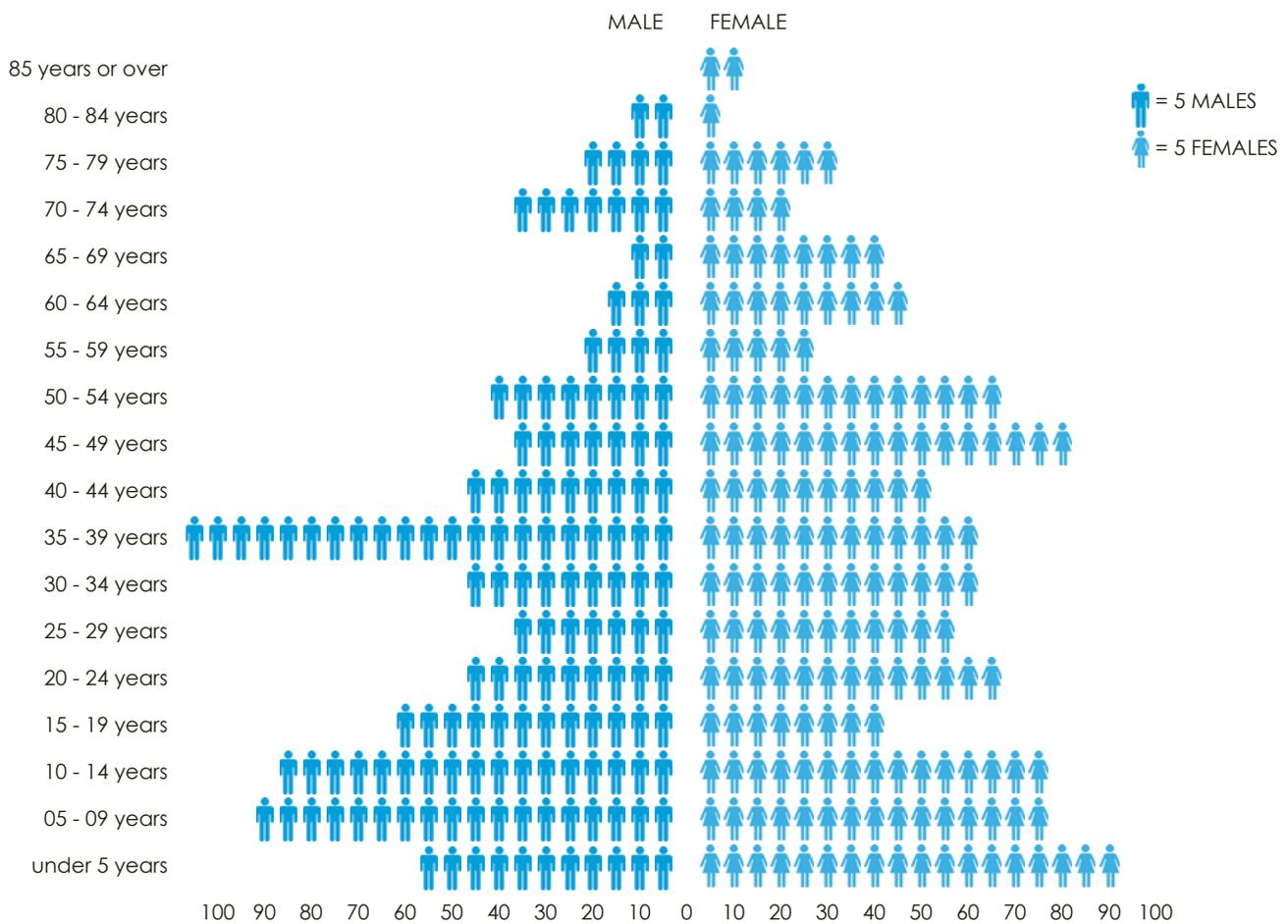
Graph 3.1 Idora and Youngstown Population Comparison by Age

## IDORA NEIGHBORHOOD POPULATION AND RACE (1970-2000)

Population	1970	1980	1990	2000
White	2,154	1,235	628	281
Percent White	83.80 %	51.80 %	29.50 %	17.20 %
Black	412	1,122	1,480	1,296
Percent Black	16.00 %	47.10 %	69.60 %	79.40 %
Other	5	25	18	56
Percent Other	0.20 %	1.00%	0.80%	3.40%
Total	2,571	2,382	2,126	1,633
Percent Decrease		7.40%	10.70%	23.20%

Source: U.S. Census

Table 3.1 Idora Population and Race



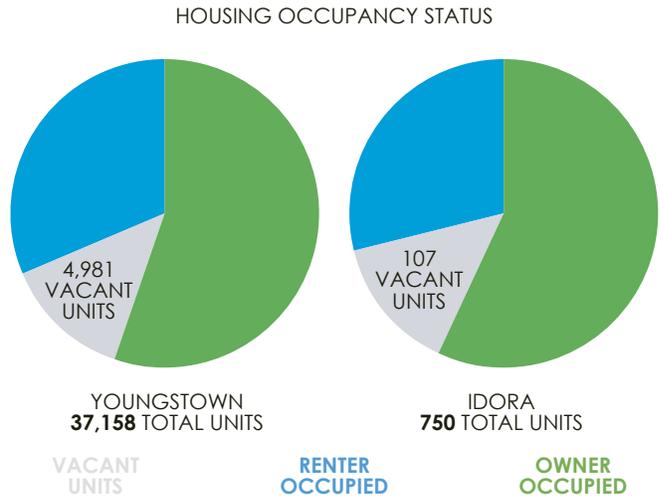
Graph 3.2 Idora Population by Age and Sex

## Housing Status

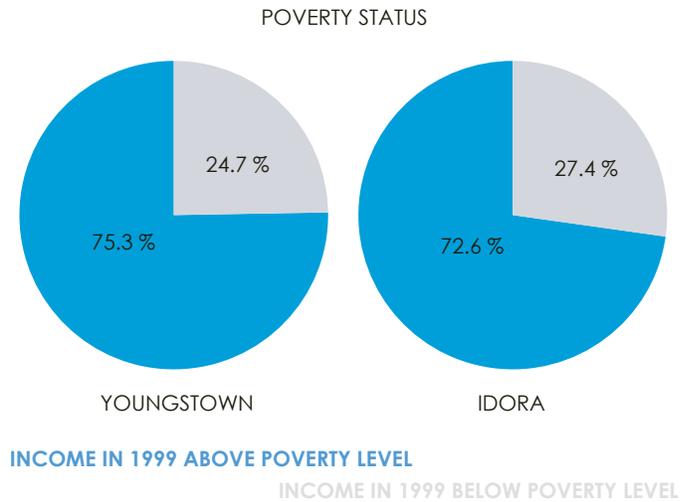
According to the U.S. Census, the Idora Neighborhood contains 750 housing units, with an 86 percent occupancy rate. The median year the residential structures were constructed is 1947, with a median value of the owner occupied housing units of \$33,767. The quality of housing stock is an important aspect of retaining a healthy social structure and neighborhood marketability. The age of the residential structures could provide problems for the future appearance of the neighborhood, as a majority of the homes are wood framed, with siding.

According to the 2000 U.S. Census, the owner-occupied homeownership rate for the neighborhood as a whole is 67 percent. Used as a measure of neighborhood stability and property maintenance, the neighborhood's homeownership as a whole is the same as the City of Youngstown at 67 percent ownership.

In the year 2000, the percent occupied housing units by renters was 33 percent and 14 percent of all housing units were vacant. These figures indicate a need for more investment in owner-occupied homeownership.



Graph 3.3 Idora and Youngstown Housing Status



Graph 3.4 Idora and Youngstown Poverty Status

## Idora Neighborhood Residents





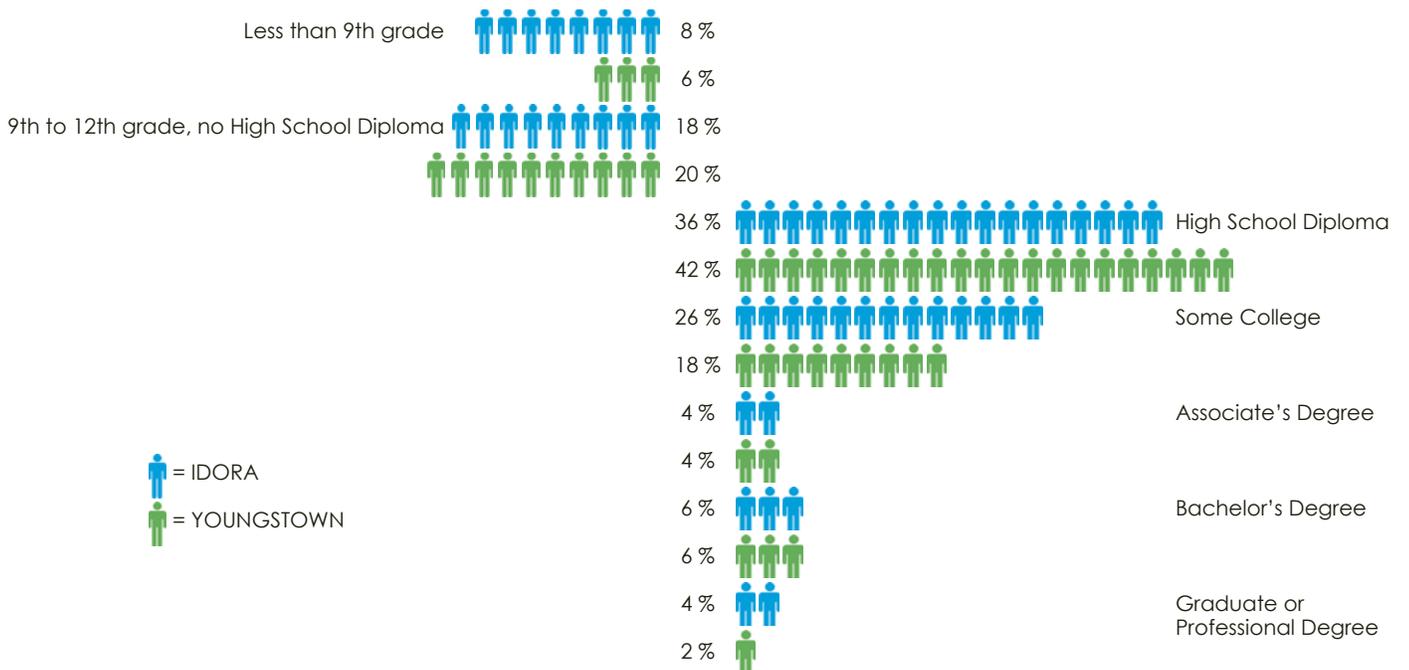
Graph 3.5 Idora and Youngstown Employment Status Comparison (16 years and Over)



**IDORA** MEDIAN YEAR STRUCTURE BUILT - 1947 TOTAL HOUSING UNITS - 750

**YOUNGSTOWN** MEDIAN YEAR STRUCTURE BUILT - 1947 TOTAL HOUSING UNITS - 37,158

Graph 3.6 Median Value Owner Occupied Housing Units



Graph 3.7 Idora and Youngstown Educational Attainment Comparison (Adults 25 and Over)

# Background

## CURRENT LAND USE

Located on the southside of Youngstown, the Idora neighborhood covers approximately 298 acres. It is bordered on the west and north by Mill Creek MetroParks, and on the south by the park. To the east are the predominantly residential neighborhoods of Warren, Newport, and Oak Hill. Table 4.1 summarizes the Idora Neighborhood's land use classification information.

### Residential

The Idora Neighborhood is primarily composed of residential uses. Of the 1,150 total parcels, 1,029 are dedicated to single, two, and three family residential use – 89.5 percent of the Idora neighborhood. Only nine parcels are zoned for multi-family residential use constituting another 0.8 percent of the neighborhood. Six of the nine multi-family properties are located along Parkview Avenue, while the other three are located along Volney Road, Indianola Avenue, and Glenwood Avenue respectively.

The plans from 1951 and 1974 reflected this anticipated addition of people to the area because of the healthy city economy at that time. This housing is medium density, with parcels ranging in size from small and narrow to large and expansive.

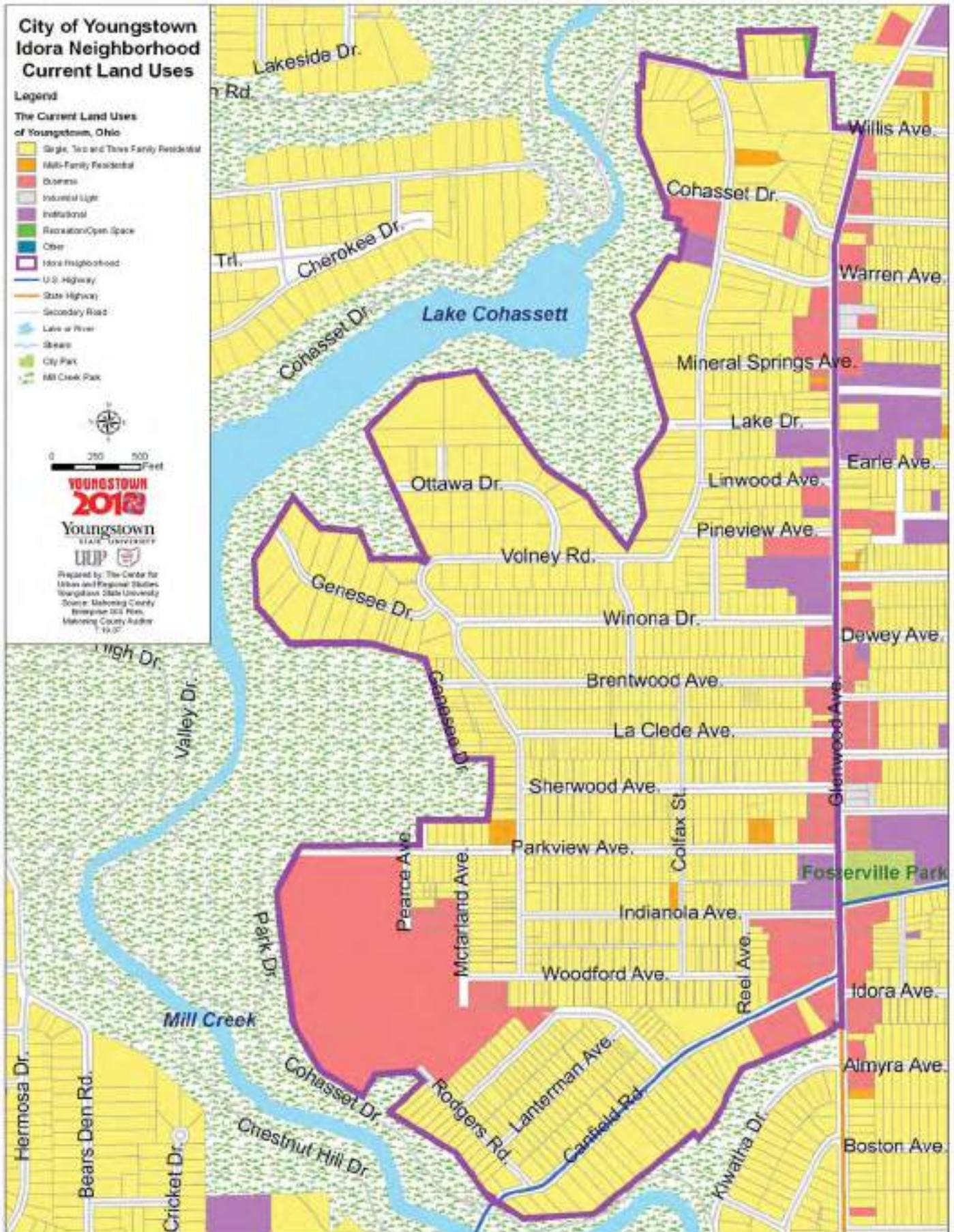
### Idora Neighborhood Housing



IDORA EXISTING LAND USE		
Classification	Number of Parcels	Percent
Business	79	6.90 %
Institutional	32	2.80 %
Multi-Family Residential	9	0.80 %
Recreation/ Open Space	1	0.10 %
Single, Two and Three Family Residential	1,029	89.50 %

Table 4.1 Idora Existing Land Use





Map 4.1 Idora Current Land Use

**Commercial**

Business uses make up the next largest land use category in the neighborhood at 79 parcels or 6.9 percent of the planning area. Glenwood Avenue, which serves as the eastern border of the Idora Neighborhood, is the main commercial corridor. A commercial node is situated at the intersection of Glenwood Avenue and Canfield Road, which forms the southern boundary for the neighborhood. Other parcels zoned for business include two parcels in the northern portion of the neighborhood along Cohasset Drive and the former Idora Park site. Table 4.2 provides a list of existing and vacant businesses along Glenwood Avenue and their corresponding addresses.

**Institutional**

There are 32 parcels zoned for institutional use in the neighborhood composing 2.8 percent of the neighborhood. Institutional uses may include such places as assembly halls, gymnasiums, banks, churches, schools, libraries, and government buildings. A majority of the institutional uses in the neighborhood are located along the central portion of Glenwood Avenue. Table 4.3 is a list of the institutional uses located in the Idora Neighborhood.

**Recreation/Open Space**

Areas for recreation and open space are very limited within the neighborhood. There is only one parcel dedicated to recreation/open space in the neighborhood. The parcel, located in the northeast corner of the neighborhood, is owned by Mill Creek MetroParks. Although there is only one parcel set aside for recreation and open space within the neighborhood, Idora is surrounded by Mill Creek Park to the north, west, and south. Fosterville Park is also located on the east side of Glenwood Avenue in the Warren Neighborhood. These parks are a great asset to the neighborhood and access to them is valued by all residents.

**Commercial Services**

Although Glenwood Avenue is a main arterial in Youngstown, there is limited commercial activity in the Idora Neighborhood. Only 6.9 percent of the neighborhood's parcels are occupied by a commercial use - many of which are vacant. All of the commercial uses are retail. There are three small convenience stores, an adult movie theater, a hair salon, and a Family Dollar Store. This leaves most residents with few options for shopping for their basic needs.

Furthermore, jobs are few in the neighborhood due to the lack of commercial activity. In addition to the lack of basic commercial services, the Idora Neighborhood's economic potential suffers from the lack of local employment opportunities available to neighborhood youth and adults.

IDORA EXISTING COMMERCIAL USES	
Business	Address
York Mahoning Heating and Cooling Contractors	724 Canfield Road
Party Pantry	2732 Glenwood Avenue
Family Dollar	2708 Glenwood Avenue
Former Mr. Paul's Bakery	(vacant)
Parkview Inn	(vacant)
A-I Auto Repair	(vacant)
Sparkle Market	(vacant)
Former doctor's office	(vacant)
Dynasty Hair Salon	2414 Glenwood Avenue
Rescue Mission Distribution Center	2246 Glenwood Avenue
J.E. Washington Funeral Home	2234 Glenwood Avenue
Corner Store	
Corner Store	
Foster Art Theater	2504 Glenwood Avenue
Gina's Drive-thru	1942 Glenwood Avenue
Metro Assembly Services, Inc.	1910 Volney Road

Table 4.2 Idora Existing Commercial Uses

Foster Theatre



**Religious Establishments**

The churches within the Idora Neighborhood’s borders are invaluable resources for the community. The three churches in the neighborhood are the Victory Lutheran Church of Youngstown, the Carmelite Fathers, and the Potter’s House Church (non-denominational).

It is important to note that, while there has been no current involvement by the organization, the property formerly the site of Idora Park is owned by Mount Calvary Pentecostal Church. The church purchased the park in 1984 and planned to break ground on the “City of God” in 1987. The church later lost the site through foreclosure, but in an unlikely turn of events they regained control of the park for \$1. The church still plans to construct the “City of God”, but twenty years later the site remains vacant.

**Service Providers**

There are several organizations present in the community that provide valuable services for both the neighborhood and the county as a whole. The Rescue Mission of Mahoning Valley (the Mission) “provides food, shelter and a second chance to all.” The Mission maintains a voluntary resident program that evaluates clients with respect to academic, life, learning and job search skills. The program establishes goals and personal curricula for each client and a plan to achieve goals is set out for the clients. This voluntary program equips clients with the tools to move forward in life. The Rescue Mission Center on Glenwood Avenue does not provide food or shelter. The facility is a service and distribution center, and has an ideal meeting space for neighborhood meetings.

Mill Creek Park surrounds the Idora Neighborhood. The park encompasses approximately 2,600 acres, 20 miles of drives, 15 miles of foot trails, and a rare collection of gardens, streams, lakes, woodlands, meadows and wildlife for all to enjoy. Visitors will find a wide range of recreational opportunities such as hiking, biking, picnicking, boating, Par-3, or championship golf, tennis, sand volleyball and more. Many of the facilities can be found at the James L. Wick, Jr. Recreation Area. Universally accessible trails, fishing piers, playground and picnic areas are located throughout the park. Cabins and pavilions for group events are available for rental year-round.

Although it is not located in the Idora Neighborhood (immediately east), the Youngstown Playhouse Theater offers area residents a unique cultural amenity. Since 1927, the Youngstown Playhouse has been a haven for artistic expression and live theatre excellence and was once considered one of the nation’s largest and most successful community theatres. The Theater, America’s oldest ongoing community theatre, also offers youth shows and educational courses and has potential to play a vital role in the revitalization of surrounding neighborhoods.

IDORA EXISTING INSTITUTIONAL USES	
Institution	Address
Victory Lutheran Church	2110 Glenwood Avenue
The Potter’s Healing and Training Center Church	2420 Glenwood Avenue
Carmelite Fathers Church	1810 Volney Road

Table 4.3 Idora Existing Institutional Uses

Family Dollar



Victory Lutheran Church



# Background

## VACANCY

### Forms

Vacancy exists in many forms throughout the Idora Neighborhood. The vacancy map (Map 5.1) illustrates the spatial distribution of vacant structures and vacant land throughout the neighborhood. Vacancy exists in various forms throughout the neighborhood. There are areas of the neighborhood typified by a pattern of scattered vacancy – a vacant building here and a vacant lot there. The areas of scattered vacancy can be seen on the map as having a green, red or yellow lot here or there, but not a series or concentration of color. There are areas of concentrated vacancy – a series of parcels with both vacant structures and land. The streets where vacancy is concentrated are heavily dominated with green, red and yellow coloring on the map.

The former Idora Park site represents another form of vacancy in the neighborhood – large lot vacancy which is classified as large parcels of underutilized land that were formerly occupied by an active use. The former Idora Park site is approximately 26 acres and has been vacant for over 20 years. The number of vacant lots and structures can be found in Table 5.1.

There are 1,150 parcels within the neighborhood boundaries and 351 or 30.5 percent of these parcels have some form of vacancy. There are 107 vacant structures and 244 vacant lots with no structure within the neighborhood. The vacant structures account for 15.7 acres of land in the neighborhood and parcels of vacant land account for 64.9 acres of land in the neighborhood. The total amount of land with some form of vacancy in the neighborhood is 80.6 acres or 27 percent of the neighborhood. The neighborhood also includes 208 parcels with tax liens. A tax lien is a claim against assets filed by a taxing authority against property of a person who owes back taxes.

### Types

The type of use located on the parcel also results in various types of vacancy throughout the neighborhood.

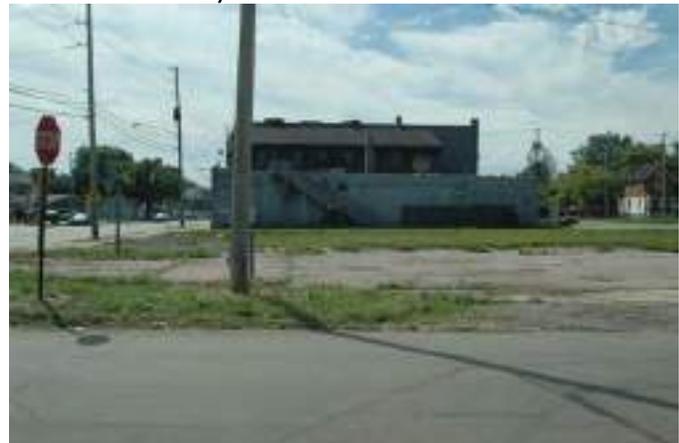
### Commercial Structures

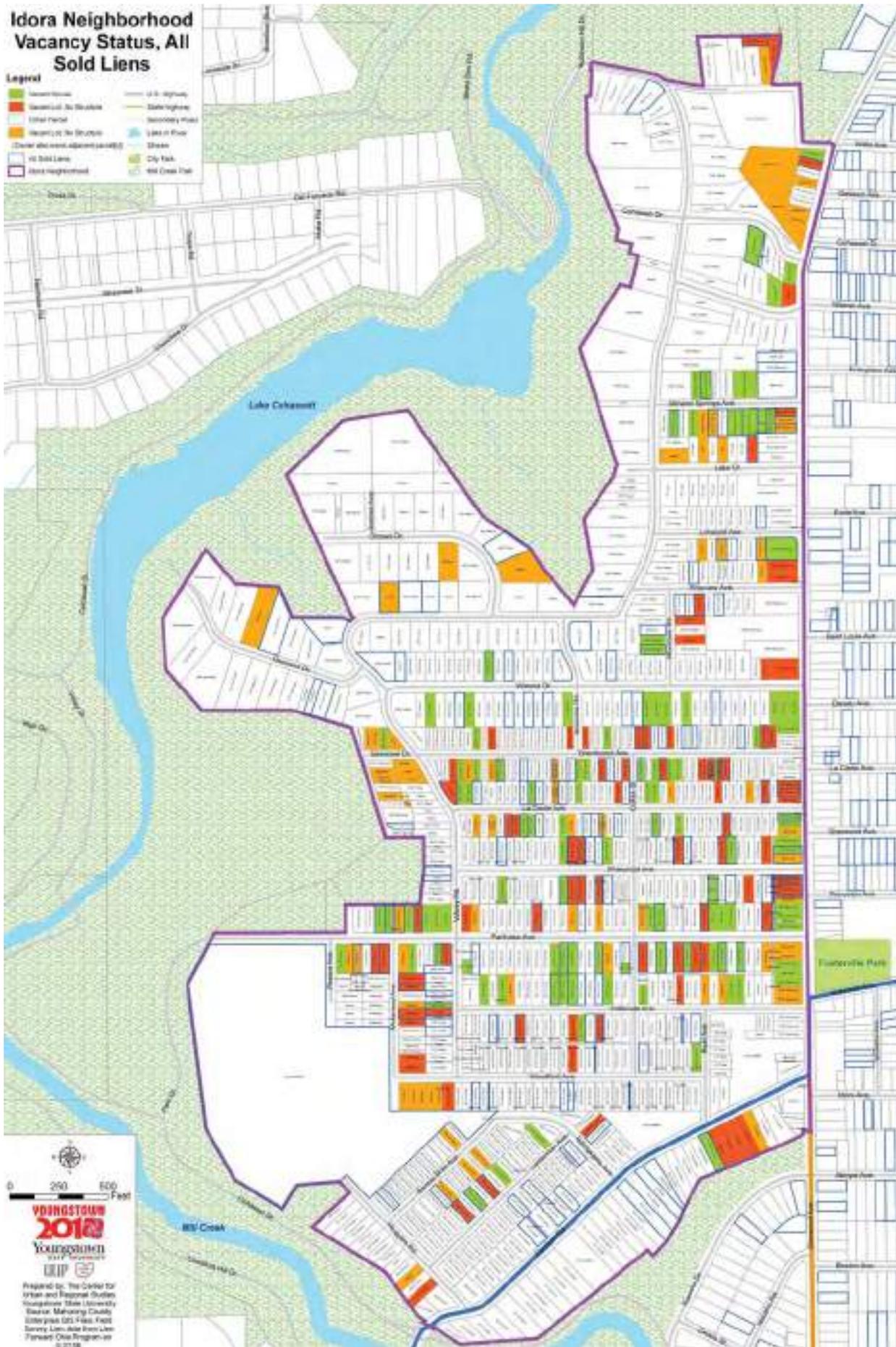
The Glenwood Avenue Corridor contains many vacant commercial and office structures. Some of the structures appear to be structurally sound and may present an opportunity for rehabilitation. Some of the structures are beyond repair.

Vacancy Type	Number	Percent of Total
Total Parcels	1,150	100 %
Vacant Structures	107	9.3 %
Vacant Parcels	166	14.4 %
Vacant Parcels Owned by Adjacent Property Owner	78	6.8 %
Tax Lien Parcels	208	18.1 %

Table 5.1 Idora Vacancy Breakdown

Commercial Vacancy on Glenwood Avenue





Map 5.1 Idora Vacancy Status

### **Residential Structures**

Within the residential portion of the neighborhood exists a number of vacant homes. Vacant homes are beacons for criminal activity. Many of these homes are beyond repair and need to be demolished, although there are a number of homes that could benefit from successful rehabilitation.

### **Land**

Both Glenwood Avenue and the residential portion of the neighborhood contain many vacant lots with no structure. Many of the lots are not maintained and place a significant burden on the city. Much of the vacant land is also not productive in terms of tax revenue. A majority of owners do not pay taxes on vacant land in the neighborhood, especially owners that do not live within the neighborhood. Since taxes are not paid, many of these parcels have tax liens against them. There are also vacant lots in the neighborhood that are owned and maintained by an adjacent property owner. Examples of this are when a neighborhood resident is able to acquire an adjacent lot to expand their yard. Upon acquisition they are responsible for maintenance and payment of taxes. Vacant lots and vacant lots owned by an adjacent property owner have been separately distinguished on the Vacancy Status Map (Map 5.1).

### **Public Ownership**

The neighborhood is bordered by Mill Creek Park, which is all publicly owned land. Within the neighborhood there is a minimal amount of publicly owned land. Eleven parcels totaling 1.13 acres of land is publicly owned, which equates to 0.3 percent of the neighborhood total. The public land within the neighborhood is owned by the City of Youngstown. The city owns eleven parcels and two of the eleven parcels are in the city's landbank. Since publicly owned land is considered a public good, the reuse of this land should conform to the neighborhood's values and vision for its future. There are no structures on the publicly owned properties, which minimizes the impediments to productive and active reuse.



### **Examples of Residential Vacancy**





## VACANT LAND

there are **1,150** parcels within the neighborhood boundaries and **over 30 percent** have some form of vacancy



Commercial and Residential Vacancy both persist



# Background

## MOBILITY

Mobility within and around the Idora Neighborhood comes in many forms. Residents have access to sidewalks, Mill Creek Park trails, streets and bus routes. Its location within Youngstown is convenient and accessible to many regional amenities. The neighborhood is a short drive or bus ride from downtown Youngstown, the Southern Park Mall and many other shops and businesses. It is within walking or biking distance to Mill Creek Park and its many activities and attractions. Those who live in the neighborhood realize the value of accessibility within Idora.

### Pedestrian Activity

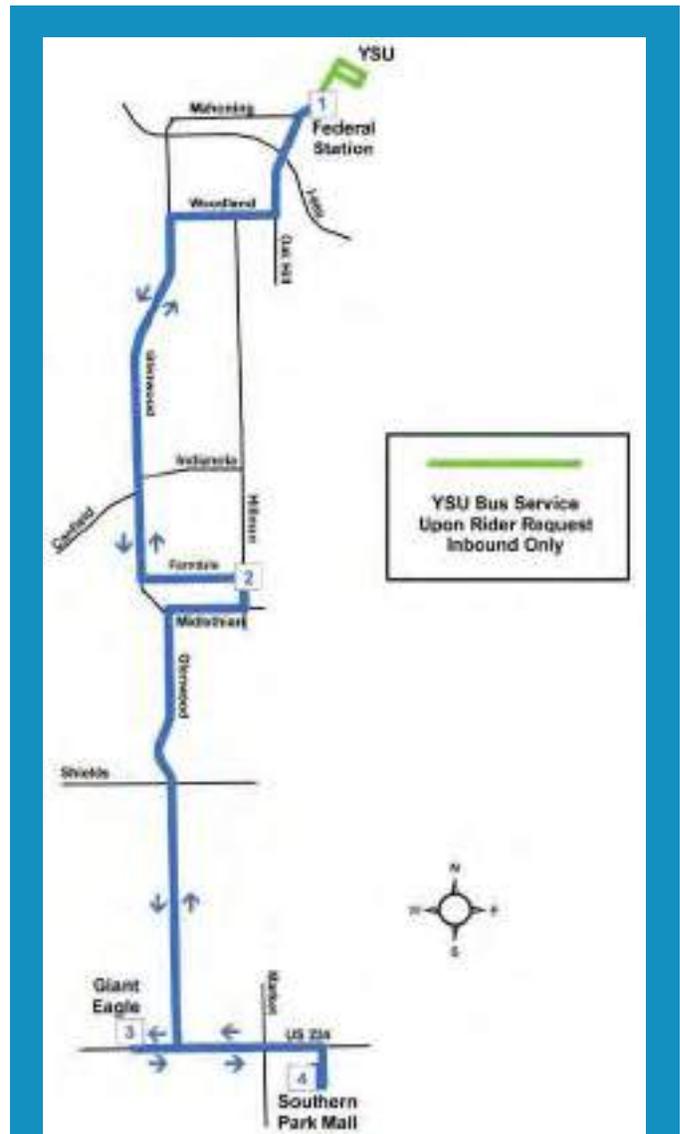
Idora is a neighborhood with multiple pedestrian opportunities. Most of its residential streets contain sidewalks. Both of its main thoroughfares, Glenwood Avenue and Canfield Road have sidewalks. Residents can walk to Mill Creek Park, the Youngstown Playhouse and many other locations surrounding the neighborhood. Some sidewalks can be improved.

### Biking Options

Idora is a bikable neighborhood because it contains many sidewalks and residential streets that have minimal vehicular traffic and are well connected. It is also adjacent to Mill Creek Park, which has many streets and trails that can be used for biking transportation and recreation. It has no dedicated bike lanes on main roads. The neighborhood is within biking distance to many destinations such as downtown, the uptown, Boardman and Cornersburg.

### Public Transportation

The Idora neighborhood is served by the Western Reserve Transit Authority (WRTA) bus route 36. This is the only form of public transportation within the neighborhood. Route 36 connects downtown Youngstown, at Federal Station, to the Southern Park Mall in Boardman via Glenwood Avenue. The route passes north and south through the neighborhood hourly from 6:15am until about 6:45pm. Residents using this route can transfer to other routes at Federal Station, the Southern Park Mall and stops along the way.



Map 6.1 WRTA Glenwood Bus Route



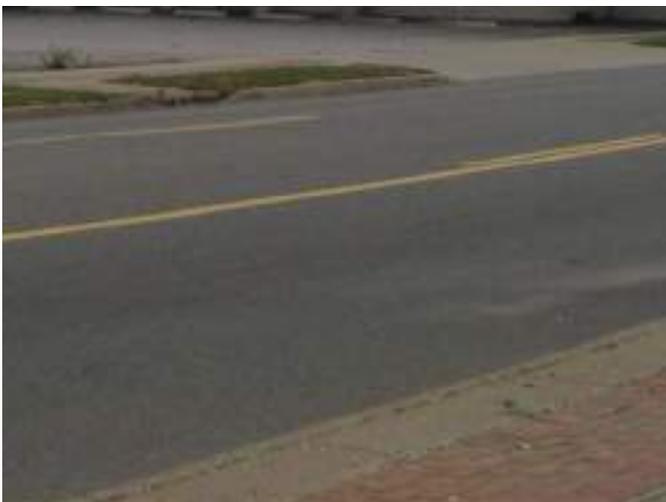
WRTA provides bus service to Idora

## Vehicular Transportation

As seen in the map below, the neighborhood borders Glenwood Avenue, a main north-south corridor through the city. Glenwood Avenue connects downtown Youngstown to the southside and beyond into its southern suburbs. This roadway is the heaviest traveled in the neighborhood. It is a commercial strip which contains local businesses as well as institutions such as churches, the Rescue Mission and the Youngstown Playhouse. Glenwood Avenue serves as the neighborhood's main connection to downtown and other neighborhoods. The character of this corridor has changed greatly over the past 50 years. Idora Park was a citywide destination and thus Glenwood was a bustling commercial district for many years. Eventually people began moving out of the area. Retail followed people out of the city and many businesses moved out of locations along Glenwood Avenue. Now it is made up of churches, car lots, convenience stores and vacant lots.

Canfield Road is a corridor that runs from Glenwood Avenue to the southwest. It is also known as U.S. Route 62. It is a major thoroughfare that connects the southwest neighborhoods and suburbs to the uptown and downtown. It leaves the Idora Neighborhood where it reaches Mill Creek Park. Many people use this connection to the park due to its proximity to Lanterman's Mill, The Gorge and park access roads. It should be noted that U.S. 62 jogs onto Glenwood Avenue north for a block and then turns eastward towards the uptown. This offset intersection creates vehicular congestion along both corridors in the southern portion of the neighborhood. This is due to the small number of vehicular connections between the east and west sides of Mill Creek Park.

Major roadways provide an opportunity to incorporate dedicated bike lanes



Other roads within the district experience light vehicular traffic because they are all residential streets. Since the neighborhood is tucked into Mill Creek Park, many of the east-west routes dead-end into the park or streets parallel to the park. This results in few cut through issues because the routes dead-end into the park.

Map 6.2 Idora Vehicular Circulation



# Background

## URBAN FORM

### Road Framework

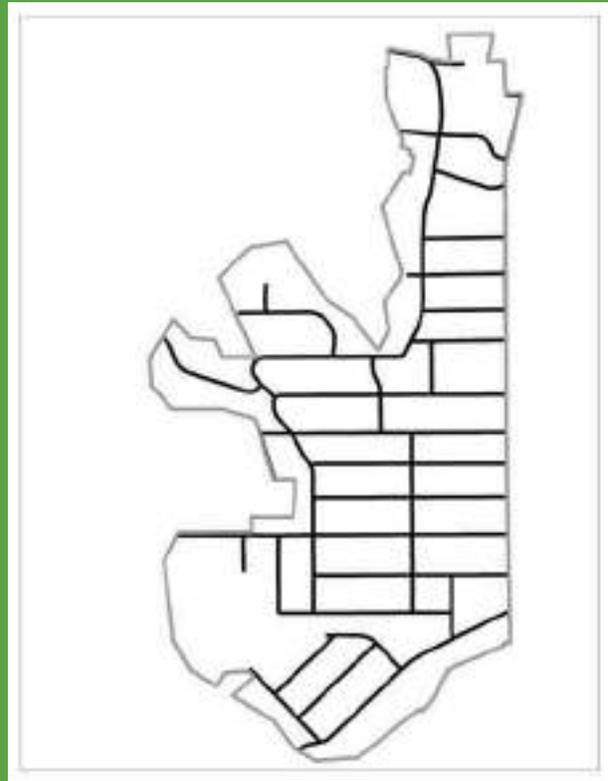
The road framework is important in the creation of the neighborhood's physical form. The neighborhood is typified by a north/south – east/west grid that is representative of many urban neighborhoods. The western portion of the neighborhood utilizes curvilinear streets in order to deal with the topography in the area. The southern portion of the neighborhood south of the former Idora Park site and north of Canfield Road utilizes the grid system, but this portion of the grid is offset from the primary grid system. Connections between the central grid and southern grid are limited. Map 7.1 illustrates the roadway framework of the neighborhood.

### Block Pattern

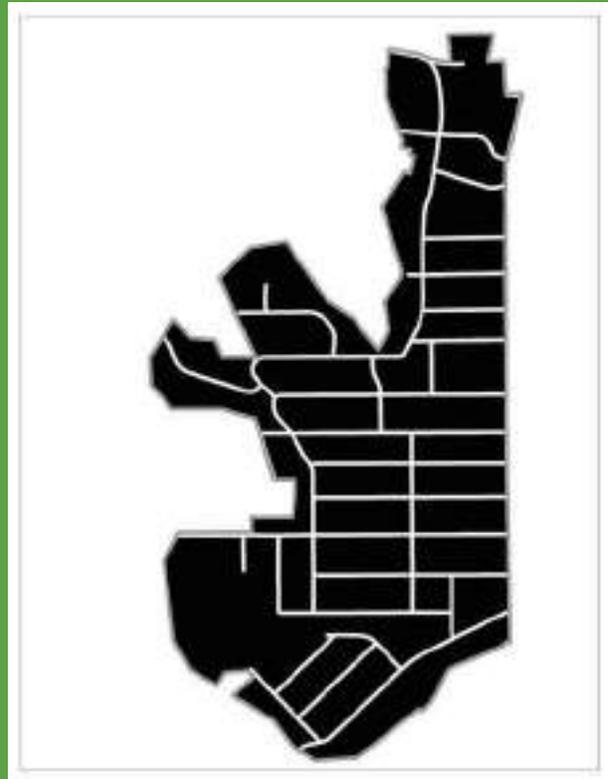
The roadway framework creates the block pattern in the neighborhood. The block pattern is illustrated in Map 7.2. The blocks within the neighborhood are generally of walkable length. Connectivity between the blocks also provides pedestrians with relative ease of navigation when traversing the neighborhood. The block depth is also sufficient to accommodate pedestrians within the neighborhood.

### Figure Ground

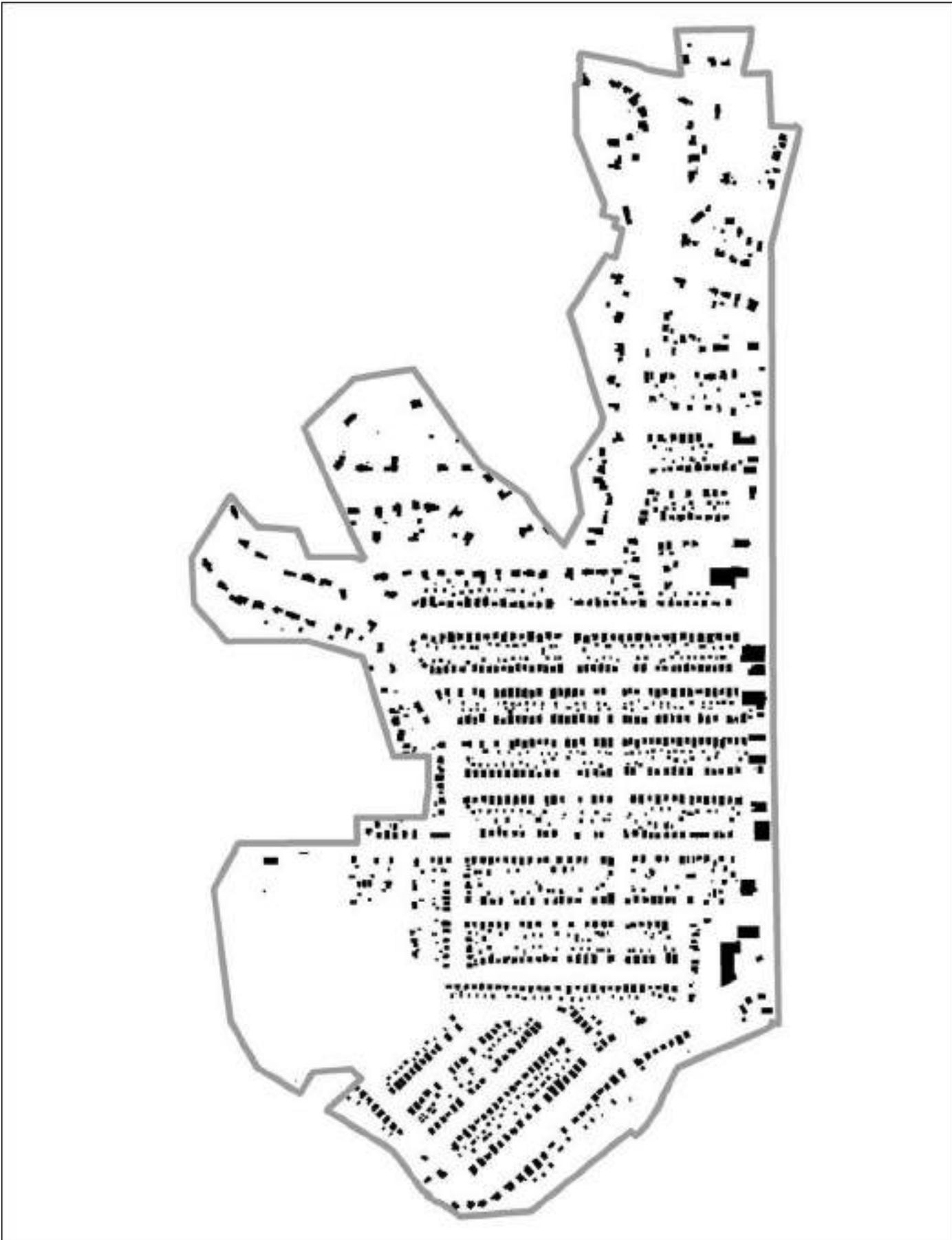
The figure ground shows the pattern created by the structures located within the neighborhood. The white space illustrates the area where no structures exist and sidewalks, parking lots, streets, vacant lots, and open space exist. The pattern has eroded with time in the Idora Neighborhood. An almost unbroken street wall once comprised the Glenwood Avenue Corridor. The gaps between structures speak to the neighborhood's past and will also play a significant role in shaping the neighborhood's future. The empty spaces seen between structures provide the neighborhood with an opportunity to recreate itself as something new. Map 7.3 illustrates the physical space of Idora.



Map 7.1 Roadway Framework



Map 7.2 Block Pattern



Map 7.3 Idora Figure Ground Diagram

## ENVIRONMENTAL CONDITIONS

### Topography

Intense topography surrounds the Idora Neighborhood and forms its boundary. Lake Cohasset and Mill Creek lie in a valley to the west and south and create steep slopes at the neighborhood's edges. The neighborhood itself has distinctive topography as well, most notably in the northeastern corner, western edge, and part of the Idora Park parcel. The central portion of the neighborhood from Winona Drive south to Canfield Road is the most level part of the area, although still with some varied elevation. Slopes are very pronounced in the entire portion of the neighborhood north of Winona Drive from Glenwood Avenue all the way to Mill Creek Park. Steep slopes are more difficult and expensive to build on and also affect erosion so this must be taken into consideration as well. The Idora Neighborhood topography is an important feature for the neighborhood and needs to be preserved. It serves as a natural transition from the neighborhood to the park and creates points of interest and valued views of the park and surrounding areas.

### Soils

Soils play a vital role in the neighborhood environment. Soils store and release water and air for plants and animals, limit runoff, trap pollutants, and filter and purify air and water that runs through them. There are five soil types that compose the neighborhood soil gradient; most being well drained soils on gradual slopes that can be easily developed. The soils in the area will impact development based on such factors as the ability of the soil to bear weight, how fast water moves through the soil, and how much the soil erodes under normal conditions. Knowing these soil types helps residents, planners, engineers and others to design projects that will last a long time, not harm the area, and that will not require high maintenance costs. A summary of the soils are described below in order of their prevalence in the neighborhood.

## SOIL TYPES

### RuB

The Rittman-Urban land complex occurs in areas with slopes of two to six percent. It is a moderately well drained soil with no frequency of flooding. The depth to the water table for this soil is 18-36 inches. The RuB soil is found throughout most of the neighborhood. It tends to avoid the edges of the neighborhood along the park. This soil poses few problems for development making it ideal for this built out area.

### WbB

The Wadsworth-Urban land complex occurs in areas with slopes of two to six percent. It is a somewhat poorly drained soil with no frequency of flooding. The depth to the water table is 6-18 inches. Most of the Idora Park parcel is made up of this soil as well as a small portion to the southeast. A large piece from Volney Road south to Indianola Avenue and Nokomis Road east to Glenwood Avenue is also comprised of this soil.

### LrC

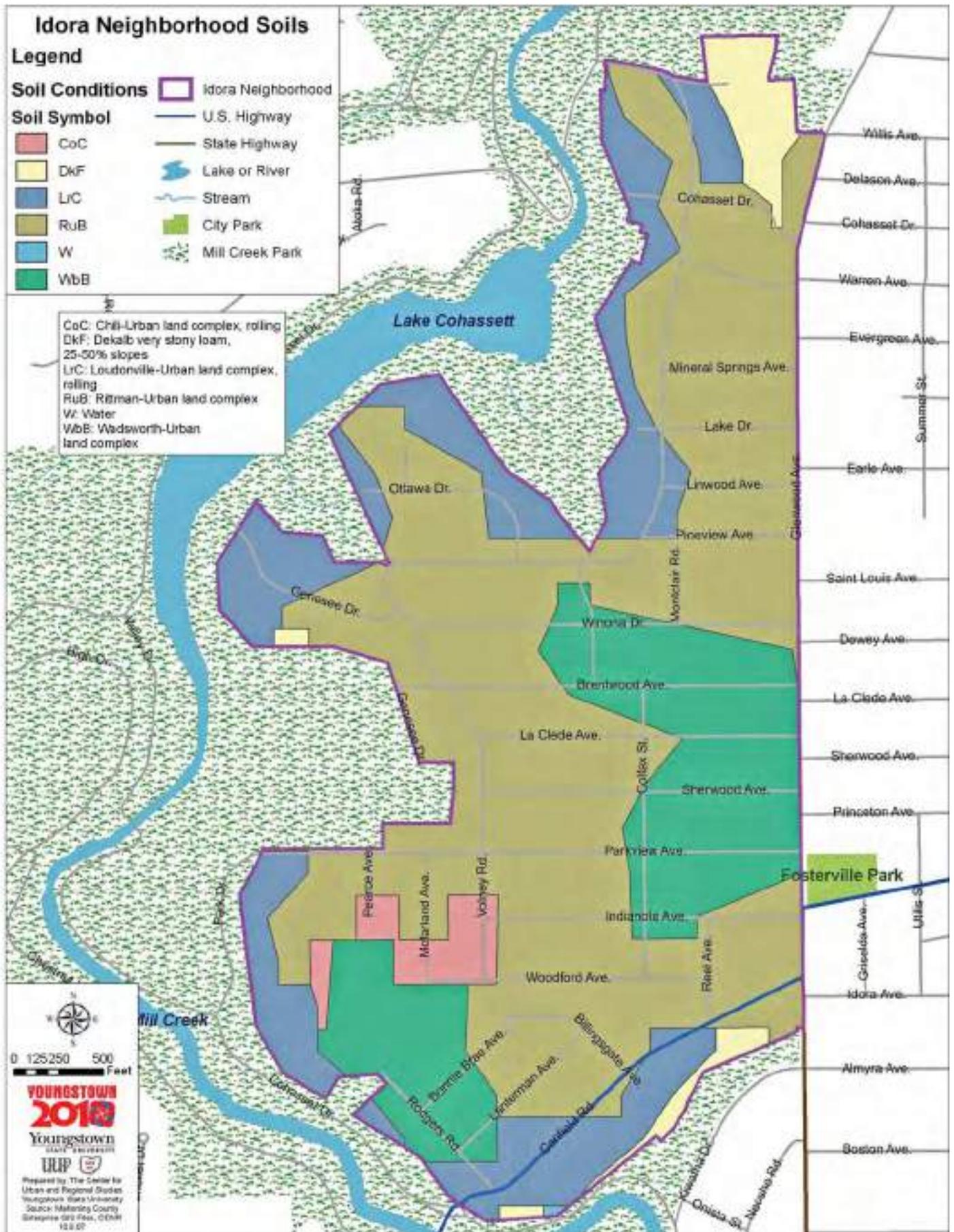
The Loudonville-Urban land complex is found in areas with slopes of six to twelve percent. It is a well drained soil with no frequency of flooding. Lithic bedrock can be found 30-42 inches below this soil. The LrC soil forms an edge around the Idora neighborhood along the western side next to Mill Creek Park, and on the southern edge also along Mill Creek Park.

### CoC

The Chili-Urban land complex can be found in areas with six to twelve percent slope. It is a well drained soil with no frequency of flooding. It is located on a small portion of the Idora Park parcel as well as the southern part of the neighborhood between Pearce Avenue and Volney Road, and from Parkview Avenue south to Woodford Avenue.

### DkF

The Dekalb very stony loam soil is located in areas with 25 to 50 percent slopes. It is a well drained soil with no frequency of flooding. Lithic bedrock can be found 20-42 inches below the soil surface. This soil is sited along the southern edge of the neighborhood south of Canfield Road next to Mill Creek Park. It is also located south of Genessee Drive in the western portion of the neighborhood alongside the park, and in the northeastern corner of the neighborhood east of Volney Road and north of Cohasset Drive.



Map 8.1 Idora Soil Types

### Brownfields

According to the United States Environmental Protection Agency, a brownfield is an abandoned, idled, or under-used industrial and commercial facility where expansion or redevelopment is complicated by real or perceived environmental contamination. Under this definition the Idora Park parcel would be considered a brownfield. The former amusement park site may have produced certain contaminants, while in operation, that will make more it more difficult to clean up and redevelop in the future. However, there are many state and federal programs available that offer financial assistance through grants and tax incentives to clean and reuse brownfield sites.

### Natural features

While there are not many significant natural features within the neighborhood aside from its strong topography, Idora is surrounded by places of extreme importance to the environment. Lake Cohasset exists to the west of the neighborhood and Mill Creek to the south of it. Mill Creek Park forms the northern, southern, and western border of the neighborhood. Dense foliage can be seen throughout the neighborhood, especially at the northern and western edges alongside the park. The heavy tree cover serves to create a very established, welcoming feel to the neighborhood.

### Lead and Asbestos

Two important environmental health factors particular to older neighborhoods such as the Idora Neighborhood are lead and asbestos. Lead is a highly toxic substance which can cause many negative health effects. Humans are exposed to lead through deteriorating paint, household dust, bare soil, air, drinking water, ceramics, and hair dyes. Lead paint in older housing is a major concern for the neighborhood. Until 1978, lead paint was used frequently on the interior and exterior of homes. When lead paint is intact it poses no health risk, but when it is disturbed or begins to deteriorate it poses a health hazard. Young children must be especially careful to avoid lead-contaminated dust or soil because of the detrimental effects on their bodies. Exposure to lead may lead to reduced IQ, learning disabilities, attention deficit disorders, behavioral problems, stunted growth, impaired hearing and kidney damage.

Asbestos is another source of health problems, if present and not properly maintained. Asbestos is a mineral fiber that has been used commonly in building construction materials for insulation and as a fire-retardant. It is found mostly in older homes in pipe and furnace insulation materials, asbestos shingles, millboard, textured paints, and floor tiles. When disturbed by cutting, sanding, or other remodeling activities, asbestos is released into the air. Only professionals should remove it from the home. Asbestos can pose a long-term risk for chest and abdominal cancers, and lung diseases.

### Vacant Lots

The condition of the vacant lots should be considered an environmental factor because of what has been left behind from the old structure or what has accumulated from years of neglect and abandonment. Again, lead is a major factor. Lead paint from the structures that used to be on these lots is the major source of soil lead. Soil lead can also be found around the exterior edges of existing homes painted with lead-based paint, and can be spread to other areas of the neighborhood by wind, rainwater, or sprinklers.

Demolition of homes leaves behind other contaminants as well as debris that may never get removed from the site. Chromium, pesticides, herbicides, and mercury are just some of the chemicals that could be present on vacant lots. These contaminants not only pose a health risk, but also pose a risk to the local ecosystem by altering the food chain. Precaution must be taken in working in or around these lots because of the health risks they pose if contaminated. Soils should be tested on any vacant lot in order to make sure it is safe and prepared to be put to another use.

**BROWNFIELDS**  
Many state and federal programs offer **financial assistance** to clean and reuse brownfields.



Vacant lots provide an opportunity for parks and open space



Map 8.2 Idora Topography



FORMER IDORA PARK is one of the largest **vacant** sites in a Youngstown neighborhood



MILL CREEK PARK could potentially expand and convert this brown-field into **greenspace**





VACANT LAND  
can be re-used as  
**community** gardens,  
parks, or sideyards



# Background

## CRIME

Burglaries, gun violence and vacant house fires are among the most troubling examples of crime found in the Idora Neighborhood. Crime statistics reported by the City of Youngstown Police Department show that crime has remained relatively consistent in the five years between 2002 and 2007 with troubling statistics regarding burglaries and gunfire in 2006. With burglaries and gunfire peaking in 2006, there is reason for concern and urgent action in response to increases in crime in these categories. There is need for dialogue between the Youngstown Police Department and neighborhood residents to discuss ways to combat this trend.

### Violent Crime: Against Property

Burglaries that were reported while still in progress averaged 40 per year between 2002 and 2007, peaking at 56 burglaries in 2006, a sign that improvements need to be made. House stripping has gradually become more and more of a problem, and is likely a direct consequence of the increase in the number of vacant and/or abandoned homes in the neighborhood. Incidences of house stripping are on pace to hit new highs in 2007 and have gradually increased in number since 2002. In total, there were 303 incidents of serious crimes against property between 2002 and 2006.

### Violent Crime: Against Persons

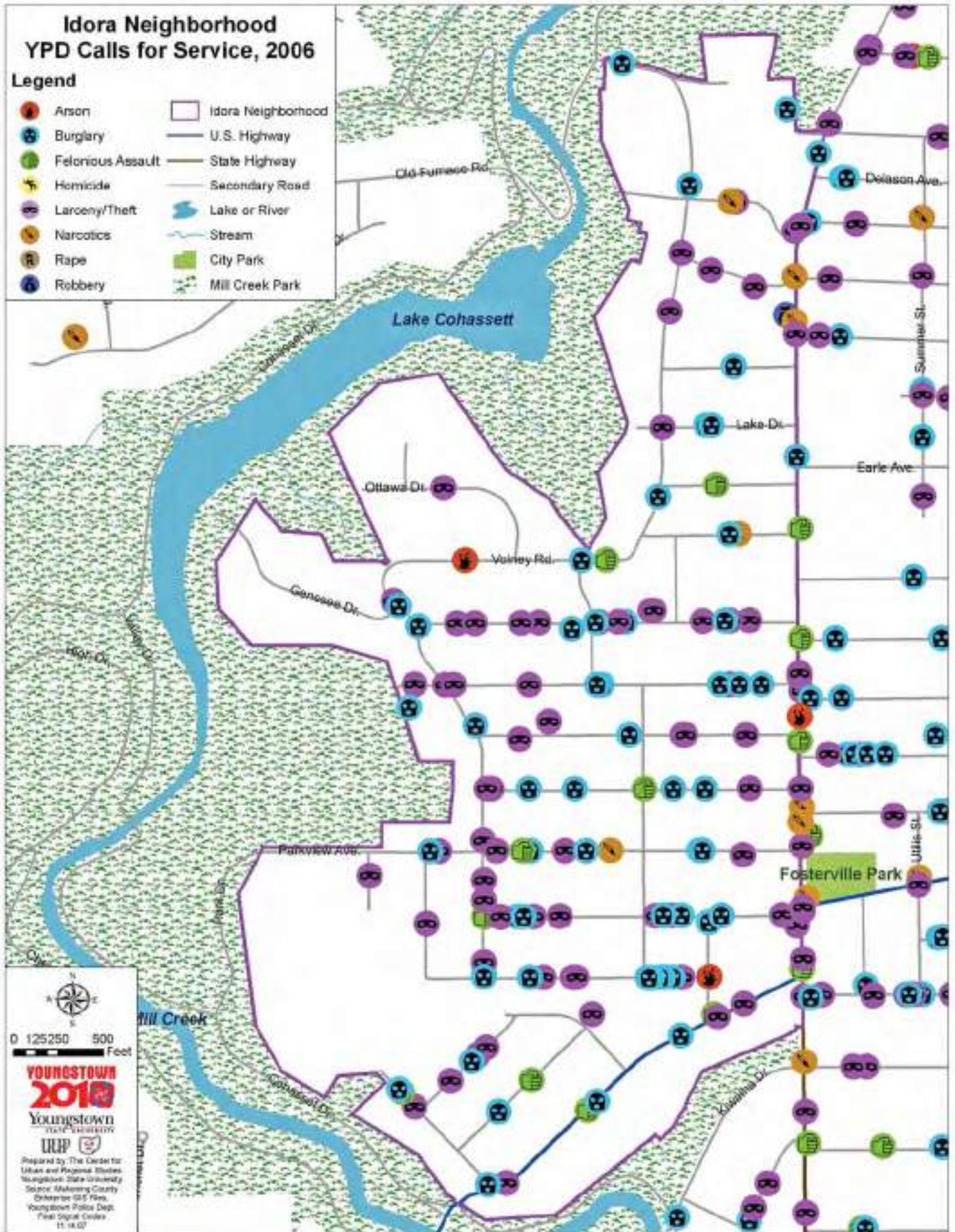
Domestic disturbances are one of the most prevalent crimes reported to the City of Youngstown Police Department. Between 2002 and 2006, the Idora Neighborhood averaged 198 incidents of domestic violence per year, peaking at 222 in 2005. Incidents of domestic violence involving weapons were also reasonably high, at an average of 25.6 per year during the 5 year period from 2002 to 2006. Incidents of gunfire have been on a climb in recent years. Reports of gunfire more than tripled from 2005 to 2006 from 30 in 2005 to 104 in 2006. In total, there were 1,443 incidents of serious crimes against persons between 2002 and 2006. Map 9.1 illustrates the calls for service to the City of Youngstown Police Department in 2006.



## CRIME

is a critical issue that **must be addressed** and remedied in Idora





Map 9.I Idora 2006 Crime Location



# Goals and Strategies

IDORA NEIGHBORHOOD

COMPREHENSIVE NEIGHBORHOOD PLAN

# Challenges and Opportunities

The combination of background research and commitment to public participation led to the determination of the challenges and opportunities facing the neighborhood. The goals and strategies chapter builds off this informed and intuitive information to create a framework for a brighter tomorrow.

## CHALLENGES

### Crime:

Neighborhood residents were loud and clear that crime is their top concern. Crime data verifies that there is much work to be done to make the neighborhood a safer place to live.

### Vacancy:

Approximately one-third of the neighborhood is composed of vacant land and vacant structures. Vacant properties are attractive to the criminal element and unsafe for residents. Vacant properties have a draining effect on the neighborhood: lowering property values, causing more vacancy, and attracting criminal activity. While vacancy may be a problem, it can also be turned into an opportunity and asset that increases the quality of life for residents.

### Glenwood Avenue Commercial Corridor:

The corridor is merely a shadow of its former self. It is no longer an activity filled commercial corridor, but rather it is pocked with vacant lots and structures. Many residents said the corridor was not a safe place for them to shop. The corridor also lacks facilities necessary to meet the daily needs of residents. Residents no longer have access to fresh food. Transformation of the corridor will be critical in raising the quality of life for residents.

### Corner Stores:

Residents do not have access to fresh fruit and vegetables, but access to alcohol and unhealthy food is plentiful. Corner stores serve as hotbeds of criminal activity and drug sales. Rather than meeting the basic needs of residents, most corner stores lower the quality of life for residents. Strategies must be developed to mitigate the negative effects of corner stores and better integrate them into the community.

### Youth:

The youth of the community need more resources available to them to ensure they can break out of the cycle of poverty and violence prevalent around them. Youth require more greenspace, educational programs, pride building activities, programs that prepare them for the job market of today's world.

## OPPORTUNITIES

### Housing Stock:

Idora has a housing stock as diverse as any neighborhood in the city. Historic estate homes to middle class bungalows line the streets of the neighborhood. The housing stock provides potential residents with a wide range of options. The solid housing stock and affordable home prices is an important asset to the neighborhood and will play a critical role in revitalization efforts.

### Diversity of People:

The neighborhood is home to a diverse range of people. Working class to upper middle class people reside together within the confines of the neighborhood. The neighborhood is also home to a range of racial, ethnic and age groups. Diversity shall become the badge of the neighborhood's appeal.

### Neighborhood Pride:

The building sense of neighborhood pride will be critical in revitalization efforts. The continued strengthening of neighborhood pride will allow for heightened community capacity. Community capacity will be critical in the implementation of this plan.

### Neighborhood Talent:

As the ongoing outreach process gained momentum, it became clear that the neighborhood was full of talent waiting to be harnessed for the betterment of the neighborhood. The neighborhood is home to a diverse group of talent from lawyers, doctors, professors, teachers, computer programmers, communicators, volunteers, and hard workers among other talented residents. Identification and utilization of the existing talent will help make the planning and implementation process a success.

### Vacancy:

While vacancy presents a significant challenge it also presents a unique opportunity to make the neighborhood a greener and cleaner place. Vacant lots can be utilized to provide greenspace, pocket parks and fresh fruit and vegetables to neighborhood. The dismantling of vacant structures presents a wealth of job training and recycling opportunities. Residents must embrace their vacant spaces.

## HOW TO USE THIS PLAN

The Idora Comprehensive Neighborhood Plan is intended to be used on a daily basis as public and private decisions are made concerning the neighborhood's revitalization. The plan is the blueprint and all decisions should be aligned with the goals and strategies found within this document. The plan is organized using goals, strategies, and best practices. These mechanisms are described below.

### Goals:

A goal is a desired outcome expressed in simple terms. The goals of this plan were developed to address the priorities and concerns of the neighborhood residents. The plan has six goals each of which guides the strategies necessary to achieve the goal. The goals of the Idora Comprehensive Neighborhood Plan are as follows:

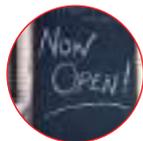
#### 1. ENSURE THAT THE IDORA NEIGHBORHOOD IS A SAFE PLACE TO LIVE.



#### 2. INCREASE NEIGHBORHOOD PRIDE.



#### 3. CREATE A NEIGHBORHOOD COMMERCIAL CORRIDOR ON GLENWOOD AVENUE.



#### 4. PRESERVE EXISTING HOUSING THROUGHOUT THE NEIGHBORHOOD.



#### 5. RECLAIM, RECREATE AND REHABILITATE VACANT LAND AND STRUCTURES TO CREATE PRODUCTIVE AND USABLE SPACES.



#### 6. CLEAN AND GREEN THE NEIGHBORHOOD WITH THE HELP OF THE CITY, LOCAL ORGANIZATION'S AND IDORA'S OWN RESIDENTS.



### Strategies:

Each goal is followed by a series of supporting strategies necessary to achieve the goal. Strategies are implementable actions and policy recommendations that upon implementation will move the neighborhood one step closer to realization of its goal.

### Best Practices:

Best practices are provided for each goal and are real world programs that can be related to the strategies. The point of introducing best practices is to highlight the fact that the Idora Neighborhood in Youngstown, Ohio is not alone in the challenges that it faces. Neighborhoods throughout the United States are facing similar challenges. The best practices illustrate innovative approaches that other neighborhoods and communities are utilizing to address their issues. All of the best practice ideas can be used as models for similar programs to be developed and utilized in the Idora Neighborhood.

**Neighborhoods are the building blocks of great cities.**

# Goals and Strategies



Goal A:  
Ensure that the Idora Neighborhood is a safe place to live.

- Strategy:A.1 Establish a neighborhood block watch program.
- Strategy:A.2 Enhance community policing in the neighborhood.
- Strategy:A.3 Eliminate drug activity in the neighborhood.
- Strategy:A.4 Educate residents on simple crime deterring actions.
- Strategy:A.5 Provide neighborhood youth with safe activities.
- Strategy:A.6 Encourage strict enforcement of city ordinances.
- Strategy:A.7 Reduce criminal activity at convenience stores.
- Strategy:A.8 Develop an illegal graffiti removal program.
- Strategy:A.9 Focus on demolition to reduce crime.
- Strategy:A.10: Improve street lighting.

## GOAL A: ENSURE THAT THE IDORA NEIGHBORHOOD IS A SAFE PLACE TO LIVE.

The residents of the Idora Neighborhood expressed that increased public safety is their top priority. Public safety should be increased through a cooperative effort between neighborhood residents and the Youngstown Police Department.

### Strategy:A.1 Establish a neighborhood block watch program.

The neighborhood block watch program should be created and maintained by neighborhood residents. A block watch coordinator should be elected by the residents to manage daily activities. The coordinator should be in regular contact with the Youngstown Police Department and the officers assigned to Idora. Neighborhood residents involved with the block watch program should meet initially to develop a plan for keeping watch in the neighborhood and meet quarterly to provide updates to members and the Youngstown Police Department.

### Strategy:A.2 Enhance community policing in the neighborhood.

The City of Youngstown should allocate more resources and police officers to the Idora Neighborhood. The combination of an increased police presence and a neighborhood watch program will make the neighborhood safer. Interaction between the Youngstown Police Department and members of the community is essential to prevent crimes.

People must feel **safe** if they are to participate fully in their communities and **feel confident** in their neighborhoods. Youngstown must make the **enhancement of public safety** a **very high priority** especially if families are to move back to the city.  
- Youngstown 2010



Idora Neighborhood Association Block Watch signage could be used to inform criminals that residents are watching.

## BEST PRACTICES

Strategy:A.2 Enhance community policing in the neighborhood.

### Chicago's Problem Solving Model

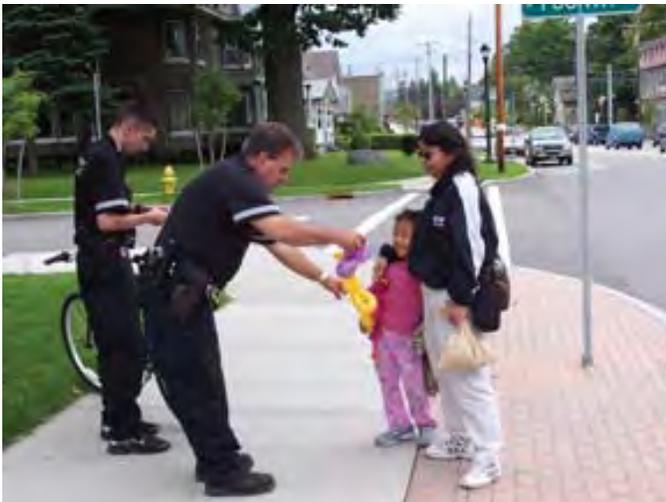
The Chicago Alternative Policing Strategy involves a significant expansion of the police mandate. In Chicago's problem-solving model for policing, a "problem" is defined as a group of related incidents or an ongoing situation that concerns a significant portion of those who live or work in a particular area. To implement problem solving, police and neighborhood residents were trained to handle problems using a five-step process:

1. Identify problems and prioritize them incorporating community input.
2. Analyze information about offenders, victims, and crime locations.
3. Design strategies that address the chronic character of priority problems by thinking "outside the box" of traditional police enforcement tactics and using new resources that were developed by the city to support problem-solving efforts.
4. Implement the strategies, a step requiring special skill and effort by the community, police, and other city departments as they attempt to actually put plans in motion.
5. Evaluate effectiveness through self-assessments to determine how well the plan has been carried out and what good has been accomplished.

More information can be found at:

[http://egov.cityofchicago.org/city/webportal/portalContentItemAction.do?contentOID=10912&contentTypeName=CO\\_EDITORIAL&topChannelName=HomePage](http://egov.cityofchicago.org/city/webportal/portalContentItemAction.do?contentOID=10912&contentTypeName=CO_EDITORIAL&topChannelName=HomePage)

Community policing allows officers to build relationships with neighborhood residents



### Strategy:A.3

#### Eliminate drug activity in the neighborhood.

The Youngstown Police Department should consider bike and foot patrols in the neighborhood. Landlords should also be contacted, especially when drug activity is occurring in rental housing. The Youngstown Police Department should consider a Weed and Seed designation and enforcement of maximum penalties for crimes committed in the neighborhood.

### Strategy:A.4

#### Educate residents on simple crime deterring actions.

Residents should be encouraged to turn on porch lights at night to show vigilance. Locking doors and reporting suspicious activities to the police department immediately should also be encouraged. An educational pamphlet with ways to identify criminal activity should be created and distributed to neighborhood residents.



Operation Weed & Seed is community-based approach to crime prevention and neighborhood revitalization

## BEST PRACTICES

Strategy:A.3 Eliminate drug activity in the neighborhood.

### Operation Weed & Seed

Weed and Seed, a community-based strategy sponsored by the U.S. Department of Justice (DOJ), is an innovative, comprehensive multiagency approach to law enforcement, crime prevention, and community revitalization. The strategy involves a two-pronged approach: law enforcement agencies and prosecutors cooperate in “weeding out” violent criminals and drug abusers and public agencies and community-based private organizations collaborate to “seed” much-needed human services, including prevention, intervention, treatment, and neighborhood restoration programs. A community-oriented policing component bridges the weeding and seeding elements. The United States Department of Justice Weed and Seed Website can be found at:

<http://www.ojp.usdoj.gov/ccdo/ws/welcome.html>

### Allentown, Pennsylvania

The City of Allentown implemented the Weed and Seed program to create a diverse, thriving and safe city. Their mission is to unite the community by promoting an atmosphere of trust and civility; where quiet, drug free streets sustain thriving businesses that encourage community action and revitalization. Allentown’s implementation plan has six components, to weed with Law Enforcement and Community Policing and to seed with Human Services, Housing and Physical Environment, Youth Development, Employment, and Economic Development. The City of Allentown’s Weed and Seed website is excellent, it is located at:

[http://www.allentownweedandseed.org/index.cfm?organization\\_id=34&section\\_id=412&page\\_id=1704](http://www.allentownweedandseed.org/index.cfm?organization_id=34&section_id=412&page_id=1704)

### Strategy:A.5

#### Provide neighborhood youth with safe activities.

To help reduce the opportunity for youth criminal activity, programs should be developed for after- school recreational and educational opportunities. Partnerships should be created between schools, churches, non-profits, local businesses and the City of Youngstown to create activities, jobs, and other initiatives for the youth of the neighborhood.

### Strategy:A.6

#### Encourage strict enforcement of city ordinances.

The Youngstown Police Department should enforce the maximum penalties for those committing crimes in the neighborhood. Noise ordinances and curfews should also be strictly enforced.



Bike patrols increase opportunities for interaction and provide a more visible presence on the streets of the neighborhood

**Urban decay** sends a strong message that **nobody cares** about the community. **Youngstown** needs to show that it **does care by fixing its broken windows.**

- Youngstown 2010

## BEST PRACTICES

Strategy:A.5 Provide neighborhood youth with safe activities

### The Capital Region Gang Prevention Program - New York

The Capital Region Gang Prevention Program was designed to be a coordinated community response to youth gangs in the City of Albany. The approach involves four main strategies: community building, education, peer mentoring and employment preparedness. This initiative is designed to measurably reduce crime and violence among youth. The Gang Prevention Program targets a minimum of 500 youths a year between the ages of 7 to 15 years, all of whom meet at least three of the following seven conditions:

1. Associate regularly with acknowledged gang youth;
2. Have family members who are or were gang members;
3. Occasionally wear gang colors, use gang symbols, or flash gang signs;
4. Performing symbols, or flashing gang signs;
5. Performing poorly in school;
6. Having one or more arrests; and,
7. Using drugs.

More information about the program can be found at: <http://nysgangprevention.com/>.

**Strategy:A.7**

**Reduce criminal activity at convenience stores.**

The Idora Neighborhood Association (INA, see Strategy B.1) should work with Youngstown City Council to create an ordinance for nuisance abatement of convenience stores that requires the orderly management of establishments and mitigates the negative impacts on the surrounding neighborhoods. The ordinance should limit loitering, strictly enforce alcohol sale laws and prohibit the selling of drug paraphernalia. Success in using this code would require the neighborhood association to monitor problem properties and to assemble crime data to put together a case to close them.

**Strategy:A.8:**

**Develop an illegal graffiti removal program.**

The neighborhood should work with the city to develop a program to immediately remove illegal graffiti in the neighborhood. This would add to the “cleaning” effect and give notice to gang members and criminals that such acts will not be tolerated in the neighborhood.

**Strategy:A.9:**

**Focus on demolition to reduce crime.**

Vacant properties provide sites for criminal activity such as loitering, vagrancy, drug use and prostitution. Elimination of vacant and abandoned properties throughout the neighborhood will limit the sites available for such criminal acts.

**Strategy:A.10:**

**Improve street lighting.**

The streets within the Idora Neighborhood have streetlights installed on telephone poles. Neighborhood residents desire lighting that is pedestrian friendly and light the sidewalks.

## BEST PRACTICES

Strategy:A.7      Reduce criminal activity at convenience stores

### The Good Neighbor Plan

Portland, Oregon has utilized The Good Neighbor Program, which has built public and private relationships in communities for over a decade. Under City Code 33.219, the city created The Good Neighbor Agreement which has been used as a tool to prevent and decrease crime and nuisances and to improve neighborhood livability. The Good Neighbor Plan addresses crime prevention training needs, alcohol awareness and employee training, litter control, loitering control, landscape maintenance, communication between private owners and the public, and participation in mediation process if needed. Once the Neighborhood Plan is documented the resulting agreement is called the Good Neighbor Agreement. These agreements do not depend on the enforceability in a court of law, but rather on the spirit of cooperation and willingness of community partners to work together to enhance neighborhood livability and community safety. To view more information on this program visit:

<http://www.portlandonline.com/shared/cfm/image.cfm?id=53306>

<http://www.portlandonline.com/shared/cfm/image.cfm?id=108965>

### Cleveland, Ohio

The Cleveland Neighborhood Development Coalition (CNDC) uses the State Of Ohio’s Public Nuisance Abatement law to deal with deteriorated properties or properties used for drug dealing or other crimes. Under the Public Nuisance Abatement law, a Neighborhood Coalition or another interested party may file a civil suit in order to obtain the court’s judgment that a property is a nuisance. A civil court has jurisdiction over the property as well as the owner of a property so it may order the owner to make necessary repairs, or it may appoint a receiver to do so. More information can be found at the Cleveland Neighborhood Development Commission website: [www.cndc2.org](http://www.cndc2.org).

## YOUNGSTOWN 2010 CITYWIDE PLAN THEME #3

### **Viable Neighborhoods**

Youngstown has viable neighborhoods on all sides of town. Celebrating their enduring vitality and stabilizing these neighborhoods gives the City a starting point from which to reclaim some of the adjacent neighborhoods that have not so successfully withstood the test of time.

# Goals and Strategies



Goal B:  
Increase Neighborhood Pride.

- Strategy: B.1 Establish the Idora Neighborhood Association.
- Strategy: B.2 Create a Neighborhood Talent Directory.
- Strategy: B.3 Encourage the scheduling of regular block parties throughout the year.
- Strategy: B.4 Develop an Idora Neighborhood Webpage on the Youngstown 2010 website.
- Strategy: B.5 Develop a collection of neighborhood history.
- Strategy: B.6 Create a Neighborhood Cookbook.
- Strategy: B.7 Brand the Idora Neighborhood.
- Strategy: B.8 Develop signage to distinguish the neighborhood as somewhere unique and special.
- Strategy: B.9 Create murals along the Glenwood Avenue Corridor.
- Strategy: B.10 Explore the historic designation of portions of the neighborhood.
- Strategy: B.11 Further Neighborhood Pride through housing rehabilitation and maintenance programs.
- Strategy: B.12 Create and distribute a city resource packet.
- Strategy: B.13 Publicize the names of absentee property owners that do not maintain their properties.
- Strategy: B.14 Develop a neighborhood social support system.
- Strategy: B.15 Establish an “Adopt-a-Block” Program.
- Strategy: B.16 Develop a strong relationship with the neighborhood’s Councilmember.
- Strategy: B.17 Create a Neighborhood Center on Glenwood Avenue.
- Strategy: B.18 Establish strong relationships with local media.

## GOAL B: INCREASE NEIGHBORHOOD PRIDE.

Building on the momentum of Youngstown 2010, the time is now for the Idora Neighborhood to recreate, reinvent, reimagine, repurpose and reintroduce itself to the City of Youngstown and the Mahoning Valley. It can once again establish a strong sense of pride, identity, and community. The following strategies are intended to enable residents to take back control of what belongs to them – the Idora Neighborhood.

**Strategy: B.1  
Establish the Idora Neighborhood Association.**  
The Idora Neighborhood Association (INA) would be the champion for implementing the Idora Comprehensive Neighborhood Plan. The INA would be established as a nonprofit organization by neighborhood residents. Once established, the organization would be able to administer public and private funds for projects to enhance the quality of life in the neighborhood. The INA would also provide residents the ability to marshal resources and be the residents’ voice at City Hall.

**Strategy: B.2  
Create a Neighborhood Talent Directory.**  
A talent directory identifying residents willing to volunteer their time to improve the neighborhood should be created. The talent directory should include information on the skills of neighborhood residents. Identification of these skills could enable the INA and the City of Youngstown to match the talents of residents with the appropriate needs of the neighborhood.

**Strategy: B.3  
Encourage the scheduling of regular block parties throughout the year.**  
Block parties would provide residents with an opportunity to get to know each other and have fun. The block party should be held on different blocks and organized by a different resident each time. Block parties would foster a stronger sense of community in the neighborhood.

**Strategy: B.4**

**Develop an Idora Neighborhood Webpage on the Youngstown 2010 website.**

The Youngstown 2010 website is an opportunity for residents to showcase the Idora Neighborhood. Residents should work together to develop a neighborhood webpage to add to the Youngstown 2010 website. The webpage could also be a one-stop resource for all information related to the neighborhood, including assets such as housing, organizations, opportunities to volunteer, announcements, planning documents and leadership contact information.

**Strategy: B.5**

**Develop a collection of neighborhood history.**

The Idora Neighborhood has a rich history and has experienced dramatic changes over the past 100 years. Residents should work together to create a collection of historic materials that can be used to educate current and future residents about Idora's past. Part of that collection should be recorded oral histories from long-time residents who witnessed the changes of the neighborhood first hand. The history collection should be available at the nearest public library or at the proposed neighborhood center.

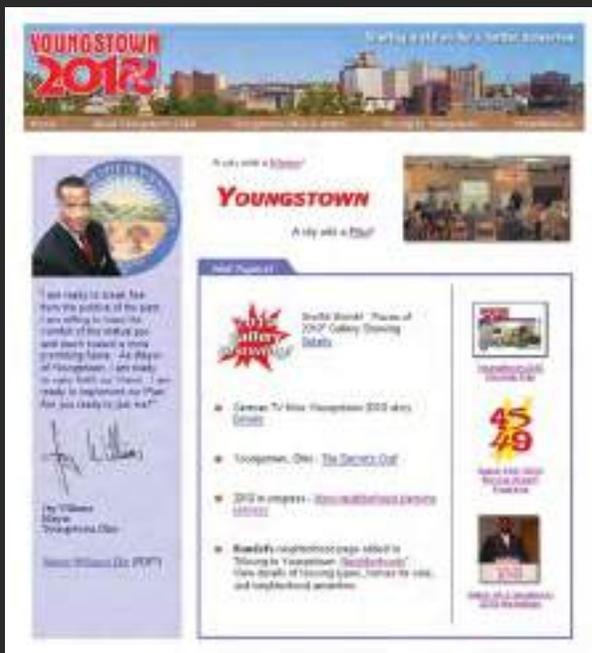
**BEST PRACTICES**

Strategy: B.4      Develop an Idora Neighborhood Webpage on the Youngstown 2010 website

**Youngstown 2010**

In 2004, the City of Youngstown created a website to provide information about the Youngstown 2010 citywide comprehensive planning process. Since the plan's completion, the Youngstown 2010 website continues to be a valuable resource for neighborhood groups and organizations. Through the 2010 website each neighborhood is provided a webpage to showcase itself. The neighborhood webpage includes profiles of the neighborhood as well as information about ongoing neighborhood planning processes. The 2010 website also has a webpage dedicated to active neighborhood organizations throughout the city. This page provides contact information and a map of the area of responsibility for each organization. The Youngstown 2010 website is a cost free way of networking community organizations and providing information about Youngstown's greatest assets - its neighborhoods.

For more visit: <http://www.youngstown2010.com/neighborhoods/south/idora/idora.htm>



**Strategy: B.6**

**Create a Neighborhood Cookbook.**

A neighborhood cookbook should be created to showcase the culinary talent and diversity of neighborhood residents. Neighborhood residents' best recipes should be collected, archived and published. Once created, the neighborhood cookbook can be sold to raise money for neighborhood revitalization efforts carried out by the INA.

**Strategy: B.7**

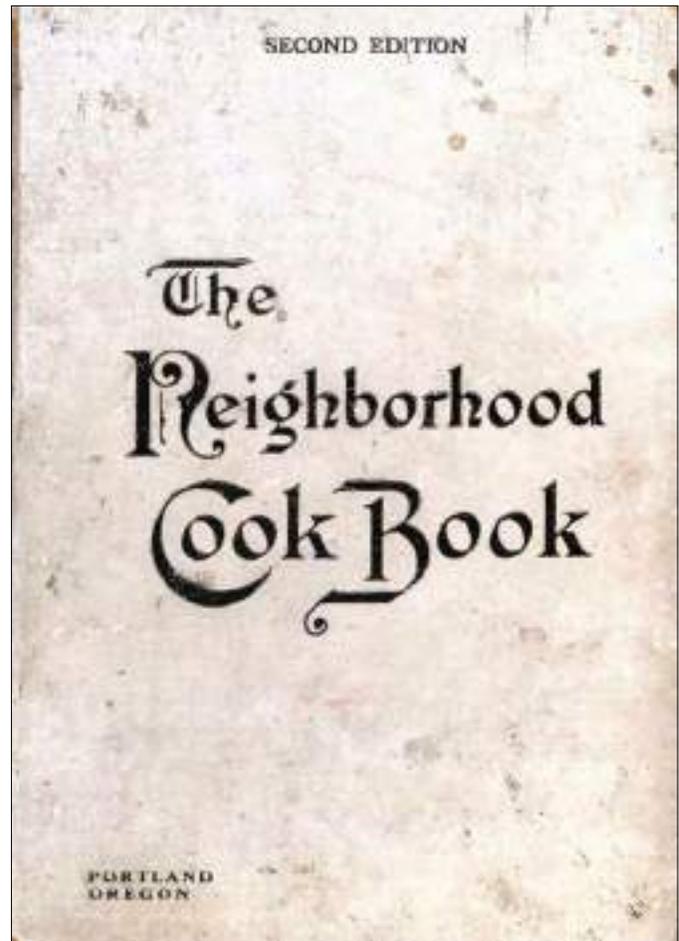
**Brand the Idora Neighborhood.**

Many people outside the Idora Neighborhood are unaware of its assets and opportunities. "Branding" should create awareness of the grassroots revitalization taking place in the neighborhood. To begin, residents should use the neighborhood logos in this plan to begin to build an identity for the neighborhood.

**Strategy: B.8**

**Develop signage to distinguish the neighborhood as somewhere unique and special.**

Signage should be developed that is unique to the neighborhood and builds on the Idora "brand". The signage could replace existing street signs and be used to create neighborhood entrance signs at gateways into the neighborhood.



Neighborhood Cookbooks can be used to bring residents together and illustrate their culinary diversity

**BEST PRACTICES**

Strategy: B.7 Brand the Idora Neighborhood

**Tempe, Arizona Neighborhood Programs**

The City of Tempe, Arizona has a number of programs that work to strengthen the sense of identity and community in neighborhoods throughout the city. The City of Tempe encourages residents to organize a Neighborhood Logo Design Contest. A winner is chosen by the residents and then the logo can be used for many purposes including the development of new street signage, letterhead for the neighborhood association, key chains, t-shirts, or bumper stickers. Utilization of an agreed upon logo will help to strengthen the sense of place within the neighborhood.

More information about the City of Tempe's Neighborhood Programs can be found on the city website at: <http://www.tempe.gov/neighborhoods/organizingtips.htm>.

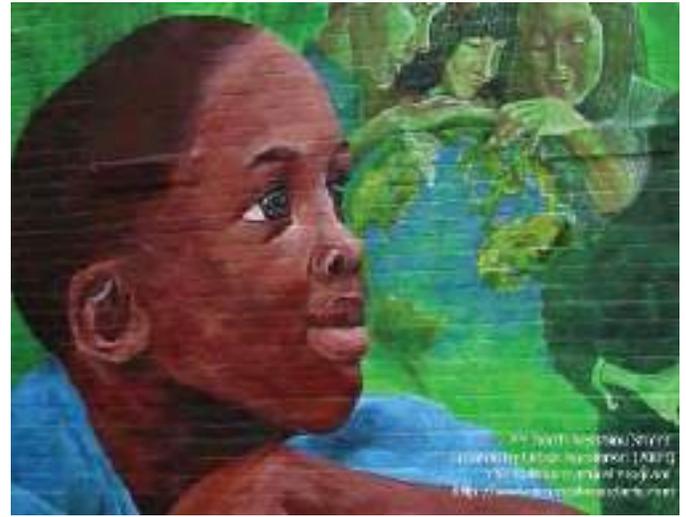
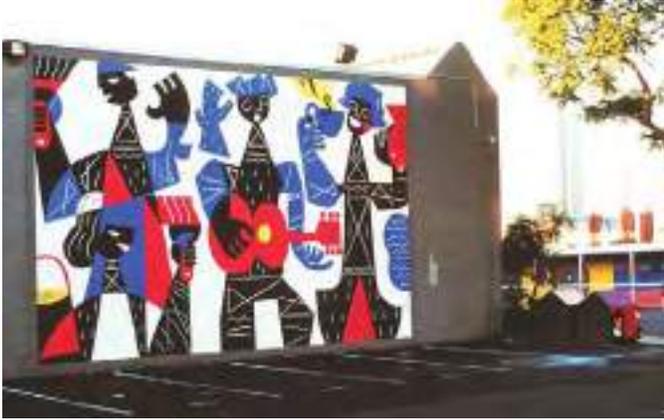


**Strategy: B.9**

**Create murals along the Glenwood Avenue Corridor.**

The Glenwood Avenue Corridor has many vacant and deteriorating spaces. These spaces provide an opportunity for artwork. The walls tagged with illegal graffiti could be creatively reused as murals. The murals could also work in conjunction with an arts program for neighborhood youth and provide graffiti artists with an opportunity to utilize their creative talents.

Murals provide an opportunity to foster the arts and brighten vacant buildings



**BEST PRACTICES**

Strategy: B.9      Create murals along the Glenwood Avenue Corridor

**From Blight to Beauty**

In an effort to combat the problem of illegal graffiti, the nationally recognized Baltimore Mural Program works with artists, neighborhood groups and associations, and funding sources to commission murals in neighborhoods across Baltimore. The Baltimore Mural Program is produced with the Baltimore Department of Housing and Community Development.

The Baltimore city mural program website is: <http://207.114.6.204/arts/muralprogram.aspx>

**Mural Resource Project**

The Pennsylvania College of Art & Design has developed the Mural Resource Project in response to the Lancaster community's interest in mural creation. Each year, the college receives hundreds of requests for help with, or execution of, murals. These requests come from individuals who want murals for their homes, community organizations wishing to beautify their neighborhoods, or developers who want to enhance a project. By creating the mural resource project, the college can serve as the community's resource, providing listings of local muralists, commercial painters who employ muralists and who do mural prep work, library resources, mural-related courses and workshops for artists, and links to funding sources and grant opportunities.

The Pennsylvania College of Art & Design Mural Resource Project website is:

<http://www.pcad.edu/mural/links.html>



Artwork enlivens streets and works to foster community pride



**Strategy: B.10**

**Explore the historic designation of portions of the neighborhood.**

Residents, the INA and the City of Youngstown should consider the historic designation of parts of the neighborhood. Historic designation may include listing on the National Register of Historic Places or simply include the establishment of a Conservation District. Any form of historic designation would provide the neighborhood with increased recognition as well as furthering neighborhood pride. A historic designation would also help to preserve the neighborhood's architectural integrity. An initial survey should be completed to determine potential eligibility for historic designation.

**Strategy: B.11**

**Further Neighborhood Pride through housing rehabilitation and maintenance programs.**

Well-kept homes and yards foster neighborhood pride. Resources should be made available so that all residents, regardless of income, are able to keep their home and yard properly maintained. The INA should encourage the City of Youngstown to provide grants and a below-market interest rate loans for continued home maintenance and improvement. The INA could also develop a "yard of the month" award to recognize residents' efforts in maintaining their property.

**Strategy: B.12**

**Create and distribute a city resource packet.**

The neighborhood should create a resource packet. The resource packet would provide contact information for city departments and inform residents of each department's responsibilities.

**BEST PRACTICES**

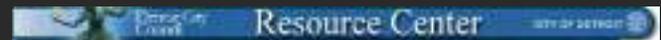
Strategy: B.12 Create and distribute a city resource packet

**Detroit, Michigan**

The City of Detroit provides an excellent Resource Guide to their citizens for almost any issue that may arise. As a part of this guide there is information for abandoned or vacant properties. A resource guide similar to this would be an asset to the Idora Neighborhood and the City of Youngstown. It provides residents with answers to many questions without the assistance of city staff and creates an opportunity for the city to educate citizens about programs that would benefit their community that they may not be aware of.

The Detroit Resource Center webpage is:

<http://www.ci.detroit.mi.us/legislative/ResourceCenter/Default.htm>



**Strategy: B.13**

**Publicize the names of absentee property owners that do not maintain their properties.**

A significant number of properties within the neighborhood are owned by people that do not reside in the neighborhood. Many of these absentee owners do not keep their properties in the best condition and provide minimal maintenance. The neighborhood organization should consider publishing the names of absentee owners of problem properties in local newspapers including the Youngstown Vindicator.

**Strategy: B.14**

**Develop a neighborhood social support system.**

The Idora Neighborhood Association should work to create a social support program that helps neighborhood residents in times of need. Services provided would range from provision of clothing, toys for Christmas, help with home maintenance, and support in times of death or tragedy among other things.

**Strategy: B.15**

**Establish an “Adopt-a-Block” Program.**

Residents would be asked to volunteer to take charge of a particular block in the neighborhood. Volunteers will be charged with making sure the block is kept clean and well maintained.

**Strategy: B.16**

**Develop a strong relationship with the neighborhood’s councilmember.**

The councilmember should be made aware of the planning process and ongoing efforts of neighborhood residents. The councilmember should be an advocate for the neighborhood and work to provide the neighborhood with city resources necessary for revitalization and ongoing improvement efforts.



**BEST PRACTICES**

Strategy: B.13 Publicize the names of absentee property owners that do not maintain their properties.

**Dirty Dozen vs. Blight Busters**

The Dirty Dozen program in Atlanta aggressively pursues decrepit commercial, industrial and residential properties. The properties are buildings with numerous code violations that present an immediate risk to the health, safety and welfare of Atlantans. Atlanta’s efforts are concentrated on obtaining a resolution of rehabilitation from the properties’ owners or the structures get demolished. A property and its owner are added to the Dirty Dozen list when the property is identified as a contributor to blight in a neighborhood. When a list of 12 properties has been assembled, the Blight Busters, a team of inspectors from several city departments, perform thorough inspections and issue citations and orders. The location of each property, a picture of the property, and the name of the owner are provided to the news media and published on the city’s Web site. The City of Toledo, Ohio has recently begun a similar program also called the Dirty Dozen.

More information about Atlanta’s Dirty Dozen program can be found at:

<http://apps.atlantaga.gov/citycouncil/dirtydozen04.htm>



**Strategy: B.17****Create a Neighborhood Center on Glenwood Avenue.**

The neighborhood center would provide a place for many neighborhood revitalization-related activities. The reuse of a vacant structure along Glenwood Avenue should be considered for use as a neighborhood center. The center could provide offices for the INA as well as a meeting space. A community policing substation could also be located within the center. The substation would provide an opportunity for a police officer to work with residents. Community oriented policing activities such as foot patrols could commence from this location. The center would provide residents with tools for property maintenance and

information about programs and resources available. Youth activities could also be held at the center. The neighborhood center would become the central location for all activities related to improving the quality of life in the neighborhood.

**Strategy: B.18****Establish strong relationships with local media.**

The neighborhood association should utilize the media for the benefit of the neighborhood to provide information about progress, events, and life in the neighborhood.

**BEST PRACTICES**

Strategy: B.17 Create a Neighborhood Center on Glenwood Avenue.

**Allen Neighborhood Center**

Located on the East Side of Lansing, Michigan, the Allen Neighborhood Center (ANC) serves as a hub for neighborhood assembly and education. ANC offers activities that promote the health, safety, and stability of families and neighborhoods in the surrounding area. The center supports organized neighborhood groups, provides technical assistance to local residents, and offers a learning space for a variety of classes and programs. First Time Home Buyer Counseling, Health Coverage, weekly Farmers Markets, Youth Gardening, Neighborhood Research and Senior Coffee are a few of the programs that are housed in the ANC.

The Allen Neighborhood Center's website is: <http://www.allenneighborhoodcenter.org/index.php>

**reSTORE DC Program**

reSTORE DC Program ("the Program") is a community-based revitalization initiative to revitalize neighborhood commercial corridors across the city. The Program seeks to build the capacity of commercial corridor organizations, promote and market these districts, improve their appearance, and help re-position their services in today's marketplace. The Program offers three components: technical assistance to local organizations, commercial property acquisition and development matching funds for local organizations to carry out development and rehabilitation projects, and small business assistance for training, workshops, conferences, and access to capital.

<http://restore.dc.gov/restoredc/site/default.asp>

**Richmond's Neighborhoods in Bloom Program**

Richmond's Neighborhoods in Bloom program began in 1999 from concerns about deteriorating neighborhoods. The program's goals are to improve the physical attributes of and stabilize neighborhoods across the city. Richmond's position was to target resources in strategic areas of the city where public funds and support would have the greatest overall impact. Each targeted neighborhood developed a plan that identified priority projects and investments. City funds, programs for rehabilitation and financial assistance, and coordination with key organizations such as code enforcement have been key components of the work. The results of the program as of June, 2001 were an increase in property values and a drop in crime rates for the six targeted neighborhoods. The City of Richmond's Neighborhoods in Bloom web-site is:

<http://www.ci.richmond.va.us/departments/communitydev/neighborhoods/index.aspx>

## YOUNGSTOWN 2010 CITYWIDE PLAN VISION PRINCIPLES RELATING TO INCREASING NEIGHBORHOOD PRIDE

### **Improving Youngstown's image and enhancing quality of life.**

Make Youngstown a place where people want to live, work and play.

### **A call to action.**

An achievable and practical action-oriented plan to make things happen.

# Goals and Strategies



**Goal C:**  
Create a neighborhood commercial corridor on Glenwood Avenue.

- Strategy: C.1 Create a detailed plan for the Glenwood Avenue Corridor.
- Strategy: C.2 Create a neighborhood business association.
- Strategy: C.3 Provide increased neighborhood employment opportunities.
- Strategy: C.4 Enhance the appearance of Glenwood Avenue.
- Strategy: C.5 Create a variety of commercial activities for the neighborhood.
- Strategy: C.6 Focus commercial activities at the neighborhood nodes to create gateways to the neighborhood.
- Strategy: C.7 Improve the Glenwood Avenue Streetscape.
- Strategy: C.8 Encourage the rezoning of Glenwood Avenue.

## **GOAL C: CREATE A NEIGHBORHOOD COMMERCIAL CORRIDOR ON GLENWOOD AVENUE.**

Residents of the Idora Neighborhood desire a place where they can shop close to home. A clean, viable and enhanced local commercial corridor will also create a more positive image of the area and increase interaction among its residents, creating a greater sense of community. The current reality of Glenwood Avenue is a street characterized by large scale vacancy and many convenience or “corner” stores. There are no opportunities for residents to purchase everyday necessities such as healthy food.

**Strategy: C.1**  
**Create a detailed plan for the Glenwood Avenue Corridor.**  
The neighborhood should work in conjunction with other neighborhoods adjacent to the Glenwood Corridor and the City of Youngstown to develop a detailed plan that will guide the redevelopment of the Glenwood Corridor.

**Strategy: C.2**  
**Create a neighborhood business association.**  
Business owners along Glenwood Avenue should come together to form a business association. The association should focus efforts on Glenwood corridor improvements and perform business/economic development functions. The association could provide an outlet for business owners to work with the neighborhood association to enhance the Glenwood corridor, which would mutually benefit the residents and business owners.

Neighborhood commercial structures should aid in the creation of a pedestrian friendly environment along Glenwood Avenue



**Strategy: C.3**

**Provide increased neighborhood employment opportunities.**

The Idora Neighborhood Association, neighborhood business association and City of Youngstown should collaborate to provide increased employment opportunities. The employment opportunities may center around neighborhood rehabilitation activities including housing rehabilitation, demolition, maintenance and enhancement of vacant land, and local agriculture. A job training program that provides these skills should be established and should target youth.

**Strategy: C.4**

**Enhance the appearance of Glenwood Avenue.**

The neighborhood business association should work in partnership with the City of Youngstown to keep Glenwood clean and green. The business association can ensure the enforcement of city codes through vigilance and reporting to city code enforcement officials. The City of Youngstown should focus code enforcement on the business owners that do not adequately maintain their properties to ensure trash-free store frontages. The city should also acquire vacant properties in order to remove dilapidated buildings.

**Strategy: C.5**

**Create a variety of commercial activities for the neighborhood.**

The neighborhood, through the neighborhood business association, should work with the city's economic development department to attract commercial establishments deemed necessary and appropriate by residents. A small scale grocery store should be considered. The grocery store could work in partnership with the neighborhood to sell produce grown throughout Idora on vacant lots.



Fresh fruits and vegetables grown in the neighborhood could be sold in the local grocery store

**YOUNGSTOWN 2010 CITY-WIDE PLAN VISION PRINCIPLE**  
**Accepting that Youngstown is a smaller city.**

Youngstown's population has declined from 166,000 in 1960 to 82,000 today.

**BEST PRACTICES**

Strategy: C.1 Create a detailed plan for the Glenwood Avenue Corridor

**Upper Georgia Avenue Commercial Corridor**

The upper Georgia Avenue commercial corridor in Northwest Washington, DC is an example of a community-based plan that establishes long-term revitalization goals and proposes near-term actions to move the community toward its goals. The plan promotes mixed-use revitalization supported by public investment in facilities, programs and feasibility studies that will leverage and complement private investment.

The plan can be viewed at <http://www.gatewaycdc.com/vision-plan.html>.

**Strategy: C.6**

**Focus commercial activities at the neighborhood nodes to create gateways to the neighborhood.**

These nodes are where future commercial activity for the neighborhood should occur. One node would be located at the southern end of Glenwood Avenue, the other node in the north. These nodes would be designed and planned as gateways to the community. The gateway in the southern portion would have special signage and denser urban design. Map C.4 shows a concept of how this gateway might look. The institutional node in the north would have a “campus” type design with special signage for the Idora Neighborhood. This node also provides a transition into the historic homes in the northern area of the community.



A neighborhood grocery store would provide residents with access to fresh healthy food. Dave's Market recently opened on the site of a brownfield in an inner city neighborhood in Akron, Ohio. The Glenwood Corridor is an ideal location to locate a small scale neighborhood grocery store similar to Dave's Market.

**Strategy: C.7**

**Improve the Glenwood Avenue Streetscape.**

Visual clutter along Glenwood Avenue should be reduced through the removal of non-conforming and abandoned sign poles. Further consolidation of existing signage should also be considered. The INA and the business association should organize a corridor clean-up and tree planting initiative. These organizations could also work with the city to obtain grants, listed in the Strategies Implementation Matrix Chapter, for building facade improvement, streetlight improvements and replacement, sidewalk repairs, landscaping and other improvements. The Glenwood corridor should be improved to appear as a more pedestrian friendly environment.

**Strategy: C.8**

**Encourage the rezoning of Glenwood Avenue.**

The city should consider rezoning Glenwood Avenue to accommodate the present reality. Glenwood is currently zoned commercial the length of the neighborhood. The neighborhood is not able to support commercial uses for the length of Glenwood. Rezoning that corresponds to the conceptual development plan for Glenwood should be considered.

**Small businesses account for most of the jobs created in today's economy. The City of Youngstown should do everything possible to help these businesses.**

**- Youngstown 2010**

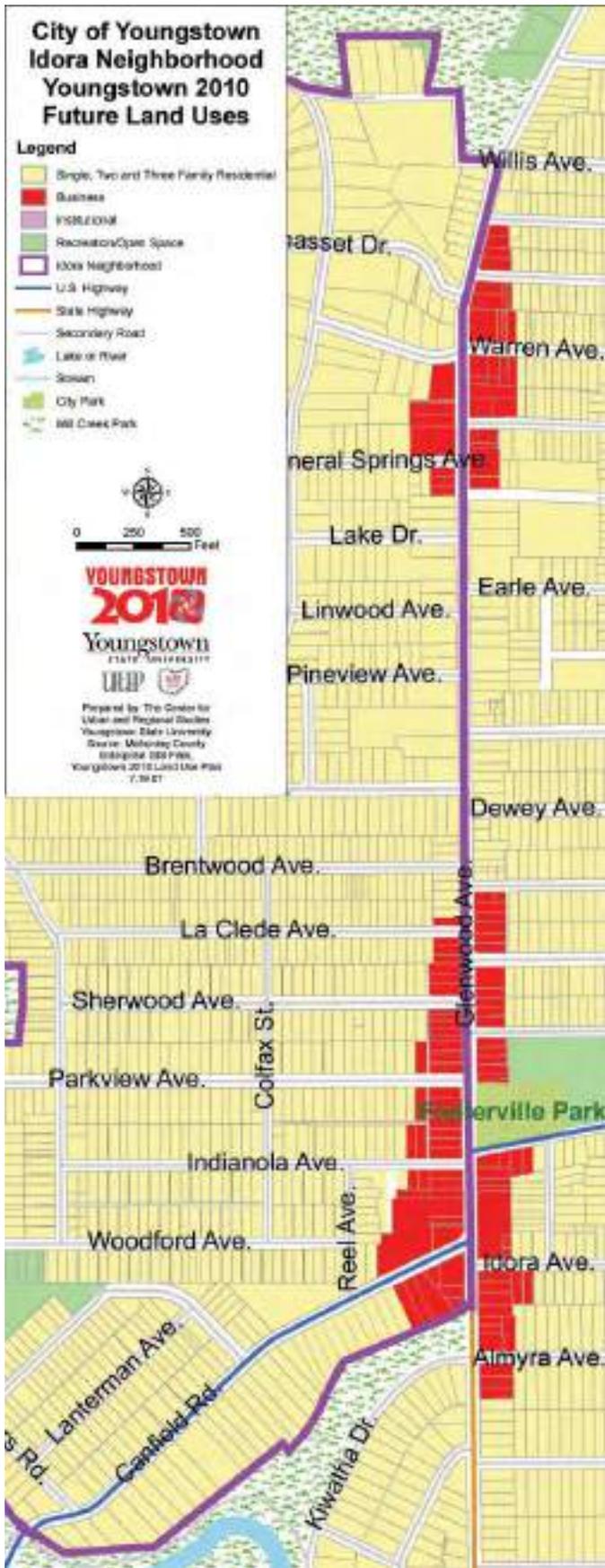
**BEST PRACTICES**

**Strategy: C.5** Create a variety of commercial activities for the neighborhood

**Dave's Supermarket, Inc. and the East Akron Neighborhood Development Corporation (EANDC)**

The East Akron Neighborhood Development Corporation was formed in 1982 to improve housing conditions in East Akron. Since then, the organization has expanded its services to include energy services and economic development programs.

The East Akron neighborhood had been without a grocery store for a number of years and residents were forced to travel more than five miles to reach the nearest grocery store. The neighborhood is one of Akron's most diverse and least affluent. Community activists vocalized the need for a grocery store and formed a partnership with the EANDC. The EANDC began working to attract a grocer to the neighborhood and gained support of local financial institutions and governmental entities. The EANDC was able to attract Dave's Supermarkets, Inc. a family owned company based in Cleveland, Ohio. Dave's was drawn by the commitment of the EANDC and neighborhood residents. In 2004, the store opened and over 100 residents from the neighborhood are employed there. (See photo above)



Map C.1 Youngstown 2010 Glenwood Corridor Future Land Use Map



Map C.2 Ildora Glenwood Corridor Concept Map

# Glenwood Avenue Corridor Plan

The Glenwood Avenue Corridor Plan provides a detailed land use plan for the Glenwood Corridor. Land Uses are clustered in nodes. The nodes consist of three primary land uses including greenspace, institutional, and commercial uses.

These recommendations will only be possible over time. Properties should not be taken from their owner, but rather uses changed as the properties become vacant or are put on the market.

## Greenspace Node

The northern portion of the corridor is denoted as green space. A greenspace node is utilized because the corridor no longer has the surrounding population to support viable commercial uses for the length of Glenwood Avenue. Currently this portion of the corridor is home to several dilapidated commercial structures. Two “corner stores” are also located in this portion of the corridor. The “corner stores” act as beacons for criminal activity and should be changed to a greenspace. The introduction of greenspace at the northern portion of the corridor will create an aesthetically pleasing gateway into the neighborhood. As businesses in this portion of the corridor become vacant they should be demolished and converted to greenspace. An incentive program may also be developed to move viable businesses to the commercial node that will exist at the southern portion of the neighborhood. Providing incentives for clustering will help to expedite the process and make it become a reality.

## Institutional Node

The central portion of the corridor is denoted as an institutional node. Currently this portion of the corridor is home to the Rescue Mission Distribution and Service Center, the Youngstown Playhouse, Victory Lutheran Church, and the Potter’s Healing and Training Church Center. The institutional node should build off the existing institutions. This node may also be the ideal location for a Neighborhood Center and an office for the Idora Neighborhood Association (INA). The institutional node will provide the social support structure necessary for the implementation of this plan.

## Commercial Node

The southern portion of the corridor is denoted as a commercial node. Currently this portion of the corridor is home to several viable businesses, vacant lots, and underutilized structures that present redevelopment opportunities. The clustering of commercial services will create a walkable neighborhood center for residents to shop and buy goods that meet their daily needs. The neighborhood center should include a grocery store that provides residents the opportunity to purchase fresh and healthy food. The commercial node also includes a gateway concept at the intersection of Glenwood Avenue and Canfield Road. The gateway will include the introduction of mixed use structures,

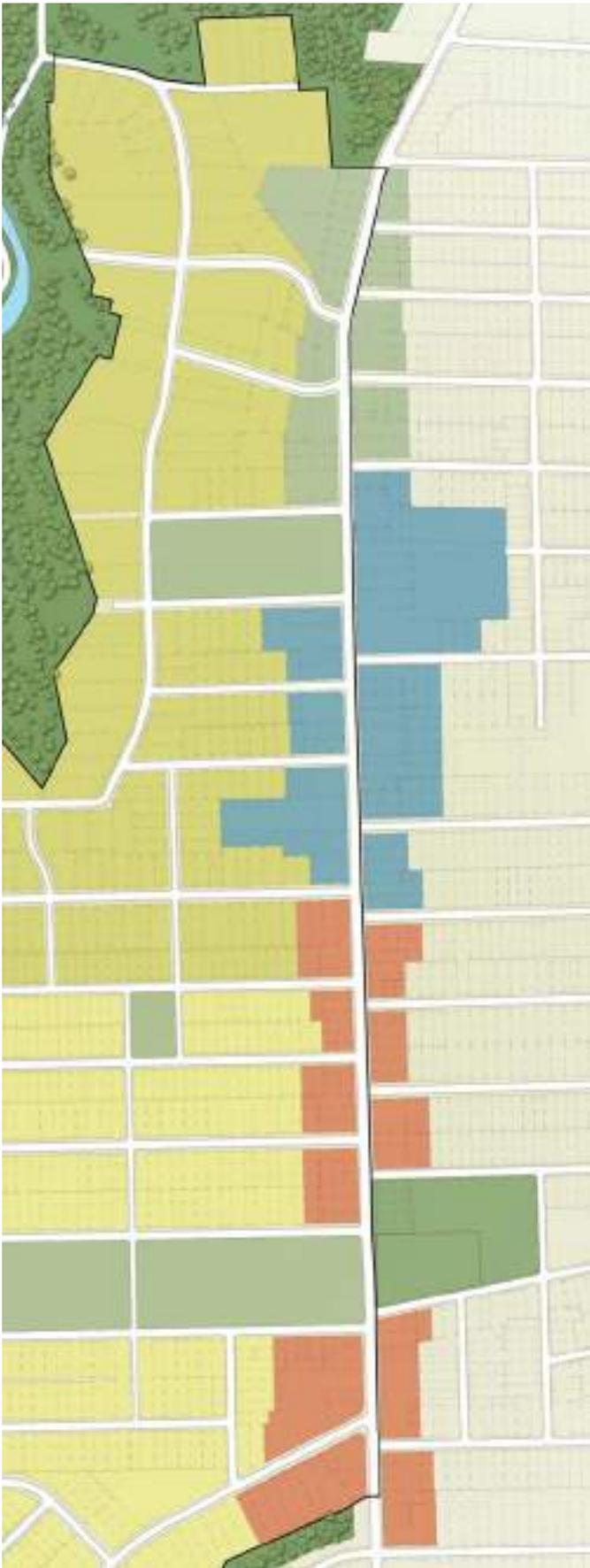
however the structures should not be introduced or considered until sufficient capacity and necessity is created to support them. All new construction should increase the walkability of the commercial node. This can be accomplished by utilizing a zero lot line, locating parking in the rear, and adding features such as windows that provide “eyes on the street”. Incentives should be provided to relocate businesses from other areas of the corridor not denoted as commercial nodes. Incentives should also be provided to attract necessary commercial services to the corridor.



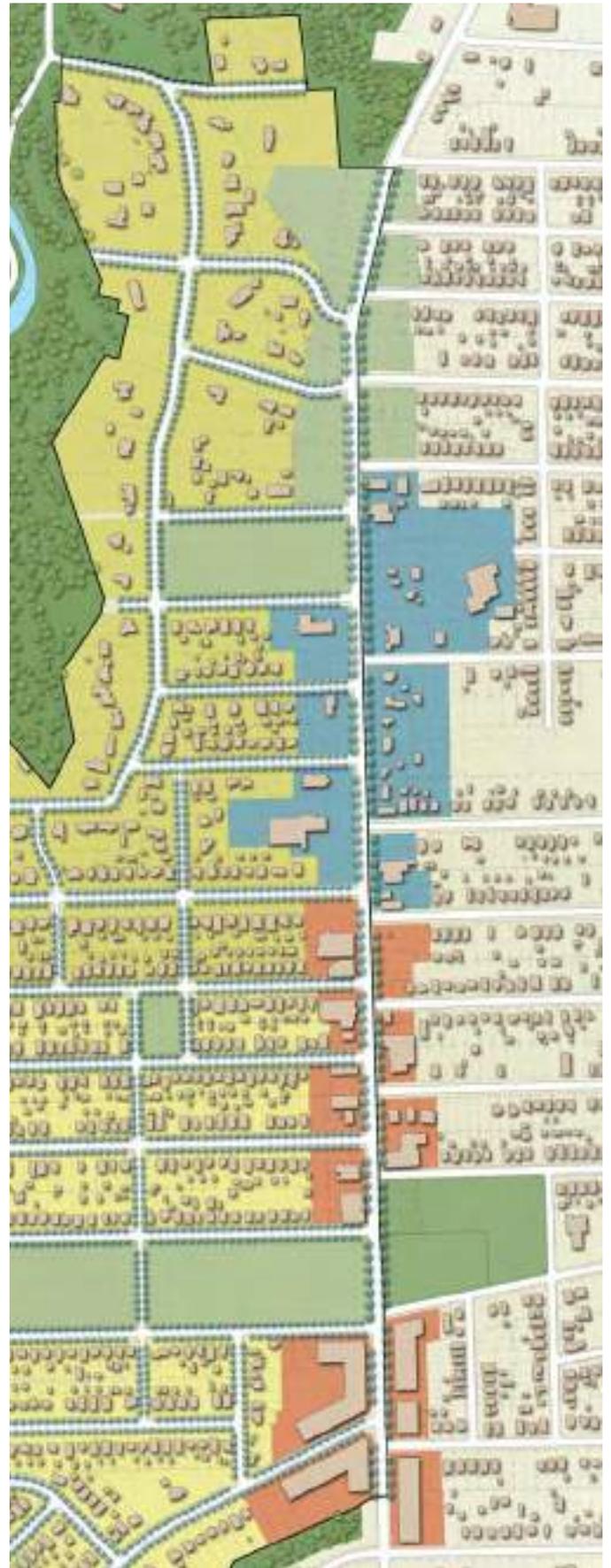
Underutilized structures along the corridor present a wealth of opportunities for redevelopment. The vacant former Park Inn structure provides a unique opportunity at the corner of Parkview Avenue and Glenwood Avenue.



The former Park Inn could be redeveloped as a mixed use structure with street level retail and a rooftop cafe.



Map C.3 Glenwood Corridor Future Land Use Plan



Map C.4 Glenwood Corridor Design Plan

## Glenwood Avenue Corridor Plan

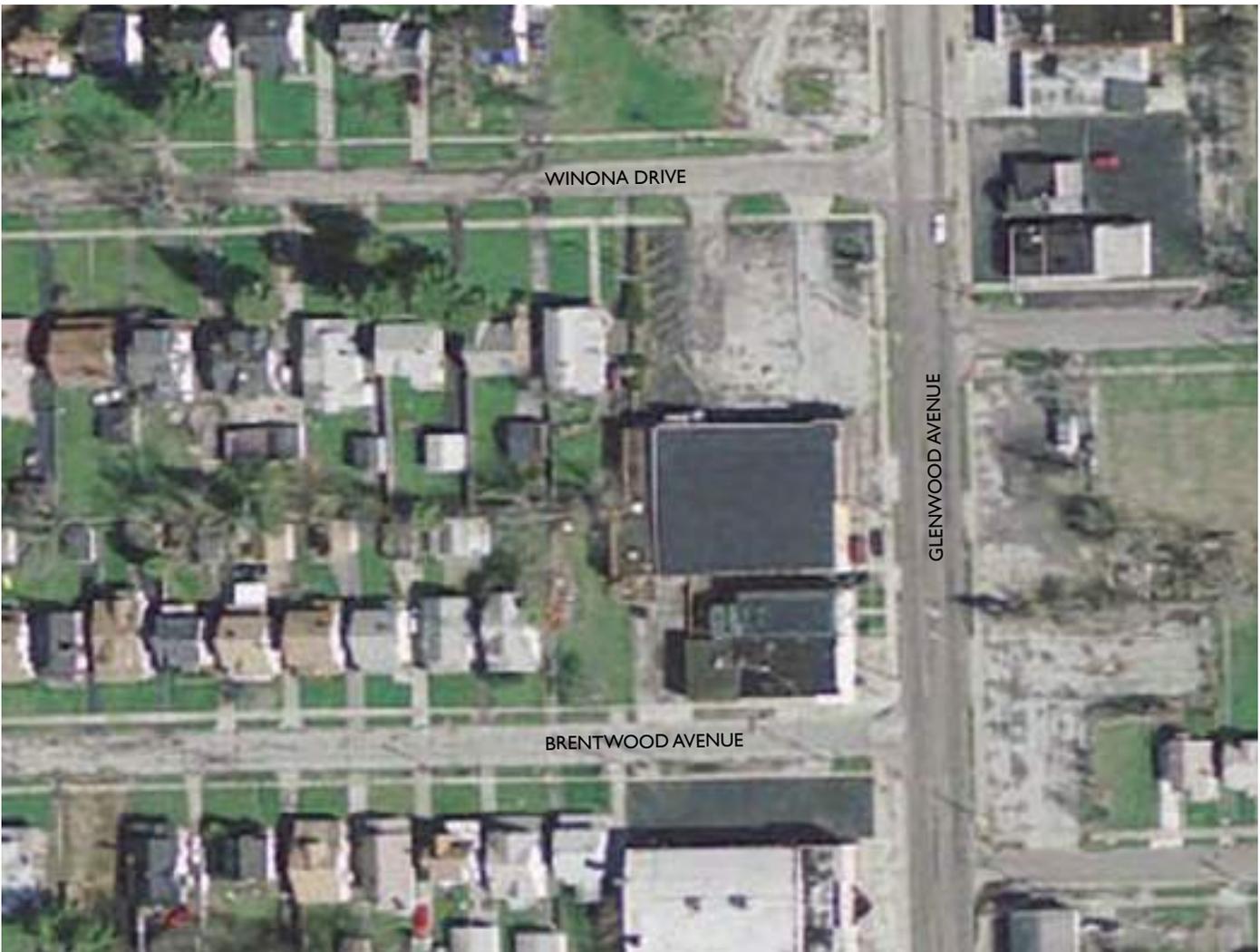
The redevelopment of Glenwood Avenue will be a long-term process. The first phase of the process involves the revitalization of existing salvagable structures and the management of vacant spaces. The existing structures can be used to serve the commercial needs of the southwest side of Youngstown. The vacant spaces can be greened and provide space for murals. The proposed block by block redevelopment scenarios are located within the commercial node of the Glenwood Avenue Corridor Plan (Map C.3).

New buildings are also included in the proposed scenario. The new buildings should only be developed if sufficient demand for such structures becomes a reality. Currently, the neighborhoods surrounding Glenwood Avenue have limited capacity to support commercial services. The primary commercial needs of the neighborhood should be satisfied using existing structures (when possible) before the need for the development of new structures is assessed. The following pages provide block by block scenarios of what Glenwood Avenue could look like over a twenty year redevelopment time frame.

### Winona to Brentwood Block

The Winona to Brentwood Block currently includes a vacant Sparkle Market, the Dynasty Hair Salon, and the Potters Wheel Training Center.

The redevelopment of this block should commence with rehabilitation of the Potters Wheel Training Center and Dynasty Hair Salon. These businesses would remain and utilize economic development incentives to rehabilitate their current structures. The second portion of redevelopment should include the adaptive reuse of the former Sparkle Market structure as a ReUse Center. The ReUse Center will serve as a facility that gives new life to materials from vacant structures in the neighborhood and throughout the southwest side of Youngstown. The ReUse Center should also include a job training component that teaches the skills of carpentry, construction, and deconstruction. The ReUse Center will also sell and market reusable materials via a walk in store and website. The complete buildout of this block will end with the construction of a new structure. The new structure will house a retail use.



Winona to Brentwood Block - Existing

### EXISTING INVENTORY

Building A (Old Sparkle Market)	10,000 sq. ft. VACANT
Building B (Potters Wheel Training )	5,000 sq. ft. vacant JOB TRAINING
Parking	unmarked surface parking spaces

### PROPOSED INVENTORY

Building A (New Building)	5,000 sq. ft. RETAIL
Building B (ReUse Center)	10,000 sq. ft. JOB TRAINING AND RETAIL
Building C (Potters Wheel Training )	5,000 sq. ft. vacant JOB TRAINING
Parking	50 surface parking spaces 12 on-street parking spaces



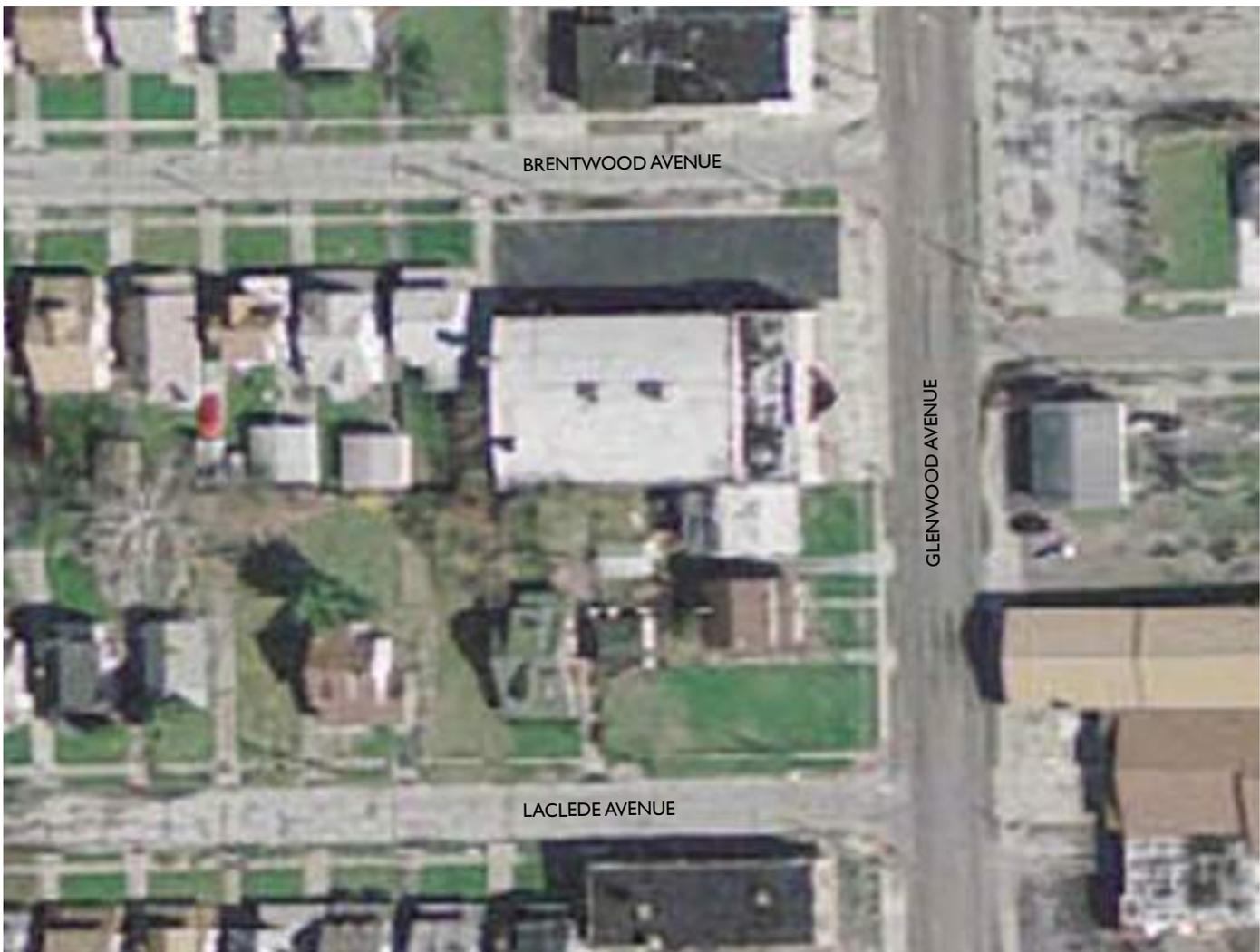
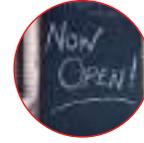
Winona to Brentwood Block - Proposed

# Glenwood Avenue Corridor Plan

## Brentwood to LaClede Block

The Brentwood to LaClede Block currently includes Foster's Adult Theatre. The residential structures south of the theatre have been demolished.

The redevelopment of this block should commence with rehabilitation of Foster's Adult Theatre. The structure is one of the few remaining structures of historical significance along Glenwood Avenue. The structure should be restored and converted to a Youth Theatre and Arts Facility that complements the Youngstown Playhouse. The restoration should include the conversion of the parking lot on the northern portion of the property into a public space. The existing pornographic theatre reflects badly on the neighborhood and brings undesirable elements into the neighborhood. The second portion of redevelopment should include the construction of a new retail structure. The structure should be constructed only when sufficient capacity exists to support it. The new infill structure will help to create a continuous streetwall and enhance the walkability of the commercial node.



Brentwood to LaClede Block - Existing

## EXISTING INVENTORY

Building A (Foster Theatre)	10,000 sq. ft. RETAIL
Parking	unmarked surface parking spaces

## PROPOSED INVENTORY

Building A (Foster Theatre)	10,000 sq. ft. PLAYHOUSE REUSE
Building B (New Building)	5,000 sq. ft. RETAIL
Parking	40 surface parking spaces 8 on-street parking spaces



Brentwood to LaClede Block - Proposed

# Glenwood Avenue Corridor Plan

## LaClede to Sherwood Block

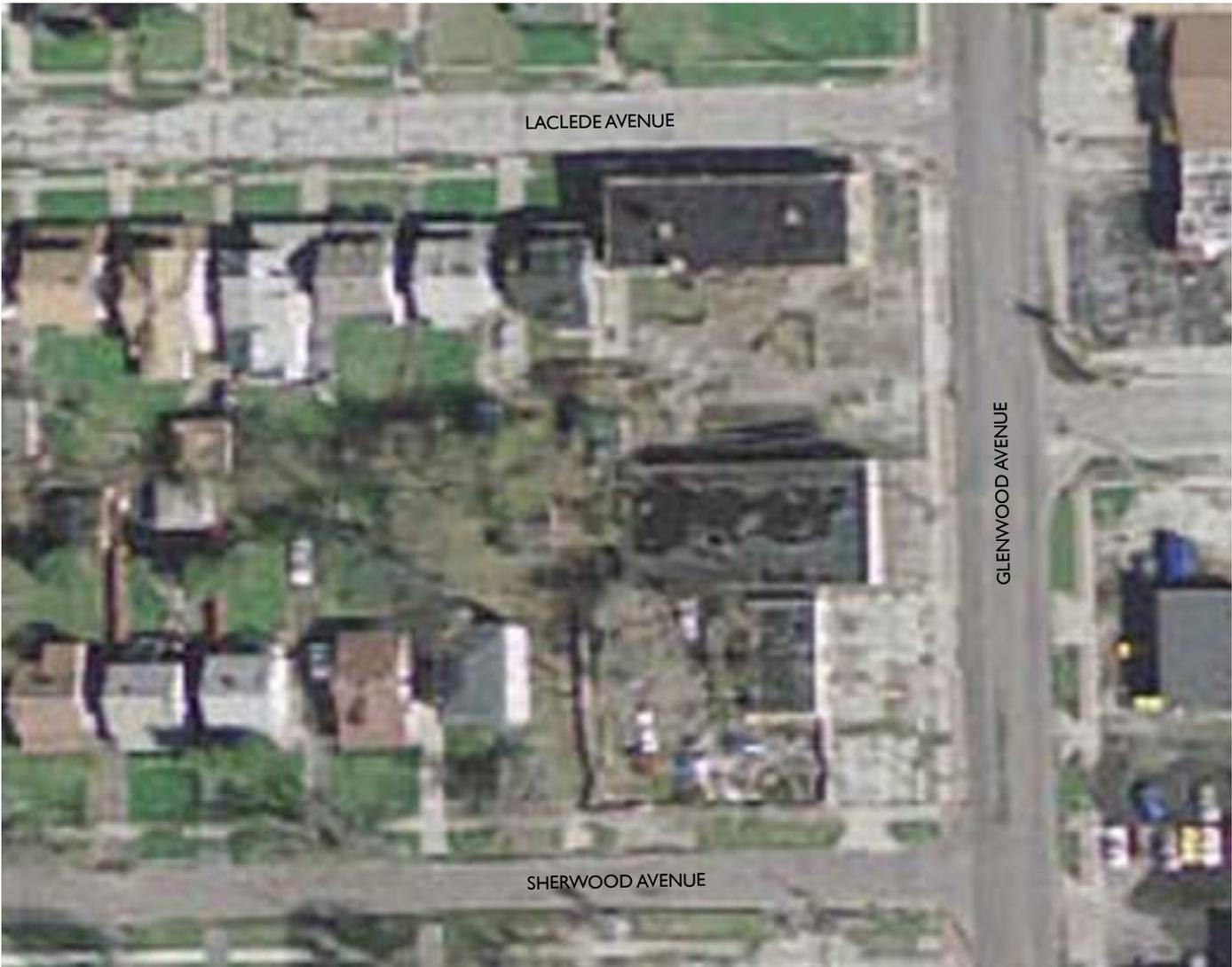
The LaClede to Sherwood Block currently includes vacant lots and two vacant structures.

The redevelopment of this block should commence with the rehabilitation of the vacant mixed-use structure at the northern portion of the block. The structure should include office space on the ground floor and residential space on the upper floor. The second portion of redevelopment should include the demolition of the existing structure in the central portion of the block. The vacant space provides sufficient space for the introduction of two small structures over time as necessary. These structures may be mixed-use, live work, or retail. Again, new structures should only be constructed at that time when sufficient market capacity exists to support them. In the interim, the vacant space should be maintained as an aesthetically pleasing greenspace that brightens the corridor.



Small businesses reinvigorate communities. **Only \$14 out of every \$100 spent at a chain store stays in a local community - when that same \$100 is spent in a local business, \$45 stays there.**

- Civic Economics



LaClede to Sherwood Block - Existing

### EXISTING INVENTORY

Building A (mixed-use structure)	5,000 sq. ft. VACANT
Building B (autobody shop)	5,000 sq. ft. vacant VACANT
Parking	unmarked surface parking spaces

### PROPOSED INVENTORY

Building A (not sure what this is)	5,000 sq. ft. MIXED-USE
Building B (new building)	5,000 sq. ft. RETAIL
Building C (new building)	5,000 sq. ft. vacant RETAIL
Parking	45 surface parking spaces 9 on-street parking spaces



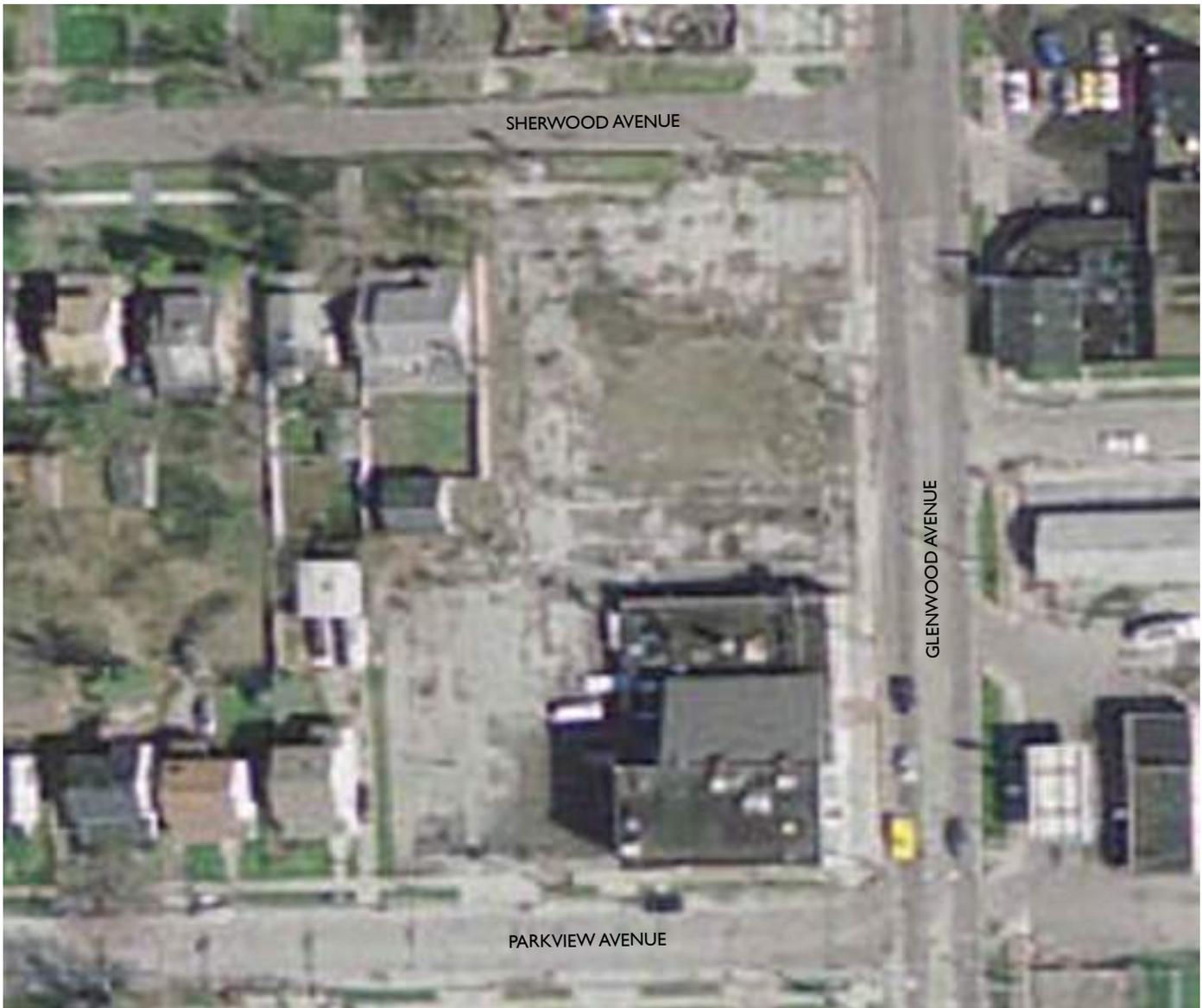
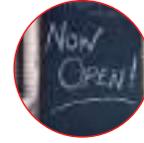
LaClede to Sherwood Block - Proposed

# Glenwood Avenue Corridor Plan

## Sherwood to Parkview Block

The Sherwood to Parkview Block currently includes vacant lots and one vacant structure.

The redevelopment of this block should commence with the rehabilitation of the vacant Park Inn. The vacant Park Inn structure should be redeveloped as mixed use with street level retail and a rooftop cafe (see page 64). The second portion of redevelopment includes the construction of two structures to the north of the Park Inn. These structures should complement the Park Inn and aid in enhancing the Glenwood Commercial Node as a destination. In the interim, the vacant space should be used as a greenspace with historical displays informing visitors of the area's historical significance and assets.



Sherwood to Parkview Block - Existing

**EXISTING INVENTORY**

Building A  
(Old Parkview Inn)      15,000 sq. ft.  
VACANT

Parking      unmarked surface  
parking spaces

**PROPOSED INVENTORY**

Building A  
(New Building)      5,000 sq. ft.  
RETAIL

Building B  
(New Building)      5,000 sq. ft.  
RETAIL

Building C  
(Old Parkview Inn)      15,000 sq. ft. vacant  
REUSE for MIXED USE

Parking      65 surface parking spaces  
13 on-street parking spaces



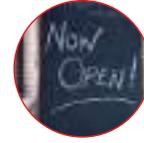
Sherwood to Parkview Block - Proposed

# Glenwood Avenue Corridor Plan

## Indianola to Canfield Block

The Indianola to Canfield Block currently includes the Family Dollar store, York Mahoning Contractors, and Party Pantry.

The redevelopment of this block should commence with the reconstruction or retrofitting of Family Dollar towards the sidewalk with parking in the rear. The current configuration is not conducive to the walkability of the commercial node. The second portion of redevelopment includes the rehabilitation of York Mahoning, which would include increased landscaping and ornamental fencing to shield the parking lot and materials in the rear of the structure. The third portion involves the removal of the Party Pantry and the introduction of new retail structure at the corner of Glenwood Avenue and Canfield Road. The potential expansion of York Mahoning is also left open as a possibility.



Indianola to Canfield Block - Existing

**EXISTING INVENTORY**

Building A (Family Dollar)	10,000 sq. ft. RETAIL
Building B (Party Pantry)	2,000 sq. ft. RETAIL
Building A (York Mahoning)	20,000 sq. ft. LIGHT INDUSTRIAL
Parking	unmarked surface parking spaces

**PROPOSED INVENTORY**

Building A (Family Dollar)	10,000 sq. ft. RETAIL
Building B (New Building)	5,000 sq. ft. RETAIL
Building C (York Mahoning)	20,000 sq. ft. vacant LIGHT INDUSTRIAL
Parking	75 surface parking spaces 5 on-street parking spaces



Indianola to Canfield Block - Proposed

# Glenwood Avenue Corridor Plan

## Canfield to Kiwatha Block

The Canfield to Kiwatha block currently contains an automotive repair garage, a residential structure, an underutilized parking lot, a retail structure and greenspace (Mill Creek Park).

The redevelopment of this block should commence with the acquisition and demolition of the current structures and preservation of current greenspace. This will provide a large site with access on two major roadways. The site is an ideal location for a small-scale grocery store. While it was advocated to hold the development of new structures until sufficient capacity exists, the grocery store is a unique case. Residents need a grocery store NOW, so this development should begin once deemed feasible. A small-scale grocer such as Aldi, Save-a-Lot, Trader Joes, or Daves should be attracted to establish a neighborhood grocery store that provides residents with access to healthy food (see pages 61 and 62).



Canfield to Kiwatha Block - Existing

## EXISTING INVENTORY

Building A (Fat Man's Auto)	1,500 sq. ft. LIGHT INDUSTRIAL
Building B (Fat Man's Auto)	800 sq. ft. LIGHT INDUSTRIAL
Building C (Residential Structure)	2,600 sq. ft. RESIDENTIAL
Building D	2,000 sq. ft.,
Parking	unmarked surface parking spaces

## PROPOSED INVENTORY

Building A (New Building)	25,000 sq. ft. RETAIL
Parking	102 surface parking spaces 16 on-street parking spaces



Canfield to Kiwatha Block - Proposed

# Goals and Strategies



**Goal D:**  
Preserve existing housing throughout the neighborhood.

- Strategy: D.1 Encourage existing property owners to maintain and improve their properties.
- Strategy: D.2 Rehabilitate underutilized properties.
- Strategy: D.3 Encourage reinvestment in the existing housing stock by absentee landlords.
- Strategy: D.4 Create opportunities for increased home ownership in the neighborhood.
- Strategy: D.5 Establish a public/private loan pool.
- Strategy: D.6 Hold foreclosure prevention workshops.
- Strategy: D.7 Require increased qualifications and background checks for those appraising real estate within the City of Youngstown.
- Strategy: D.8 Develop an overall program to deal with vacancy.
- Strategy: D.9 Collaborate with neighborhood realtors to market housing.
- Strategy: D.10 Establish an annual parade of homes.
- Strategy: D.11 Market housing opportunities to immigrant communities.
- Strategy: D.12 Collaborate with major employers to create employer assisted housing programs.
- Strategy: D.13 Develop a program to mitigate the effects of lead based paint in older housing.
- Strategy: D.14 Create a receivership program for nuisance properties .
- Strategy: D.15 Create an Idora Neighborhood Homeownership Office.
- Strategy: D.16 Develop new for sale and rental housing as progress continues.

## **GOAL D: PRESERVE EXISTING HOUSING THROUGHOUT THE NEIGHBORHOOD.**

The Idora Neighborhood has a diverse housing stock. Housing types range from bungalows on narrow streets to estate homes on park-like drives. The quality and diversity of the neighborhood’s housing stock should be enhanced and preserved.

**Strategy: D.1**  
Encourage existing property owners to maintain and improve their properties.

Neighborhood residents should be encouraged to maintain their properties through the implementation of an outreach strategy that increases awareness of available assistance programs. Housing workshops should be held by the neighborhood association to inform residents about opportunities for improving their properties.

**Strategy: D.2**  
Rehabilitate underutilized properties.

Build off of the recently completed vacancy survey (Map 5.1, page 27) to identify vacant structures that should be targeted for public or private rehabilitation. These properties should also be marketed as affordable homeownership opportunities.

**Strategy: D.3**  
Encourage reinvestment in the existing housing stock by absentee landlords.

Communication with absentee landlords should be increased and landlords should be made aware of the neighborhood plan. A workshop for absentee landlords should be held to educate them on the benefits of keeping their properties maintained. Code enforcement should also be utilized when properties are not adequately maintained.



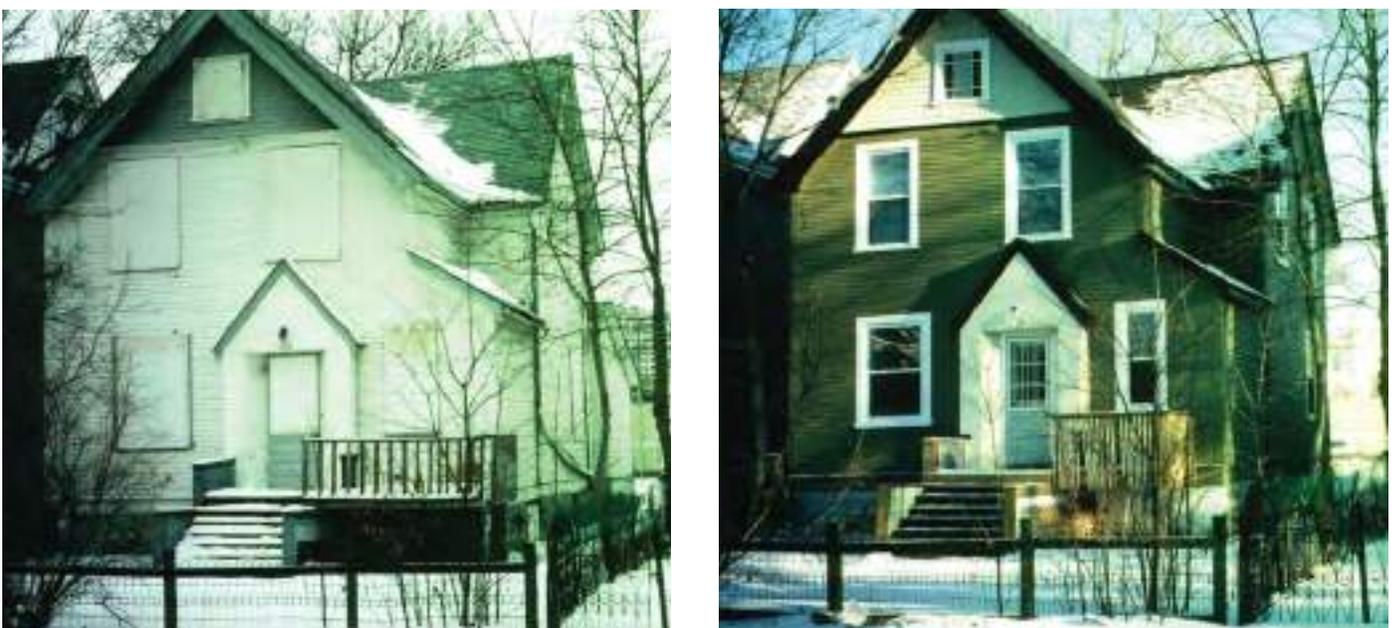
A Yard of the Month program encourages property maintenance

## BEST PRACTICES

Strategy: D.1 Encourage existing property owners to maintain and improve their properties.

### Yard of the Month

Communities across the nation encourage property owners to maintain their landscapes by implementing a Yard of the Month Program. The program is intended to inspire the residents of the Idora Neighborhood to take pride in the appearance and upkeep of their yards and homes. The INA would implement the program. As an incentive, the monthly winners could receive recognition with a small sign placed in their yard and a certificate to enjoy at a local restaurant.



A targeted housing rehabilitation program can help to stabilize key neighborhood streets

#### Strategy: D.4

##### Create opportunities for increased home ownership in the neighborhood.

A partnership with organizations that encourage homeownership should be initiated. Incentives such as down payment and closing cost assistance may be provided. Contact with local banks should be initiated to develop a neighborhood partnership. Educational programs about the process of buying a home should be developed.

#### Strategy: D.5

##### Establish a public/private loan pool.

The lending pool would be operated by the neighborhood association in addition to a board of directors composed of city officials and private lenders. Buyers would be screened to determine qualifications for conventional loans and those who qualify would be directed to the appropriate private lender. Applicants needing help may receive downpayment assistance using CDBG or HOME funds. Other models utilizing CDBG funds for loans include the Chattanooga Neighborhood Enterprise Loan Fund.



Buy Into Youngstown graduates help break ground on their new home

## BEST PRACTICES

Strategy: D.4 Create opportunities for increased home ownership in the neighborhood.

### Buy Into Youngstown

Buy Into Youngstown (BIY) is an initiative coordinated by Youngstown State University's Center for Urban and Regional Studies to spur home ownership in the City of Youngstown, Ohio. BIY is a homebuyer training program that offers six workshops to educate participants of the responsibilities of homeownership. Upon completion of the workshops a person may be eligible for homeownership.

### Housing Trust Funds

Housing trust funds are established to provide financial resources to address the housing needs of low income households. Most housing trust funds are administered by the same agency or department that administers federal housing programs, such as HOME and CDBG. It is common for a board to be established that has oversight responsibilities, and is representative of nonprofit developers, service providers, private industries, unions, low-income citizens, and others. Many cities across the country have successful housing trust funds. Los Angeles, for example, targets their monies as gap financing for moderate income residents who need a subsidy to purchase their own home. Tallahassee, Florida uses SHP funds, CDBG, HOME, and its trust fund to provide affordable housing. The Center for Community Change is a national group that provides technical assistance for organizations looking to establish a trust fund.

More information can be found at [www.communitychange.org/htf.html](http://www.communitychange.org/htf.html).

Strategy: D.6

Hold foreclosure prevention workshops.

Foreclosure prevention workshops should be held to make residents aware of ways in which they can prevent foreclosure and be successful homeowners. The neighborhood association should work in partnership with housing organizations to provide educational workshops.



One of many beautiful homes in the Idora Neighborhood



The City of Boston offers a variety of services for future homebuyers; an approach that would benefit the Idora Neighborhood

The quality and diversity of the neighborhood's housing stock should be **enhanced** and **preserved**.

**BEST PRACTICES**

Strategy: D.6 Hold foreclosure prevention workshops.

**Boston, Massachusetts**

The City of Boston's Department of Neighborhood Development operates the Boston Home Center that provides information to citizens on a number of programs and services available in the city, including credit counseling, local lender mortgage programs, technical and financial advice on the purchase or repair of a home, and how to identify predatory mortgage lending practices. The Home Center also offers Home Purchase Programs that include classes on the home buying process, soft-second mortgages to low - and moderate income buyers, and grants for downpayments and closing costs to low, moderate, and middle-income home buyers. For people who already own their own home, the Home Center offers Home Ownership Programs about the risks of refinancing and home equity mortgages, courses on property maintenance, home repair grants with special programs for elderly home owners and owners of historical properties, and grants.

More information can be found at the Boston Home Center website: <http://www.cityofboston.gov/dnd/hbs/>

**Strategy: D.7**

Require increased qualifications and background checks for those appraising real estate within the City of Youngstown. The city should develop/change requirements for real estate appraisers working in the city. This will help prevent and decrease mortgage fraud that causes further housing vacancy.

**Strategy: D.8**

Develop an overall program to deal with vacancy.

The city should develop a housing program that utilizes a holistic approach and weaves all the vacancy and housing strategies into a unified program. The major components to be considered are enforcement, prevention, acquisition, rehabilitation, and demolition.

**Strategy: D.9**

Collaborate with neighborhood realtors to market housing.

The plan should be used as a marketing tool to increase investment and homeownership within the neighborhood. The INA should work with realtors to market housing opportunities and send the message that the neighborhood is poised for positive changes.

**Strategy: D.10**

Establish an annual parade of homes.

The neighborhood association should work with residents to establish an annual parade of homes for interested home buyers. The parade of homes would provide an opportunity to showcase the housing stock within the neighborhood.



The HOME Again program is an example of a holistic approach to dealing with vacancy

## BEST PRACTICES

Strategy: D.7      Develop an overall program to deal with vacancy.

### Receivership

Ohio is among the few states that allow receivers (a person or legal entity appointed by a court to take possession of a particular property for better management) to place a ‘super lien’ on property. This lien takes priority over all liens except taxes and allows the receiver to borrow the resources necessary to repair the premises. The receiver can force the sale of the property to satisfy the lien. New Jersey and Washington, D.C. have legislation pending that will provide a model receivership statute with the ability to impose a super lien on the property. The legislation will also outline the conditions and requirements for placing a property into receivership. The model ordinance is available through Housing and Neighborhood Network of New Jersey at [www.hcdnj.org](http://www.hcdnj.org).

### Home Again

The City of Columbus created the Home Again program in an effort to eradicate the 3,200 vacant homes in the city. The city has committed \$25 million over 6 years with a goal of putting 1,000 vacant properties back into productive use by 2012. The Home Again takes a holistic approach to vacant housing by weaving five separate strategies into an overall program. The five components of Home Again are:

1. Enforcement
2. Prevention
3. Acquisition
4. Rehabilitation
5. Demolition

You can view the City of Columbus Home Again program at <http://www.columbus.gov/homeagain.asp>.

**Strategy: D.11**

**Market housing opportunities to immigrant communities.**

The INA should market homeownership opportunities to immigrant populations. Links to immigrant communities should be established through churches and immigrant organizations.

**Strategy: D.12**

**Collaborate with major employers to create employer assisted housing programs.**

The INA should work with large employers to develop programs to provide their employees with incentives for living in the neighborhood. A partnership with Youngstown State University should be considered.

**Strategy: D.13**

**Develop a program to mitigate the effects of lead based paint in older housing.**

The neighborhood association should educate residents on the effects of lead based paint. The neighborhood association and city should consider applying for funding to mitigate the hazards of lead based paint.

**Strategy: D.14**

**Create a receivership program for nuisance properties.**

Ohio law authorizes neighborhood organizations and residents to receive nuisance properties. The INA and city should develop a policy for receivership of nuisance properties within the neighborhood.

**Strategy: D.15**

**Create an Idora Neighborhood Homeownership Office.**

The homeownership office would be located in the proposed neighborhood center and would work to increase homeownership within the neighborhood. Information about home financing and loan programs, the loan pool, home improvement funds, and home maintenance would be available.



**Strategy: D.16**

**Develop New For Sale and Rental Housing as Progress Continues.**

As the neighborhood continues to make progress toward neighborhood stabilization, new quality and affordable infill housing should be instructed for homeownership and rental. Multiple sources of funding and partnerships will be needed.

**BEST PRACTICES**

Strategy: D.4 Create opportunities for increased home ownership in the neighborhood.



**Mahoning Valley Urban Homeownership Incentive Program - Raymond John Wean Foundation**

To increase homeownership in the cities of Youngstown and Warren, Ohio, the Raymond John Wean Foundation is offering \$575,000 for eligible participants who want to buy houses in the two cities. The Mahoning Valley Urban Homeownership Incentive Program will provide \$5,000 to a prospective homeowner to help buy a house in the cities. Prospective Youngstown homeowners are eligible to receive an additional \$5,000 if they buy a home that has code violations. The additional funding would be used to bring the structure into compliance with the city's housing code. The additional \$5,000 is available to those who are at or below 80 percent of the city's median income. Eligible applicants must work full-time for any non-profit organization, Youngstown State University, the City of Youngstown, or the City of Warren. Participants are also required to live in the home for at least five years as their primary residence to receive funding.

More information can be found at [http://www.youngstown2010.com/residential\\_incentives/residential\\_incentives.htm](http://www.youngstown2010.com/residential_incentives/residential_incentives.htm)



**Goal E:**  
Reclaim, recreate and rehabilitate vacant land and structures to create productive and usable spaces.

- Strategy: E.1 Pursue the strategic acquisition of vacant parcels and structures throughout the neighborhood.
- Strategy: E.2 Develop a strategic demolition plan for the Idora Neighborhood.
- Strategy: E.3 Consider the development of a green reuse map.
- Strategy: E.4 Organize residents to provide maintenance and management of vacant land.
- Strategy: E.5 Reclaim the former Idora Park Site to create a park once again.
- Strategy: E.6 Collaborate with the community organizations to create community gardens on vacant lots.
- Strategy: E.7 Consider the development of a greenhouse at one of the community garden locations.
- Strategy: E.8 Collaborate with Lien Forward to offer vacant lots to adjacent homeowners.
- Strategy: E.9 Collaborate with community organizations to create pocket parks throughout the neighborhood.
- Strategy: E.10 Consider the feasibility of creating a new neighborhood park.
- Strategy: E.11 Develop a boarding program to secure abandoned structures.
- Strategy: E.12 Require the planting of lots after vacant structures are demolished.
- Strategy: E.13 Educate residents about the benefits and incentives of locating to healthier portions of the neighborhood/city as outlined in Youngstown 2010 (Accepting that we are smaller).
- Strategy: E.14 Develop a best practices guide regarding ways to turn vacancy into an opportunity.
- Strategy: E.15 Encourage strict enforcement of litter control and dumping ordinances.
- Strategy: E.16 Encourage the development of new quality infill housing in strategic locations.

## **GOAL E: RECLAIM, RECREATE AND REHABILITATE VACANT LAND AND STRUCTURES TO CREATE PRODUCTIVE AND USABLE SPACES.**

The Idora neighborhood, like many parts of Youngstown, has an abundance of vacant land and abandoned structures. Vacancy has a detrimental effect on the neighborhood as it provides a haven for criminal and drug activity and also poses health risks for neighborhood residents. When the land is repurposed into usable space such as pocket parks, community gardens, or larger yards, a sense of neighborhood pride often begins to emerge. A key feature of this plan is to convert this land into productive and usable space and to view vacancy not as a problem, but as an opportunity.

### **Strategy: E.1 Pursue the strategic acquisition of vacant parcels and structures throughout the neighborhood.**

The neighborhood should work in partnership with the city to ensure that parcels identified for a community garden, pocket park, or yard expansion are acquired. Further the neighborhood should work with the city to acquire the underutilized structures that have potential for rehabilitation. For the purposes of developing a strategic acquisition strategy the neighborhood has been divided into three sub-areas discussed in more detail below (See Map E.1).

### **Historic Designation and Stabilization Area**

This area includes historic estate homes and middle class housing. This is a transitional area with great potential. Housing should be rehabilitated in this area, with the exception of areas where vacancy is clustered. Areas of clustered vacancy should be transformed into greenspaces as denoted on the future land use map found on page 109. The INA, Lien Forward and city should work together to acquire and assemble the parcels necessary to develop greenspace as denoted in the future land use map. Those parcels should not be available to residents, but should be held for the greater good of the neighborhood. Vacant parcels not denoted as future parkspace should be made available to the sideyard program, which gives residents the opportunity to increase their yard. This portion of the neighborhood should also be considered for historical designation at the local, state, and federal levels. Structures in need of rehabilitation should be identified and resources should be leveraged to improve the structures.

### **Blight to Bright Zone**

This area includes primarily middle class housing and the Idora Park site. The area is characterized by high levels of



Map E.1 Idora Neighborhood Vacant Land Management and Acquisition Strategy

vacancy and crime. All vacant parcels in this sub-area should be held by the INA, Lien Forward and city for reuse as denoted on the future land use map found on page 109.

### **Neighborhood Stabilization Area**

This area includes a relatively healthy stock of middle class housing. This sub-area is also home to the lowest concentration of vacancy. Vacant structures beyond repair should be torn down immediately and the lots made available via the sideyard program. Homes that are able to be rehabilitated should be improved in order to keep the sub-area intact. Utilization of this approach will solidify this sub-area's stable status.

#### **Strategy: E.2**

##### **Develop a strategic demolition plan for the Idora Neighborhood.**

The INA should work in partnership with the city to prioritize the structures with the highest need for demolition. Many streets have multiple vacant homes. The streets with multiple vacant homes should see large scale demolitions which take down all the vacant structures in place of the current scattered demolitions. (See Map E. 1, page 85)

#### **Strategy: E.3**

##### **Consider the development of a green reuse map.**

There are many vacant lots in the neighborhood and they should be utilized for various purposes. Some lots on streets with minimal vacancy would be best suited as an opportunity to expand an existing homeowner's yard, create a pocket park, or neighborhood garden. Areas of large scale vacancy would be better used as large areas of open space requiring minimal maintenance. The development of a green reuse map would denote the proper type of green space for each parcel.

Some parcels may provide multiple options for reuse as innovative types of greenspace.

#### **Strategy: E.4**

##### **Organize residents to provide maintenance and management of vacant land.**

The INA should recruit residents and neighborhood youth for a vacant land management team. The volunteers would be able to maintain selected properties throughout the neighborhood. The residents should also be trained in land maintenance and planting techniques.

#### **Strategy: E.5**

##### **Reclaim the former Idora Park Site to create a park once again.**

The neighborhood and city should establish communication with Mount Calvary Pentecostal Church to determine their plans for the park and make them aware of the ongoing neighborhood planning process. Currently the approximately 26-acre parcel is a drain on the neighborhood and is an unsightly and unsafe environment. The neighborhood in partnership with the City of Youngstown should consider seeking ownership of the parcel. Ownership will allow the neighborhood and city to put the park back into productive use as a natural area. Further, the neighborhood and city should work with one another to determine the feasibility of Mill Creek Park assuming control of the Idora Park Site. Future expansion of the site into an extension of Mill Creek Park's natural area should be considered.

## **BEST PRACTICES**

Strategy: E.4 Collaborate with the community organizations to create community gardens on vacant lots.

### **The American Community Gardening Association**

The American Community Gardening Association (ACGA) is a nonprofit organization of professionals, volunteers and supporters of community greening in urban and rural communities. The association recognizes that community gardening improves people's quality of life by providing a catalyst for neighborhood and community development, stimulating social interaction, encouraging self-reliance, beautifying neighborhoods, producing nutritious food, reducing family food budgets, conserving resources and creating opportunities for recreation, exercise, therapy and education. The organization gives tips on starting community gardens, promoting gardens to city officials and even gives examples of resolutions, zoning codes, and city plan language that can support the Idora Neighborhood in creating gardens in their community.

The website is: <http://www.communitygarden.org/index.php>

**Strategy: E.6**

**Collaborate with the community organizations to create community gardens on vacant lots.**

There are 166 vacant lots covering over 25 acres in the neighborhood. The neighborhood should work with community organizations to establish gardens in strategic locations throughout the neighborhood. Community gardens will bring neighborhood residents together in addition to providing healthy, fresh produce. The produce grown in the neighborhood can also be made available to neighborhood residents through community markets. Neighborhood grown produce can also be sold in the proposed neighborhood grocery.



Phildelphia Community Garden

**Strategy: E.7**

**Consider the development of a greenhouse at one of the community garden locations.**

A neighborhood greenhouse would provide an opportunity to grow plants to be used throughout the neighborhood in community gardens, private yards and throughout the streetscape. A greenhouse will also lengthen the growing season and enable the production of fresh produce beyond the regular outdoor growing season. A youth initiative could be used to train young people to work in the greenhouse and plant throughout the neighborhood.



Brier Hill Community Garden on Youngstown's northside

**Strategy: E.8**

**Collaborate with organizations to offer vacant lots to adjacent homeowners.**

The Idora Neighborhood has many vacant lots located next to homes that are well maintained. The Idora Neighborhood Association and city should work in conjunction with other organizations to provide residents with the opportunity to purchase adjacent lots. Upon purchasing the adjacent lots residents will be able to maintain and productively use the space.

“The desire for a cleaner and greener city was constant. A key to this ‘grey to green’ transformation is the creation of a green network.”

-Youngstown 2010



Vacant lots can be transformed into public or private greenspace

**BEST PRACTICES**

Strategy: E.8 Collaborate with organizations to offer vacant lots to adjacent homeowners.

**Lien Forward Ohio (LFO) – Youngstown, Ohio**

Lien Forward Ohio (LFO) is a regional council of governments, created under Chapter 167 of Ohio Revised Code in 2005 as partnership between the Mahoning County Treasurer and the City of Youngstown. The goal of the organization is to return 5,000 vacant, abandoned parcels to productive use within five years. Lien Forward Ohio is committed to collaborating with key stakeholders in the public and private sectors to facilitate constructive, aesthetic land reutilization. LFO shortens the time and reduces the expense of transferring ownership on abandoned property. It also provides financial aid to qualifying individuals and organizations that want to own property. Lien Forward offers legal services to qualifying homeowners for acquisition of property and is assisting in the development of strategies for renovation and revitalization in specific neighborhoods.

The website is: <http://www.mahoningcountyoh.gov/MahoningWeb/Department+and+Agencies/Department/Treasurer/Lien+Forward+Ohio/>



**Strategy: E.9**

**Collaborate with community organizations to create pocket parks throughout the neighborhood.**

Many non-profit organizations work to create pocket parks on vacant lots throughout the city. The pocket parks would include replanting the vacant lots with trees and native plants.



Treez Please is committed to planting many new trees throughout the City of Youngstown

**BEST PRACTICES**

Strategy: E.9 Collaborate with community organizations to create pocket parks throughout the neighborhood.

**Treez Please – A Community Reforestation Project Youngstown, Ohio**

Treez Please was formed in 2007 to help address the need for a greener Youngstown. Treez Please is a non-profit corporation made up of area residents. Its immediate goal is to plant trees and improve greenspace in the City of Youngstown. Treez Please acquires empty lots in the city and works to landscape them with trees and other plantings to create pocket parks in previously marginal spaces. The organization also works with homeowners to help select, plant, and care for street trees. Treez Please partners with the City of Youngstown, schools, and other community groups to make Youngstown a more livable, peaceful, and green environment. The group welcomes those who share that goal to dig in and make it happen!

Treez Please can be found at: <http://www.treezplease.org/>



**Strategy: E.10**

**Consider the feasibility of creating a new neighborhood park.**

The neighborhood should work with the City Park Department to determine the feasibility of creating a small neighborhood park that would provide increased recreational activities for neighborhood youth. A minimum size should be determined as well as the capacity of the Park Department to maintain another park.

**Strategy: E.11**

**Develop a boarding program to secure abandoned structures.**

The INA and city should work together to develop and implement a boarding program. There are 112 vacant and/or abandoned structures in the neighborhood. Many of these structures are unsecured and pose a health and safety risk. The city should require that all unsecured, abandoned homes be boarded in order to prevent curious children and criminals from entering the structures. If the city is forced to board the structures, it may consider placing a lien on the property for the cost of boarding the structure.

THE NEXUS  
of **public murals** and  
**pockets parks** creates a  
**beautiful neighborhood**  
asset



Vacant land management teams such as those sponsored by the Philadelphia Horticultural Society in Philadelphia, Pennsylvania can provide maintenance and management of vacant land and neighborhood parks. Pictured at left is the Ready, Willing & Able crew



Removing debris from vacant lots and planting them with local tree species enhances the beauty of the neighborhood

### Strategy: E.12

#### Require the planting of lots after vacant structures are demolished.

At present many vacant lots are demolished and afterwards a debris filled lot is left behind. The city should reexamine its demolition policy to ensure structures are demolished in a manner that will have the least environmental impact in the future. All construction debris should be removed from the

lot during demolition. The city should consider increased oversight and follow-up assessments of demolitions. The city should work to develop a plan that would provide funding for the reseeded and reforested of vacant lots post-demolition. The city and neighborhood should consider planting species which have the ability to mitigate the effects of environmental contaminants that may be located in the soil.

## BEST PRACTICES

Strategy: E.12     Require the planting of lots after vacant structures are demolished.

### Philadelphia Green Program

Philadelphia Green started in 1974 as a vegetable gardening program and has since expanded to include greening projects throughout the city. It provides staff and technical assistance to build neighborhood capacity to address vacant land. Their projects range from streetscape landscaping, educational workshops and planting days, and the design and construction of community gardens to the Philadelphia Empowerment Zone lot clearance (clean and green) program to prepare sites for future development.

In the fall of 1995, Philadelphia Green and the City of Philadelphia's Office of Housing and Community Development (OHCD) initiated a pilot program in the New Kensington neighborhood to establish a neighborhood-based open space management system to address the growing problem of urban vacant land. The long term goal of this multi-year effort is to create an effective system for managing and maintaining every vacant parcel and public open space site in the New Kensington community. The system relies on the Pennsylvania Horticulture Society (PHS) greening efforts in Philadelphia neighborhoods, input and support from local residents, businesses, institutions, and city agencies. A neighborhood-based organization, the New Kensington Community Development Corporation, is identified as the facilitator of the system. In addition, the program is supported by the City Planning Commission, the City's Redevelopment Authority, and members of City Council. The program is currently in its fifth year. Its accomplishments to date include the establishment of the New Kensington Community Garden Center, which is used and supported by community residents and the management of 49% of the neighborhood's 1,100 unmanaged vacant lots through cleaning and mowing, tree plantings, and the transfer of land to adjacent homeowners for gardens and other uses. More information about the Philadelphia Green initiative can be found at:

<http://www.pennsylvaniahorticulturalsociety.org/phlgreen/index.html>

### Flower Power

Hundreds of species of plants, fungi, and bacteria have the ability to act as detoxification centers for polluted soil. These plants have the ability to grow in contaminated sites and filter the harmful pollutants that many times devalue the land they are thriving on. In coordination with the City of Youngstown, Youngstown State University, and local government agencies, contaminated sites or vacant lots can be cleaned and greened through the introduction of specific plant species. The following is a brief list of plants that can help decontaminant ground pollution:



- Sunflowers – lead and uranium
- Ferns – arsenic
- Alpine Herbs – zinc
- Mustards – lead
- Clover – oil
- Poplar trees – cleaning solvents

By strategically planting certain plant species in the Idora Neighborhood, pollutants can be absorbed.

**Strategy: E.13**

**Educate residents about the benefits and incentives of locating to healthier portions of the neighborhood/ city as outlined in Youngstown 2010 (Accepting that we are smaller).**

The neighborhood and city should consider the possibility of developing a program to offer the opportunity to residents on streets with large-scale vacancy to relocate to other, healthier portions of the neighborhood or city. Incentives should be provided for those who choose to move. Relocating residents would allow for the creation of larger parks as well as provide increased efficiency for infrastructure maintenance.

**Strategy: E.14**

**Develop a best practices guide regarding ways to turn vacancy into an opportunity.**

Youngstown is not alone in dealing with vacancy, cities from St. Louis, Missouri to Flint, Michigan deal with the issue of vacancy each day. Every city has their own approach and many have been highly successful in reusing vacant land and structures. The neighborhood and city should work in partnership to create a best practices guide. A best practices guide would provide the city and neighborhood with practices that have been successful in other cities, and could be used in other neighborhoods dealing with vacancy throughout the city.

**Strategy: E.15**

**Encourage strict enforcement of litter control and dumping ordinances.**

The city should require property owners to maintain vacant lots and should also intensify the enforcement of city codes pertaining to abandoned homes and vehicles. Increased monitoring and enforcement should be used to eradicate dumping, littering, tall grass and weeds.

**Strategy: E.16**

**Encourage the development of new quality infill housing in strategic locations.**

The neighborhood and city should work to develop infill housing in strategic areas where vacancy is minimal. Infill housing should not be developed in areas of large scale vacancy. Infill housing should be consistent with the architecture and character of the existing housing stock within the neighborhood. Strategic infill development will help to stabilize neighborhood streets.

**BEST PRACTICES**

Strategy: E.14 Develop a best practices guide regarding ways to turn vacancy into an opportunity.

**National Vacant Properties Campaign**

The National Vacant Properties Campaign exists to provide everyone – individuals, advocates, agencies, developers, non-profits, and others – with information resources, tools, and assistance to support their vacant property revitalization efforts. The overarching goal of the Campaign is to help communities prevent abandonment, reclaim vacant properties, and once again become vital places to live. Their mission is fulfilled through four actions:

1. Developing a national network of vacant property practitioners and experts.
2. Providing tools and research.
3. Making the case for reclamation efforts.
4. Building the capacity of local, regional, and national practitioners and decisionmakers through technical assistance and training.



More information about the campaign can be found at : <http://www.vacantproperties.org>

## SUMMARY OF ESTIMATED IMPACT OF GREENING ON PROPERTY VALUES

BASED UPON THE 2004 MEDIAN PRICED PHILADELPHIA HOME OF \$82,700

Variable	% Impact	\$ Impact
Near a new tree planting	9%	\$7,443
Improvements to streetscapes	28%	\$23,156
Adjacent to vacant lot	-20%	-\$16,540
Adjacent to stabilized greened lot	17%	\$14,059
1% increase in crime index	-14%	-\$11,578

\*The above table summarizes the magnitude of the various estimated effects on house values from different public investments. "Percent Impact" shows the expected percent change in value, while "Dollar Impact" shows the expected dollar change in value when the percent impact is multiplied time the median value of a typical Philadelphia home, which was \$82,700 in 2004.

Source: University of Pennsylvania Wharton School of Business

Table F.1: Research has proven that the greening of vacant lots has a positive impact on the property values of surrounding lots according to a study by the University of Pennsylvania's Wharton School of Business



### Vacant Properties

The True Costs to Communities



Reports such as this one by the National Vacant Properties Campaign can help guide neighborhood and city policy towards vacant land and structures



Deconstruction crews should salvage usable materials from homes to be demolished for reuse to ensure maximization of recycling opportunities and to limit the amount of residential construction waste headed to the landfill

## BEST PRACTICES

Strategy: E.14 Develop a best practices guide regarding ways to turn vacancy into an opportunity.

### Buffalo ReUse

Buffalo ReUse is a not-for-profit organization, established in 2006 in response to the City of Buffalo's plans to develop deconstruction as a competitive alternative to the demolition of abandoned housing stock. For over a year, a committed team of volunteers has worked to develop an organizational structure, raise funds to support full-time start-up, obtain a license and insurance to deconstruct buildings in the City of Buffalo, deconstruct two entire structures, salvage over 25 abandoned structures, and initiate part-time sales of used materials.

Buffalo ReUse's goal is to initiate a full-time deconstruction crew that can work on refining the process of deconstruction and create a model for other cities that struggle with the same issues. If Buffalo ReUse can demonstrate proficiency at this task, they're confident that they can return numerous benefits to the city in the form of job creation and training, recycling and material salvage, economic development, and support for community development. The decision to deconstruct a building becomes an opportunity to reinvest in our communities to create opportunity from what otherwise would be thrown away.

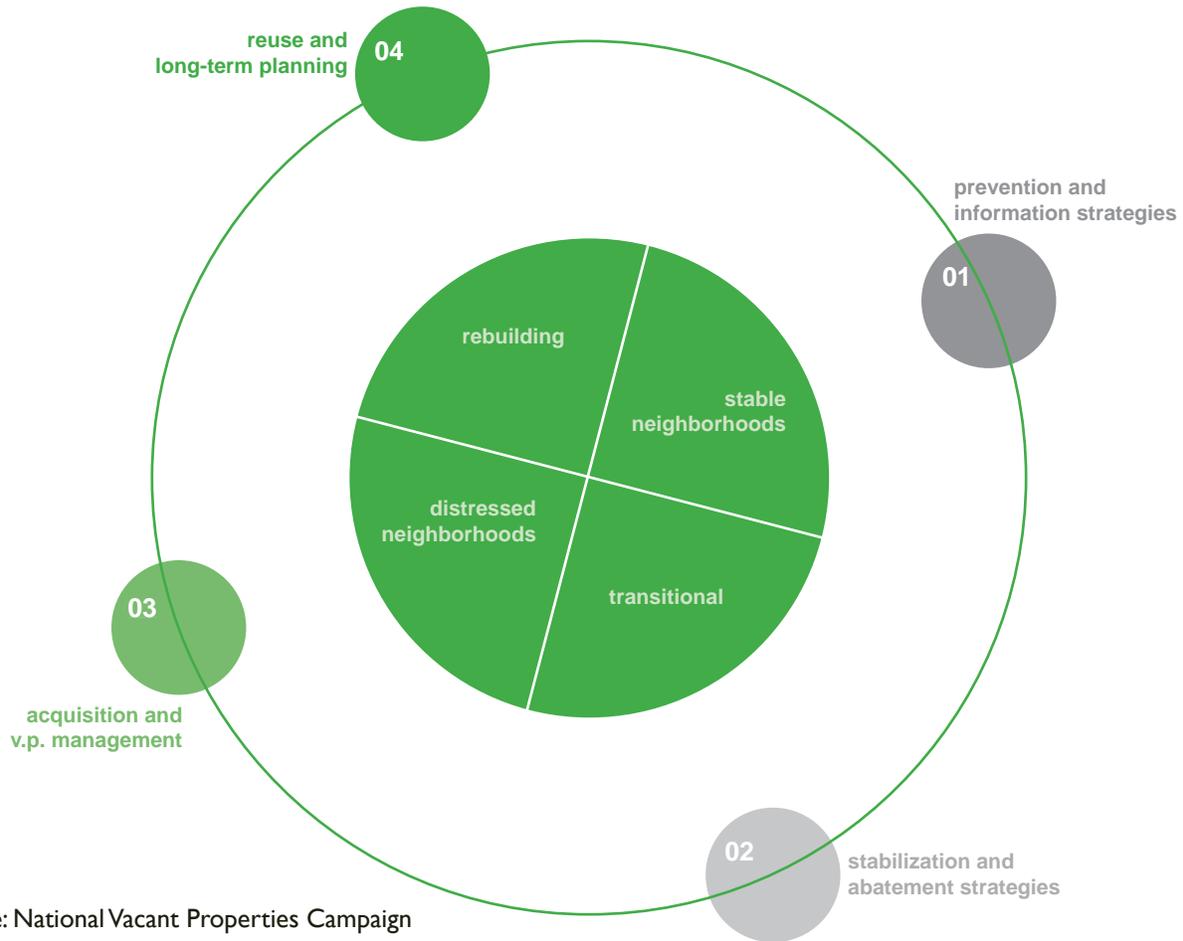
Buffalo ReUse is preparing to initiate a full-time crew that will conduct both deconstruction and salvage operations in the City of Buffalo. Here are some ways that Buffalo ReUse is saving reusable materials from the landfill and encouraging reuse:

- \* Deconstructing city and privately owned properties to salvage lumber and building materials.
- \* Supporting LEED building credits for developers to encourage more "green-minded" development.
- \* Accepting donations from homeowners of new or used building materials so less reusable material is dumped in the landfill, particularly during bulk trash pick-ups.
- \* Educating the community about the potential value of materials locked in abandoned buildings.

More information can be found at: <http://www.buffaloreuse.org/Main/HomePage>



## vacant properties revitalization cycle



Source: National Vacant Properties Campaign

### BEST PRACTICES

Strategy: E.14 Develop a best practices guide regarding ways to turn vacancy into an opportunity.

#### A Piece of Cleveland

A Piece of Cleveland (APOC) is a social enterprise whose mission is to recycle buildings in the City of Cleveland. As a member of the growing trend of Green Companies, APOC is an organization that supports positive development in:

- \* Economic Development: by creating new industries, training under-employed peoples in good jobs, and creating new markets for salvaged building materials.
- \* Environmental Development: by being good stewards of the land and preserving good materials.
- \* Human/Social Development: by saving the materials of our cities we acknowledge our heritage and history. APOC honors the past, while embracing the future as a “shrinking city”.

It is APOC's theory that by creating positive growth markets for salvaged building materials they can accelerate the systematic deconstruction of those properties that have been long abandoned and left vacant.

More information can be found at: <http://www.apieceofcleveland.com/index.html>



# Goals and Strategies



**Goal F:**  
Clean and green the neighborhood with the help of the city, local organizations and Idora's own residents.

- Strategy: F.1      Establish seasonal neighborhood clean ups.
- Strategy: F.2      Ensure that infrastructure is adequately and consistently maintained.
- Strategy: F.3      Encourage increased recycling and environmental responsibility throughout the neighborhood.
- Strategy: F.4      Reuse vacant land for green uses.

## **GOAL F: CLEAN AND GREEN THE NEIGHBORHOOD WITH THE HELP OF THE CITY, LOCAL ORGA- NIZATIONS AND IDORA'S OWN RESIDENTS.**

The Idora Neighborhood has many assets to build on including large, shade trees and empty parcels with potential to increase greening opportunities. To successfully accomplish a clean and green neighborhood, coordination and cooperation should come from residents, local governments and non-profit organizations. A clean and green neighborhood not only benefits the residents who live there, but also businesses looking to relocate and people moving into the area. With the following recommendations, Idora can restore itself to being a beautiful place to live, work, and visit.

### **Strategy: F.1** **Establish seasonal neighborhood cleanups.**

During the planning process a neighborhood cleanup was organized at which Idora residents participated in cleaning up their neighborhood. Many truck loads of trash, debris and tires were removed from the neighborhood. A cleanup had not been organized in the neighborhood for many years and was something that the residents showed great interest in continuing. A regularly scheduled clean up would not only bring the residents together, but keep the neighborhood in good condition and encourage people to take better care of their own property.

### **Strategy: F.2** **Ensure that infrastructure is adequately and consistently maintained.**

To ensure a safe and well maintained neighborhood, all streets and sidewalks must be regularly improved. Neighborhood residents should contact the city to make them aware of infrastructure related issues that need addressed. Keeping these important networks functioning properly makes the neighborhood safer as well as more visually appealing.

### **Strategy: F.3** **Encourage increased recycling and environmental responsibility throughout the neighborhood.**

Residents should be educated on the benefits of recycling and not littering. Debris removed during cleanups should be recycled when possible. Tires pulled from vacant lots can be shredded and used for ground cover on trails and playgrounds throughout the neighborhood. Youngstown Litter Control and Recycling should hold a workshop on recycling and the consequences of littering and benefits of recycling.



Tires can be ground and reused as mulch for playgrounds

from a future of **blight** to one that is **bright**



Strategy: F.4  
Reuse vacant land for green uses.  
The neighborhood's vacant properties should be reused for green uses as outlined in Goal E.

The **conversion of abandoned homes and vacant lots to green uses** is a top priority for neighborhood residents.

## BEST PRACTICES

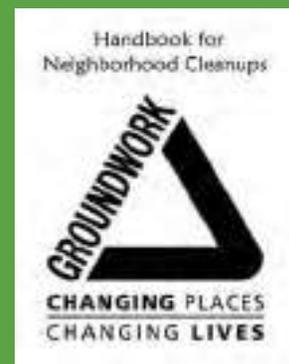
Strategy: F.1      Establish seasonal neighborhood cleanups

### Groundwork Providence

For the past 20 years, Groundwork Providence has helped Providence, Rhode Island residents organize cleanups. The organization has developed a handbook to help neighborhood associations execute successful cleanups. The handbook includes:

- Notes on litter and the history of the cleanup
- Do's & Don'ts for the Day of the Cleanup
- Steps for Organizing a great cleanup
- A sample press-release

The hand book can be downloaded from:  
<http://www.groundworkprovidence.org/NeighborhoodCleanup.pdf>



# Street Tree Planting Strategy



Historic Volney Road is one of many partially tree lined streets. The street tree planting strategy will help to restore the tree lined beauty of the neighborhood's streets.



Cohasset Drive, tree lined and paved in brick, is another example of a great tree lined street in the Idora Neighborhood.

## GOAL F: CLEAN AND GREEN THE NEIGHBORHOOD WITH THE HELP OF THE CITY, LOCAL ORGA- NIZATIONS AND IDORA'S OWN RESIDENTS.

Building on the foundation of Goal F, a street tree planting strategy was developed for the Idora Neighborhood. The street tree plantings have been broken down into three phases to create a more manageable project. Street trees will provide the neighborhood with many benefits, as studies have shown a correlation between street trees and increased property values. Street trees will also play a role in creating a neighborhood that is less conducive to criminal activity. A healthy tree canopy along each neighborhood street enhances aesthetics and creates a more attractive place to live. A hearty urban forest also helps to improve air and stormwater quality. In order for the street tree project to be successful the correct type of trees must be planted throughout the neighborhood. These trees must be able to endure and thrive in sometimes harsh urban conditions. A list of potential tree types is provided at right. The phase maps can be found on the following pages.

### Phase 1: Major Roads and Neighborhood Gateways.

The first phase of street tree plantings in the Idora Neighborhood should occur along Glenwood Avenue and Canfield Road. These roadways handle significant traffic volume and are the gateways to the neighborhood. Planting hearty street trees along the roadways will make the corridors more appealing and walkable. Street trees will provide a buffer from traffic along the two corridors and enhance the streetscape.

### Phase 2: Major Interior Neighborhood Roads and Roads Surrounding Parkspace.

The second phase of street tree plantings should occur along major interior roadways and roadways bordering parkspace. Volney Road and Parkview Avenue are the two major interior roadways and should be included in this phase. The other roadways, including Mineral Springs Avenue, Lake Drive, Indianola Avenue, LaCleda Avenue, Brentwood Avenue, portions of Colfax Street, and a newly proposed road, surround proposed parkspace. Creating tree lined streets will help to enhance the appeal of the adjacent parkspace.

### Phase 3: All Local Neighborhood Streets.

In the third and final phase of the street tree planting project all remaining neighborhood streets should be planted. This will complete the greening of the neighborhood with new trees. Planting the remaining streets will make them more attractive and aid in creating a better neighborhood.

## RECOMMENDED TREE TYPES

The recommended tree types are ones that are able to survive in the urban conditions of northeast Ohio. Each street should select one tree type and plant it on both sides of the street every thirty feet. The only exceptions to this rule are those areas that are all park. Park areas should utilize the same species on all roadways surrounding the park and a different species for the other side of the roadway with homes fronting the parkspace.

### Red Maple

Red Maples are recommended for east-west residential streets in the neighborhood. Red Maple's maximum height is typically between 60 and 80 feet.



### Sugar Maple

Sugar Maples are recommended for east-west residential streets in the neighborhood. Sugar Maple's maximum height is typically between 75 and 100 feet.



### Oak

Oaks are recommended for east-west residential streets in the neighborhood. There are a number of Oak species in northeast Ohio and all are acceptable for the neighborhood. Oak's maximum height varies depending on variety.



### London Planetree

London Planetree is considered one of the best choices for lining streets. This tree should be used for residential streets and may be the best option for Volney Road and the surrounding historic area. London Planetree's maximum height is 70 feet.



## RECOMMENDED TREE TYPES

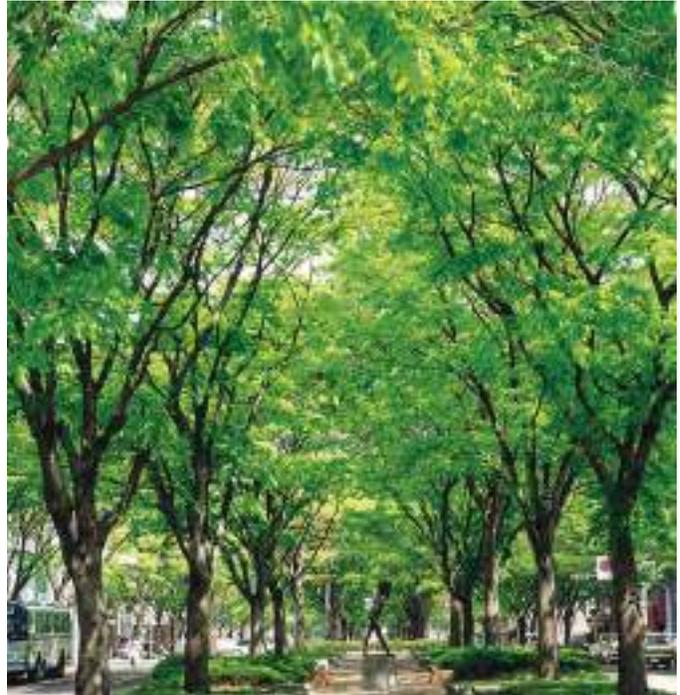
### American Sycamore

American Sycamores are recommended for parks to remain consistent with the established aesthetic of Mill Creek Park. American Sycamores are similar to the London Planetree described previously. American Sycamore's maximum height is typically between 80 and 100 feet. Sycamores can grow to be very large trees.



### Japanese Zelkova

Japanese Zelkovas are recommended for the Canfield Avenue Residential Corridor. Japanese Zelkova's maximum height is typically between 50 and 75 feet.



### Ginkgo

Ginkgos are recommended for any street in the neighborhood. Only the male species is acceptable for use because the female drops a foul smelling fruit. Ginkgo's maximum height is typically between 60 and 100 feet.



### Thornless Common Honeylocust

Thornless Common Honeylocusts are recommended for the Glenwood Avenue Commercial Corridor. Thornless Common Honeylocust's maximum height is typically between 75 and 80 feet.





Map F.I Street Tree Planting Strategy Phase I



Map F.2 Street Tree Planting Strategy Phase 2



Map F.3 Street Tree Planting Strategy Phase 3



**From Blight to Bright  
A Bold Vision for the Future**

IDORA NEIGHBORHOOD

COMPREHENSIVE NEIGHBORHOOD PLAN

# Grey to Green Transformation

## GREENSPACE PHASING

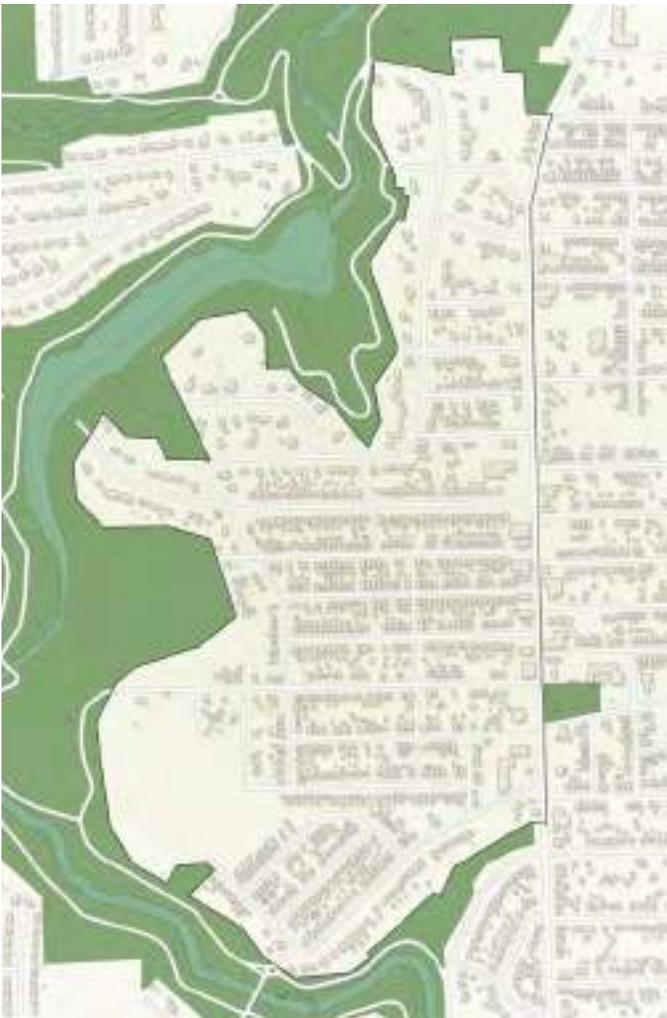
The greenspace phasing process develops a systematic approach to developing new greenspaces over time within the neighborhood. The phasing process builds off the abundance of existing vacant land and structures. The phasing process also assumes that vacancy will persist in the proposed greenspace areas. Future vacancy is transformed into greenspace. To ensure total completion of the proposed greenspaces, incentives should be offered to relocate to stabilized portions of the neighborhood. This will help to create complete greenspaces. The greenspaces will create a healthy and vibrant neighborhood known for parks, but much different than its Idora namesake. Realization of the greenspace phasing process is a critical component of the future land use plan.

### Phase 0: Existing Green and Park Space

There are no city parks located directly within the boundaries of the neighborhood. However, Mill Creek Park borders the neighborhood's western boundary and Fosterville Park borders the neighborhood's eastern boundary. The location of Mill Creek Park presents possibilities for expansion of the park farther into the neighborhood. An abundance of vacant land makes this a logical decision and will be critical in revitalization of the neighborhood.

### Phase I: Convert Vacant Lots to GreenSpace Years 0-5

The neighborhood has a significant number of vacant lots, which are currently devoid of use. These lots are typically overgrown with weeds and strewn with trash and debris. The vacant lots represent the first piece in the creation of urban greenspaces. Vacant lots can immediately be transformed and repurposed into greenspaces with the introduction of plants and a little elbow grease from neighborhood residents and volunteers.



Existing Green and Park Space



Phase I: Convert Vacant Lots to Green and Park Space

### Phase 2: Convert Vacant Structures to GreenSpace Years 5-10

Vacant structures are a drain on the neighborhood and city resources. They are a haven for criminal activity and significantly impact the quality of life of residents. Vacant structures located in the greenspace phasing areas should be demolished. The vacant land can then be converted to greenspace and added to the existing inventory of vacant lots previously converted to greenspace.

### Phase 3: Strengthen Park Edges with Infill Housing and Complete GreenSpaces Years 10-20

The final step of the greenspace phasing process involves completing the park spaces and making sure they are surrounded with rehabilitated housing and infill housing where needed. Properties that become vacant throughout this phase should be purchased and immediately converted to greenspace. Incentives should also be offered for relocation from greenspace phasing areas to healthier portions of the neighborhood. The culmination of the phasing process will result in the creation of several new parks spaces located strategically throughout the neighborhood.

## PARKS

are known to not only increase property values but also the health and well-being of residents



Phase 2: Convert Vacant Homes to Green and Park Space



Phase 3: Strengthen Edges and Complete Parks

# Future Land Use Plan

The Future Land Use Plan provides a bold vision for the future of the neighborhood. The future land use plan embraces the neighborhood's assets and builds on the Youngstown 2010 Vision principles. The elements of the future land use plan are described below.

## Historic Residential

The northern portion of the neighborhood has been designated as historic residential. This section of the neighborhood was selected for designation as historic residential because of the Volney Road Historic District. Many prominent citizens of the City of Youngstown and the Mahoning Valley built and owned homes within this section of the neighborhood. The homes are rich in architectural and historical value and are treasures well worth preserving for future generations of residents. Historic Residential designation will be the impetus for further improvement and preservation measures in this section of the neighborhood.

## Residential

Existing residential areas have maintained their residential designation. However, the residential area has been decreased due to concentrations of vacancy. The reduction in residential area embraces Youngstown's status as a smaller city and attempts to right-size the neighborhood accordingly. The residential area also reconnects with the southern portion of the neighborhood by extending McFarland Avenue. Other connections are also proposed for Nokomis Road and Colfax Avenue around the proposed neighborhood park space.

## Institutional

An institutional node has been established along the central portion of the Glenwood Avenue corridor. The node was established to strengthen the existing institutional uses within this area including the Rescue Mission Service and Distribution Center, Victory Lutheran Church and the Youngstown Playhouse.

## Commercial

A commercial node was established to create a walkable retail center and strengthen existing viable businesses. The commercial node is located at the southern portion of the

## Greenspace

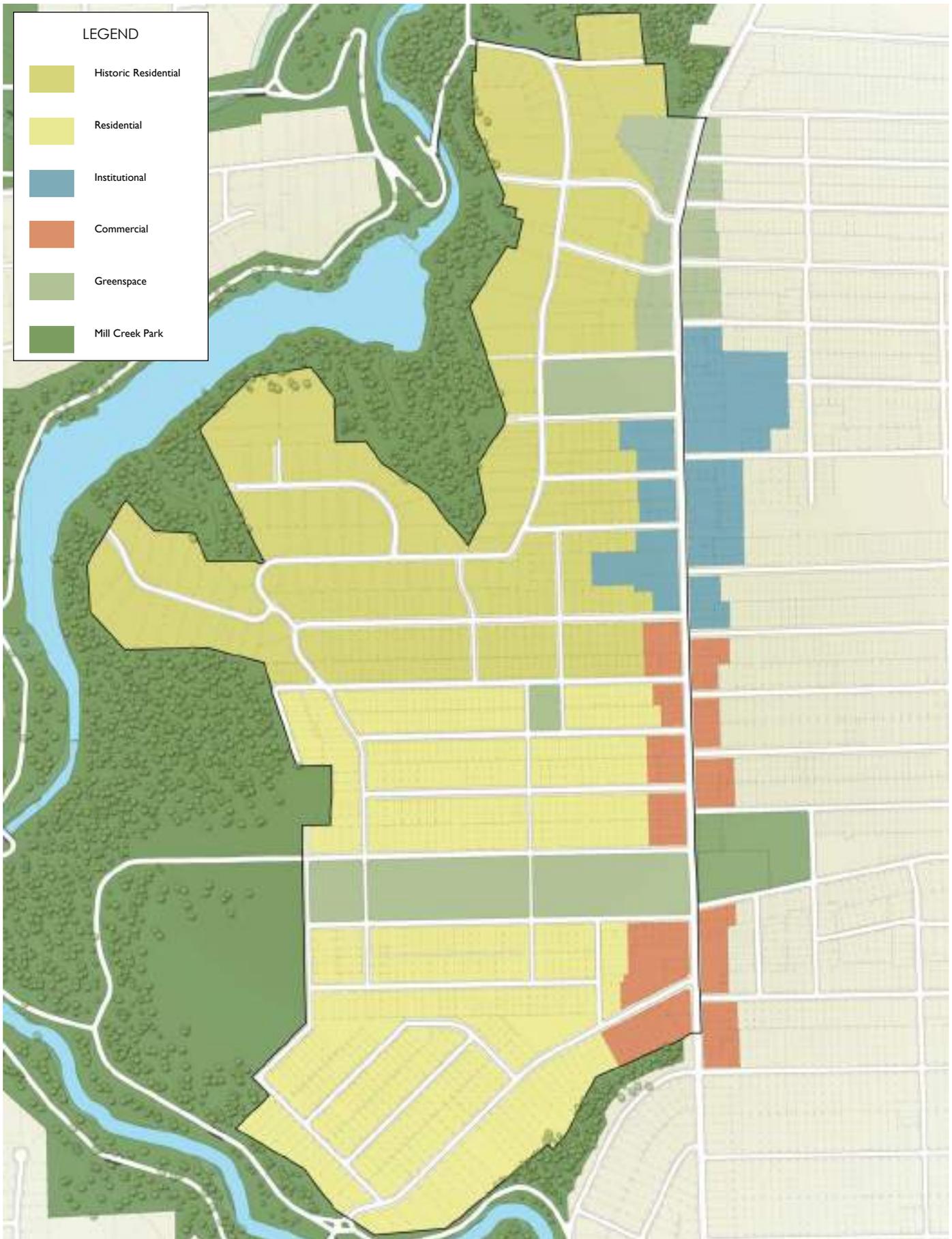
The future land use plan adds a significant amount of new greenspace to the neighborhood. Areas of concentrated vacancy have been designated as greenspace. The neighborhood has steadily lost residents over the last thirty years and can afford to be generous with its urban land. The introduction of new greenspaces will increase the value of the remaining properties and attract residents and investors back to the neighborhood.

## Mill Creek Park

The boundaries of Mill Creek Park have been expanded to include the Idora Park site. This was the only logical designation for the space. The site has been vacant since 1984 and has potential to be a focal point of the neighborhood as opposed to a sad reminder of yesteryear. The park was also expanded by vacating Old Furnace Road between Glenwood Avenue and 740 Old Furnace Road. This portion of the roadway is crumbling and the site of illegal dumping. No structures are located along this portion of roadway making greenspace the best option.

Youngstown can **afford to be generous with its urban land** as it **explores new options** for the city's **neighborhoods** and **open space systems**.

- Youngstown 2010



Map BB.1 Idora Neighborhood Future Land Use

# Neighborhood Design Plan

The Neighborhood Design Plan is the culmination of all the pieces found throughout this document. The neighborhood design plan illustrates where things should be located and how they should look. The elements of the neighborhood design plan are described below.

## Future Land Use Plan

The foundation of the Neighborhood Design Plan is the Future Land Use Plan described on page 109.

## Street Typologies

The street typologies described on page 112 illustrate how streets should look.

## Street Tree Strategy

The Street Tree Strategy found on page 98 provides a strategy for the greening of neighborhood streets.

## Glenwood Avenue Corridor Plan

The Glenwood Avenue Corridor plan found on page 64 gives new life to Glenwood Avenue.

## Goals and Strategies

The Goals and Strategies beginning on page 43 provide the information necessary for the realization of the Neighborhood Design Plan.

The City could save money by rationalizing and **consolidating its infrastructure**. This would create a more **sustainable system** that allows **re-investment where it is most needed**. The city **cannot sustain** all of the serviced land that it currently has.

- Youngstown 2010



Map BB.2 Idora Neighborhood Design Plan

## STREET TYPOLOGIES

### **Idora Neighborhood Street Typologies Locator Map**

The locator map specifies which street typology, provided on the following pages, is best suited for each street in the Idora Neighborhood. Street typologies are described and illustrated on pages 114-119.

**Parks, open spaces, and a clean natural environment** are important elements in **public health, active lifestyles, quality of life** and even **economic development**. Youngstown already has some wonderful “green” assets, but **the question is how to do more.**

- Youngstown 2010



Map BB.3 Idora Neighborhood Street Typologies Locator

## STREET TYPOLOGIES

### **Glenwood Avenue Retail Streetscape**

The Glenwood Avenue Retail Streetscape street typology should be utilized in the neighborhood commercial node on Glenwood Avenue. Buildings are sited close to the sidewalk and utilize zero lot lines in this typology.

This street type also includes on-street parking, which serves several purposes. On-street parking provides convenient access for potential customers and it also serves as a buffer between the roadway and pedestrian area. On-street parking creates a more comfortable pedestrian environment.

The pedestrian realm is composed of a ten foot sidewalk and five foot amenities zone. The ten foot sidewalk provides increased room for pedestrians. The amenity zone includes street trees and pedestrian scale lighting. Street trees and pedestrian scale lighting beautify the pedestrian area and make it safer. The pedestrian scale lighting also includes banners. The banners can be used for neighborhood branding and may be changed throughout the year.

### **Glenwood Avenue Institutional Streetscape**

The Glenwood Avenue Institutional Streetscape street typology should be utilized in the institutional and social support node on Glenwood Avenue. This typology builds off the existing assets of the institutional node including setbacks from the street and ample off-street parking. Buildings are sited fifty feet from the sidewalk in this typology.

This street type includes two travel lanes and a left turn lane. On-street parking is not provided because the existing parking lots have adequate capacity.

The pedestrian realm is composed of a ten foot sidewalk and five foot amenities zone. The ten foot sidewalk provides increased room for pedestrians. The amenity zone includes street trees and pedestrian scale lighting. Street trees and pedestrian scale lighting beautify the pedestrian area and make it safer. The pedestrian scale lighting is different than the fixtures utilized in the retail streetscape. Different lighting helps to distinguish between the nodes. The pedestrian scale lighting also includes banners. The banners can be used for neighborhood branding and may be changed throughout the year.

## KEY ELEMENTS

### **Improvement of Existing Infrastructure:**

Existing infrastructure should be improved and rehabilitated as necessary. Crumbling sidewalks should be replaced and cleaned to ensure pedestrian mobility throughout the neighborhood. Streets should be paved and maintained in excellent condition.

### **Brick Streets:**

Some areas of the neighborhood such as the Volney Road Historic District may benefit from a return to brick streets. Currently, several streets have small portions paved in brick (Cohasset Drive) and many other streets were formerly paved in brick. Brick pavers offer multiple benefits to the neighborhood including traffic calming, an enhanced aesthetic, and improved stormwater infiltration.

### **Pedestrian Scale Lighting:**

Lighting should accommodate neighborhood pedestrians and promote a stronger sense of safety. The existing street lights are designed to illuminate roadways for cars rather than sidewalks for pedestrians. Installation of appropriate pedestrian scale lighting will enhance the neighborhood's walkability and improve the aesthetic beauty of neighborhood streets.

### **Street Trees:**

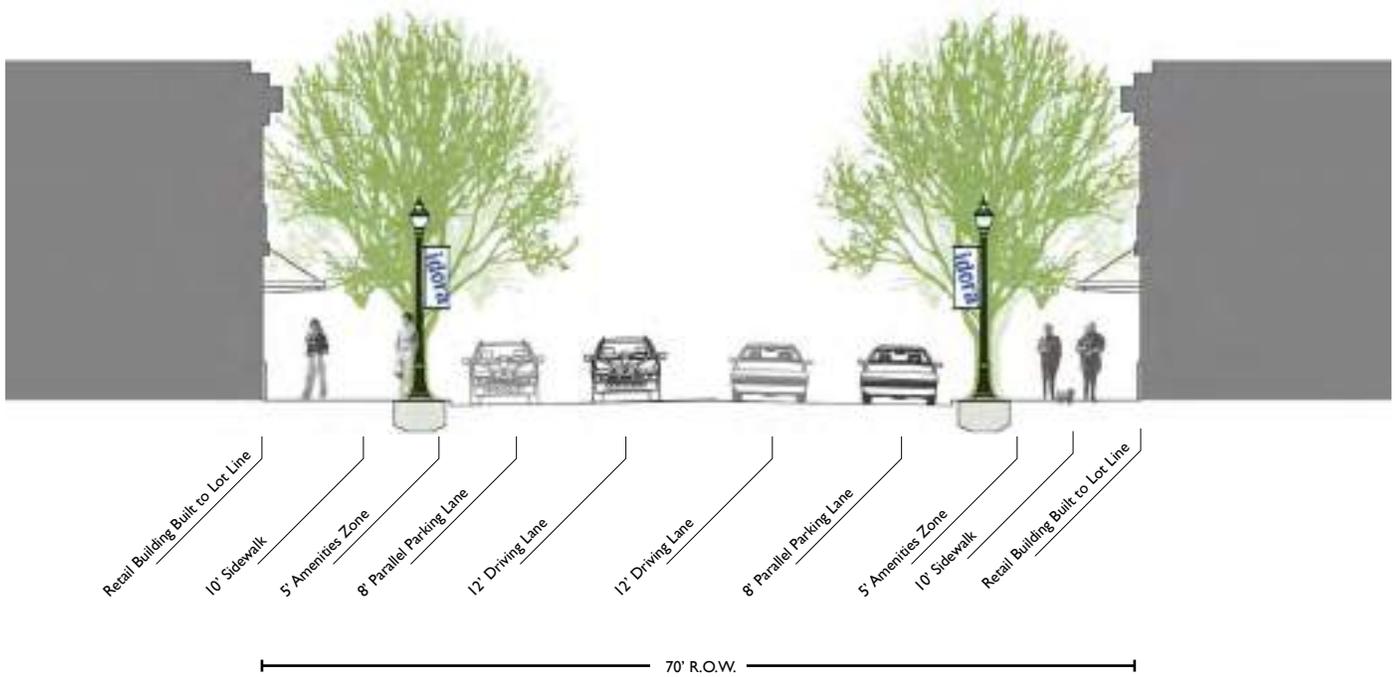
The benefits of a healthy urban tree cover have been well documented. Street trees increase property values, create a more walkable environment, calm traffic and offer shade in the summer. Street trees also make the neighborhood much greener. The Street Tree Strategy on page 98 outlines the steps necessary to create a healthy neighborhood tree stock.

### **Trash Cans:**

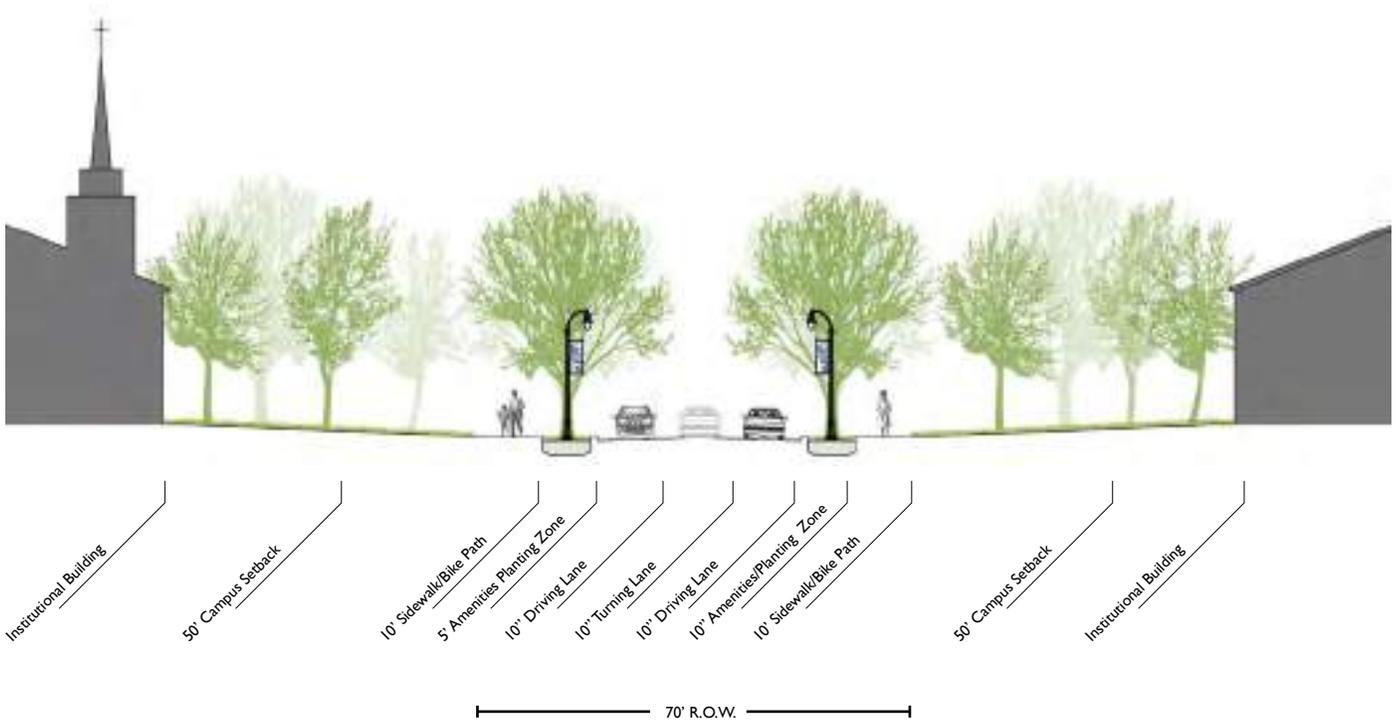
Many neighborhood streets are consistently strewn with trash, particularly Glenwood Avenue. Well designed and sturdy trash receptacles should be installed along the corridors. Trash cans will lead to cleaner streets and a better image of Glenwood Avenue.

### **Traffic Calming:**

To slow traffic, especially cut through traffic, along neighborhood streets a variety of traffic calming measures are available. Examples of traffic calming measures includes speed tables, chicanes, traffic circles, bump outs and on-street parking. Each street should be analyzed to determine if the introduction of traffic calming measures would be beneficial.



Glenwood Avenue Retail Streetscape



Glenwood Avenue Institutional Streetscape

## STREET TYPOLOGIES

### Historic Residential Streets

The Historic Residential Streetscape street typology should be utilized for all neighborhood streets in the Volney Road Historic District. This typology illustrates the large estate setbacks found throughout the historic district.

This street type also includes on-street parking, which serves several purposes. On-street parking provides convenient parking for residents and it also serves as a buffer between the roadway and pedestrian area. On-street parking creates a more comfortable pedestrian environment.

The pedestrian realm is composed of a five foot sidewalk and five foot amenities zone. The five foot sidewalk is standard for residential areas. The amenity zone includes street trees and pedestrian scale lighting. Street trees and pedestrian scale lighting beautify the pedestrian area, make it safer, and more walkable.

### Glenwood Avenue Green Zone Streetscape

The Glenwood Avenue Green Zone Streetscape street typology should be utilized in the green node on Glenwood Avenue. This typology provides the vision for a clean and green corridor complete with environmentally friendly features. No structures should be located within this portion of the corridor. The Green Zone serves an open space area.

The Green Zone was created to downsize the amount of commercial capacity along the Glenwood Corridor because the population is no longer sufficient to support commercial uses the length of Glenwood Avenue. The Green Zone also creates a green gateway into the northern portion of the neighborhood.

The green zone should be complete with environmental features as outlined in the green box at right.

## GREEN ZONE ELEMENTS

### Street Trees:

The benefits of a healthy urban tree cover have been well documented. Street trees increase property values, create a more walkable environment, calm traffic and offer shade in the summer. Street trees also make the neighborhood much greener. The Street Tree Strategy on page 98 outlines the steps necessary to create a healthy neighborhood tree stock.

### Large Shade Trees:

Large shade trees should be utilized throughout the open space areas of the Glenwood Green Zone. Shade trees will buffer residential uses adjacent to the corridor. Large shade trees will also create a green entrance to the neighborhood at the northern portion of the neighborhood corridor. The Street Tree Strategy should be utilized to select an appropriate tree type.

### Bioswales:

Bioswales are landscape elements designed to remove silt and pollution from surface runoff water. They consist of a swaled drainage course with gently sloped sides (less than six percent) and filled with vegetation, compost and/or riprap. Bioswales filter runoff before releasing it to the watershed or storm sewer. Bioswales should be integrated throughout the Glenwood Green Zone.

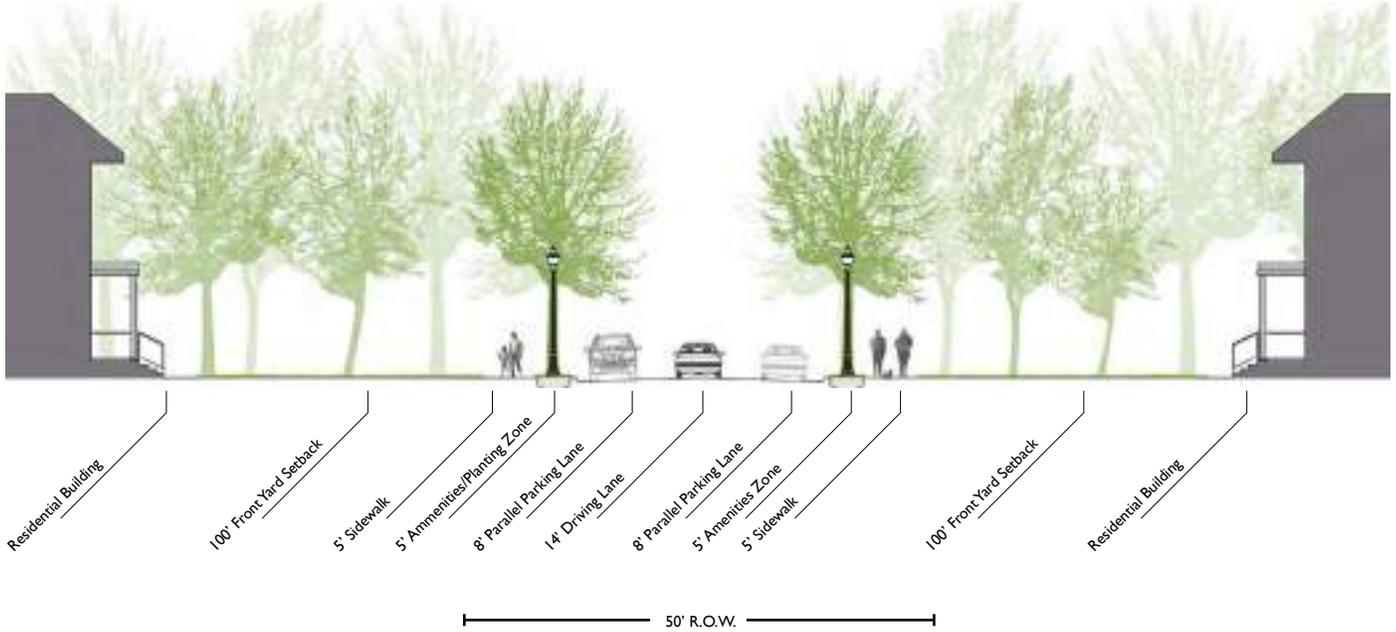


### Pedestrian Scale Lighting:

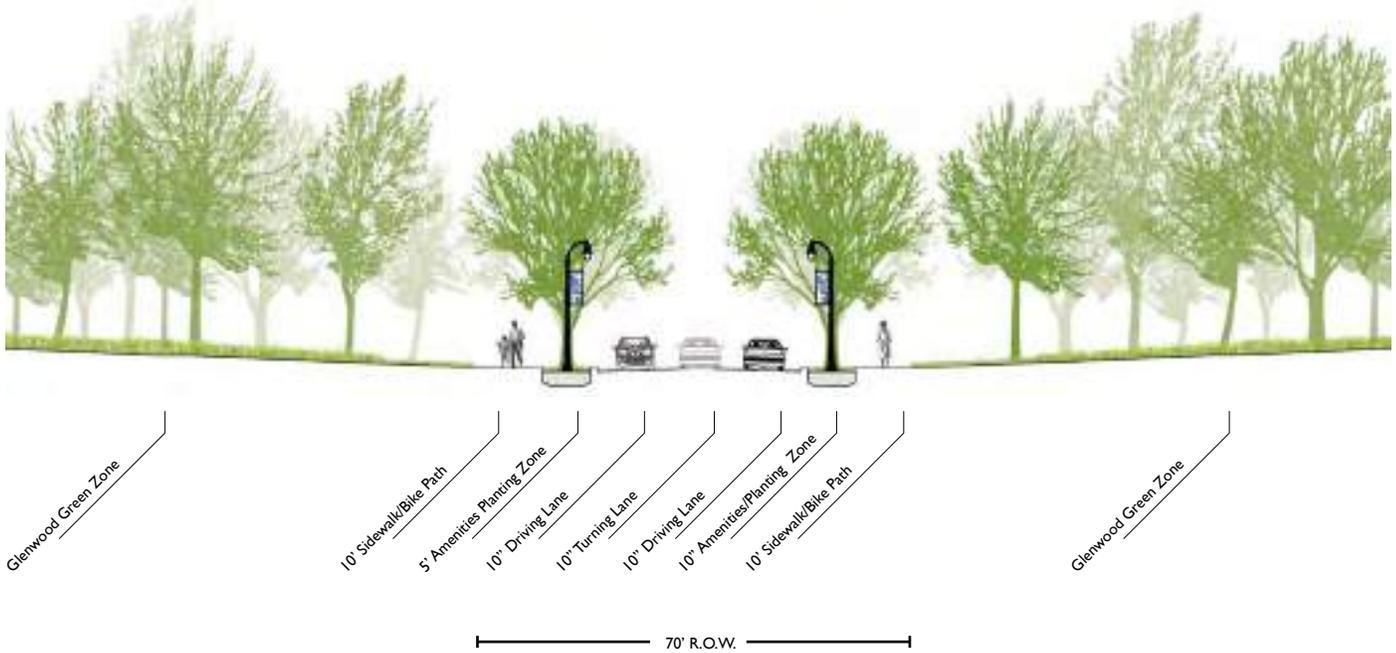
Lighting should accommodate neighborhood pedestrians and promote a stronger sense of safety. The existing street lights are designed to illuminate roadways for cars rather than sidewalks for pedestrians. Installation of appropriate pedestrian scale lighting will enhance the neighborhood's walkability and improve the aesthetic beauty of neighborhood streets.

### Trash Cans:

Many neighborhood streets are consistently strewn with trash, particularly Glenwood Avenue. Well designed and sturdy trash receptacles should be installed along the corridors. Trash cans will lead to cleaner streets and a better image of Glenwood Avenue.



Historic Residential Streetscape



Glenwood Avenue Green Zone Streetscape

### Neighborhood Residential Streetscape

The Neighborhood Residential Streetscape street typology should be utilized for all east-west neighborhood streets. New buildings within this street type should be sited to be consistent with the existing residential setbacks throughout the neighborhood.

This street type also includes on-street parking, which serves several purposes. On-street parking provides convenient parking for residents and it also serves as a buffer between the roadway and pedestrian area. On-street parking creates a more comfortable pedestrian environment.

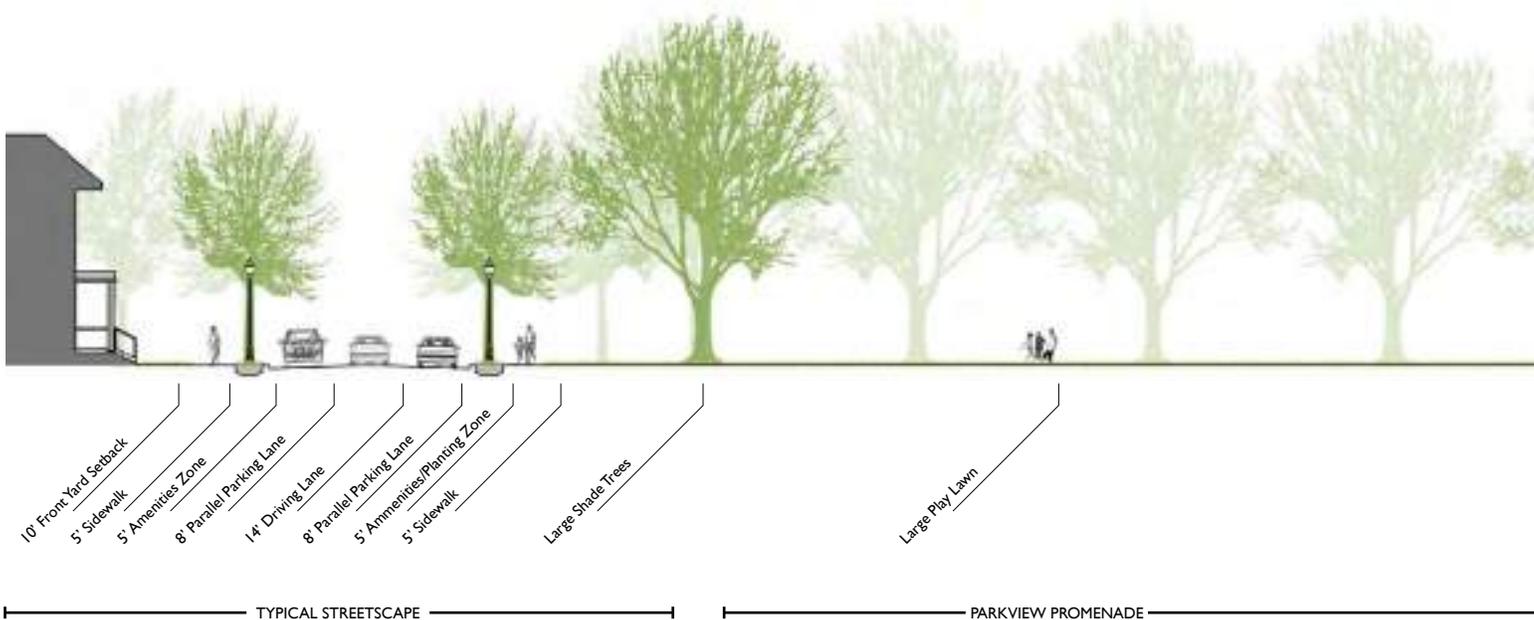
The pedestrian realm is composed of a five foot sidewalk and five foot amenities zone. The five foot sidewalk is standard for residential areas. The amenity zone includes street trees and pedestrian scale lighting. Street trees and pedestrian scale lighting beautify the pedestrian area, make it safer, and more walkable.

### Parkview Promenade

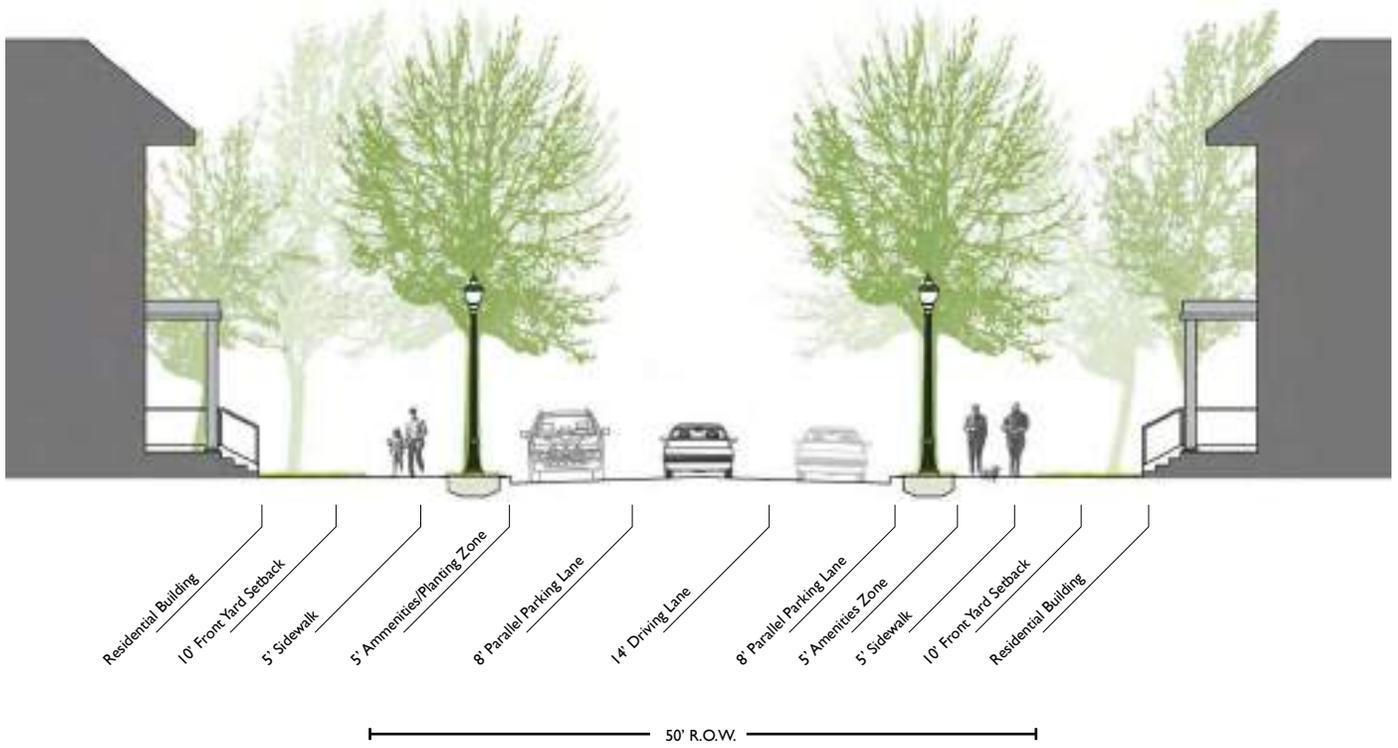
The Parkview Promenade is the typology for the linear park to be developed over time in the neighborhood (See Grey to Green Transformation, page 106). The Parkview Promenade utilizes the Neighborhood Residential Streets typology for the streets fronting the park promenade.

The promenade is a large open space area extending west from Glenwood Avenue to Mill Creek Park. The promenade should be planted with large shade trees spaced sufficiently to allow the infiltration of sunlight. The promenade provides a green branch into the neighborhood and will become the centerpiece of Idora.

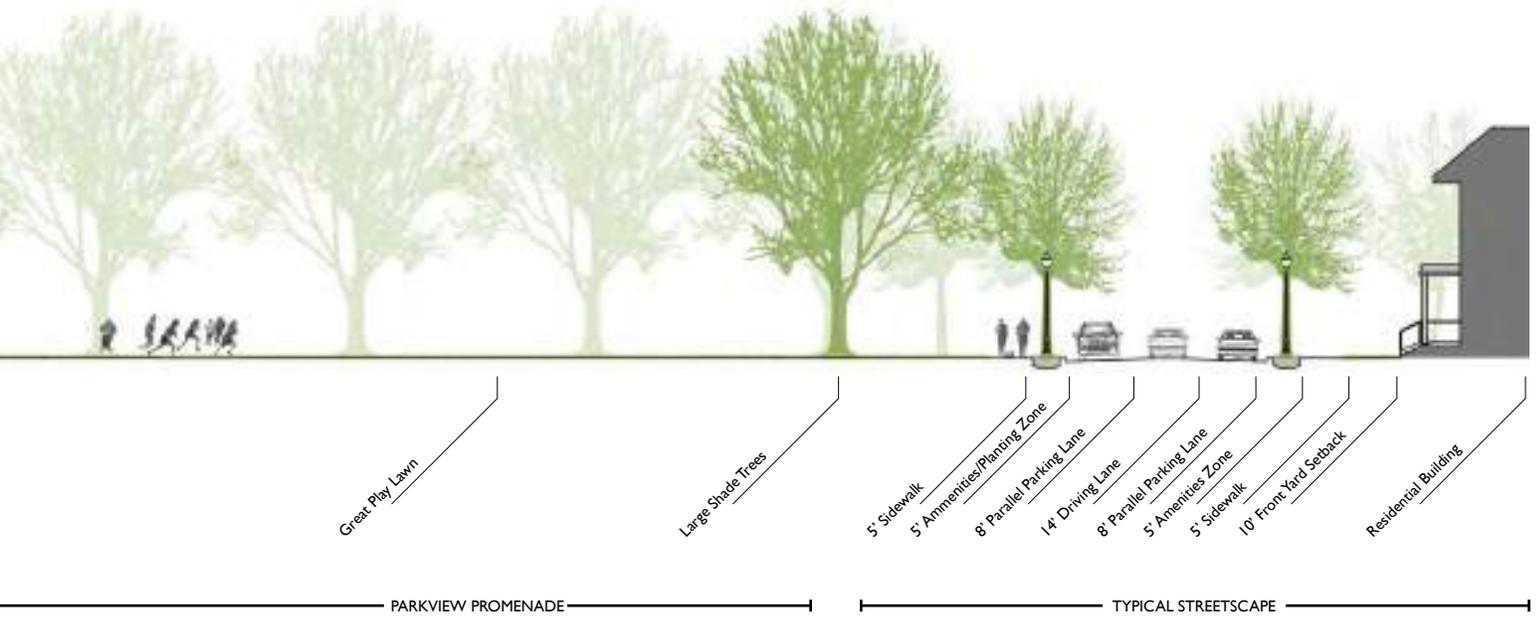
Youngstown has an authentic urban environment – downtown buildings, attractive houses, an urban network of streets, parks and infrastructure. These are features that the suburbs cannot offer and they should be taken advantage of.  
- Youngstown 2010



### Parkview Promenade



Neighborhood Residential Streetscape





# Strategies Implementation Matrix

## Making Vision a Reality

IDORA NEIGHBORHOOD

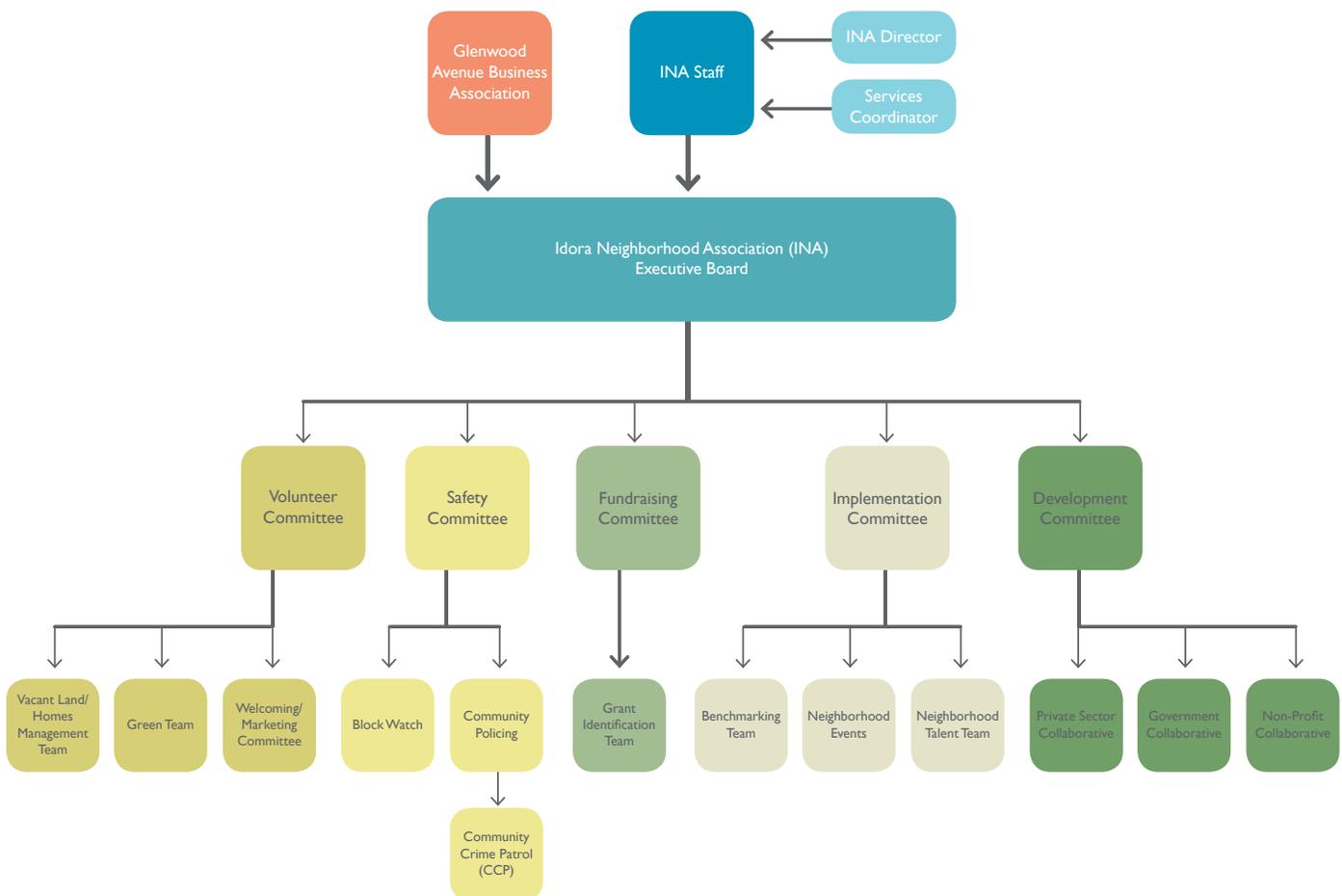
COMPREHENSIVE NEIGHBORHOOD PLAN

# Strategies Implementation Matrix

The Strategies Implementation Matrix organizes the information contained in the Goals and Strategies Chapter for implementation. The matrix identifies the parties responsible for the implementation of each strategy. The matrix also identifies possible funding sources for each strategy. Many of the funding sources are grant programs, which will be instrumental in steering the neighborhood's future from BLIGHT to BRIGHT. Finally, the matrix provides a timeline for the implementation of the strategies. It would be overwhelming to attempt to implement all strategies at once, so they are prioritized for implementation over a ten year period.

The first step in implementation is development of the Idora Neighborhood Association (INA). The Idora Neighborhood Association's mission will be to revitalize the neighborhood and carry out the strategies laid forth in this plan. The INA will need to be established as a non-profit organization in order to receive and administer grant moneys and hire staff. The INA should be developed as a grassroots organization with leadership from within the neighborhood. The neighborhood is full of talent waiting to be utilized for the purposes of revitalization. The organizational chart below provides a possible outline for the organizational structure of the INA. The establishment of such a complex organization will not happen overnight and should be done in phases. The first step is getting the organization up and running. **THE TIME IS NOW.**

**IDORA NEIGHBORHOOD ASSOCIATION (INA) ORGANIZATIONAL CHART**



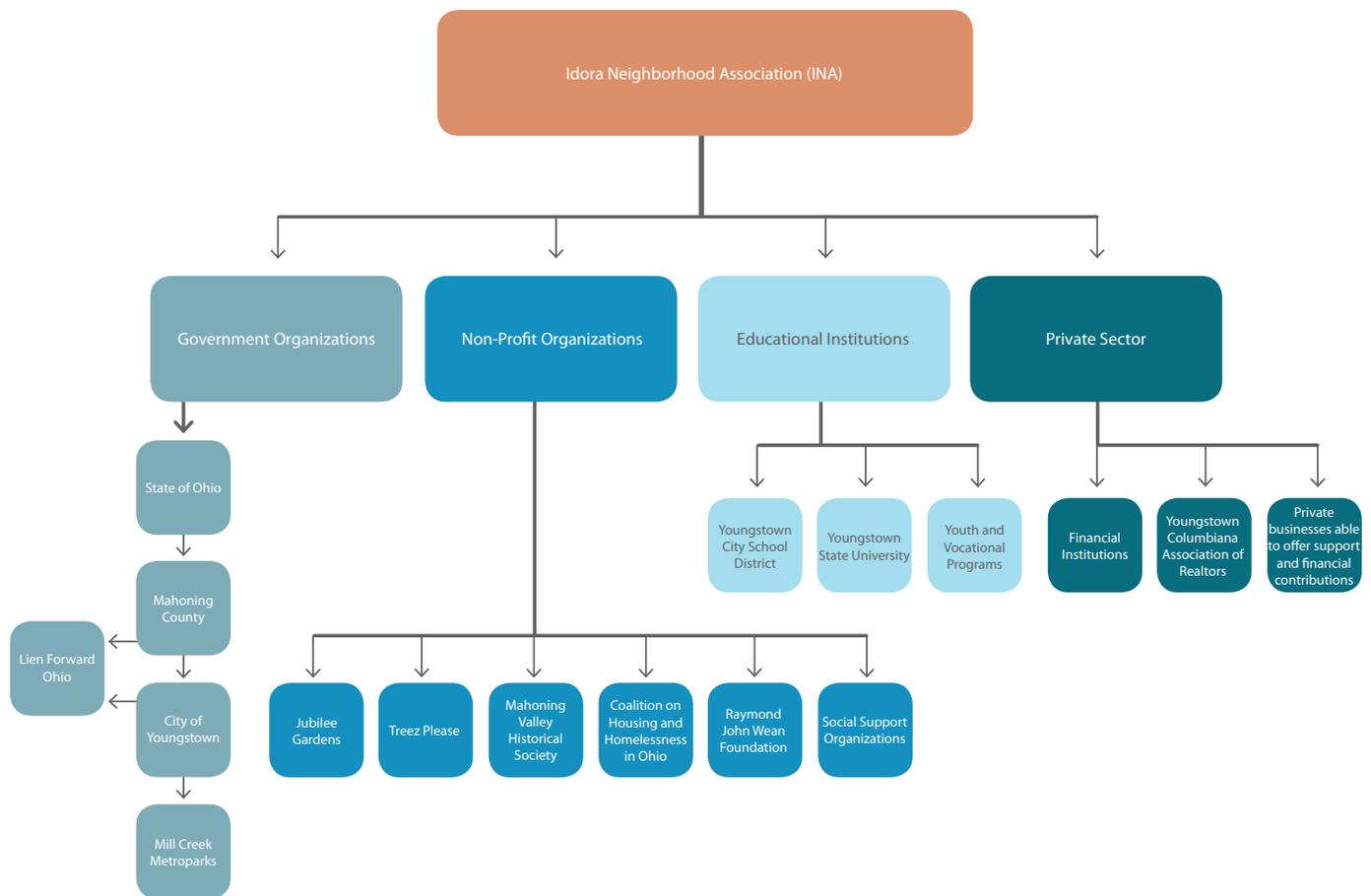
As discussed on the previous page, the first step in making the ideas of the neighborhood plan a reality is the establishment of the Idora Neighborhood Association. However, it is very important to note that the INA will not be alone in implementing the plan. The City of Youngstown and Mahoning Valley are home to a wealth of governmental, educational, non-profit and private sector organizations that will be critical in providing the necessary talent and resources to implement the plan.

The Idora Neighborhood Association must take the lead in developing an organized network of such organizations. Each sector is able to bring unique talents and resources all of which will benefit the neighborhood in different ways. These organizations must work together and coalesce in such a way never seen in the Mahoning Valley. Organizations can no longer continue to work in a vacuum, but rather they must work

together to comprehensively meet the needs and demand for resources of the neighborhood. The task is enormous, but it has been done before and will be done again. Idora should be the pilot program and once it proves successful it will serve as a model for neighborhood revitalization in the City of Youngstown, the Mahoning Valley, the State of Ohio, and the United States.

The implementation chart below provides a snapshot of some of the organizations available to assist the neighborhood and attempts to link them together in a logical fashion. While some organizations, such as the City of Youngstown, will play larger roles than others, the support and action of every organization will be critical in ensuring that the Idora Comprehensive Neighborhood Plan leads to practical, tangible, identifiable, sustainable, and long-term results. **THE TIME IS NOW.**

### IDORA NEIGHBORHOOD PLAN IMPLEMENTATION



**GOAL A:  
ENSURE THAT THE IDORA NEIGHBORHOOD IS  
A SAFE PLACE TO LIVE.**



Goal A: Ensure that Idora is a safe place to live.	Responsible Parties	Possible Funding Source
Strategy: A.1 Establish a neighborhood block watch program.	Neighborhood Residents with assistance from the City of Youngstown Police Department	Edward J. Byrne Memorial Justice Assistance Grant (JAG), Project Safe Neighborhoods Grant Program, Project Safe Neighborhoods Anti-Gang Initiative, National Association of Citizens on Patrol, The Enterprise Foundation
Strategy: A.2 Enhance community policing in the neighborhood.	City of Youngstown Police Department	United State Department of Justice Office of Community Oriented Policing Services Grant Funding Program, Weed and Seed Program
Strategy: A.3 Eliminate drug activity in the neighborhood.	City of Youngstown Police Department, Idora Neighborhood Association	Project Safe Neighborhoods Anti-Gang Initiative, Ohio Task Force Commanders Association, Weed and Seed Program
Strategy: A.4 Educate residents on simple crime deterring actions.	INA, City of Youngstown Police Department	Raymond John Wean Foundation
Strategy: A.5 Provide neighborhood youth with safe activities.	INA, City of Youngstown School District, City of Youngstown Department of Parks and Recreation, All Youth Assisting Organizations in the City of Youngstown	United States Department of Justice Youth Violence Prevention Funding Program, National Youth Violence Prevention Resource Center, United State Department of Health and Human Services Youth Prevention through Community Level Change Grant Program, Raymond John Wean Foundation, Cleveland Foundation, United State Department of Labor Job Training Program Grants, Weed and Seed Program, Youth Build, Allstate Foundation, Workforce Investment Act Youth Development Programs
Strategy: A.6 Encourage strict enforcement of city ordinances.	City of Youngstown Planning Department, City of Youngstown Housing Department, City of Youngstown Health Department, City of Youngstown Police Department, INA	N/A
Strategy: A.7 Reduce criminal activity at convenience stores.	City of Youngstown Police Department, City of Youngstown Planning Department, INA	Weed and Seed Program
Strategy: A.8 Develop an illegal graffiti removal program.	City of Youngstown Police Department, Block Watch Program	Project Safe Neighborhoods Grant Program, Project Safe Neighborhoods Anti-Gang Initiative
Strategy: A.9 Focus on demolition to reduce crime.	City of Youngstown Demolition Department, City of Youngstown Planning Department, INA	United States Department of Housing and Urban Development, State and Federal Brownfield Assistance Programs
Strategy: A.10 Improve street lighting.	City of Youngstown Department of Public Works, City of Youngstown Planning Department, INA	Weed and Seed Program, Safe Streets Program, Project Safe Neighborhoods Program



**GOAL B:  
INCREASE NEIGHBORHOOD PRIDE.**



Goal B: Increase Neighborhood Pride	Responsible Parties	Possible Funding Source
Strategy: B.1 Establish the Idora Neighborhood Association (INA).	Idora Neighborhood Residents	Raymond John Wean Foundation, City of Youngstown, Neighborhood Residents
Strategy: B.2 Create a Neighborhood Talent Directory.	INA	N/A
Strategy: B.3 Encourage the scheduling of regular block parties throughout the year.	INA	N/A
Strategy: B.4 Develop an Idora Neighborhood Webpage on the Youngstown 2010 website.	INA, City of Youngstown Planning Department	N/A
Strategy: B.5 Develop a collection of neighborhood history.	INA, Mahoning Valley Historical Society	Mahoning Valley Historical Society, Youngstown State University Department of History
Strategy: B.6 Create a Neighborhood Cookbook.	INA	Neighborhood Talent
Strategy: B.7 Brand the Idora Neighborhood.	INA	Neighborhood Talent
Strategy: B.8 Develop signage to distinguish the neighborhood as somewhere unique and special.	INA, City of Youngstown Department of Public Works, City of Youngstown Planning Department	INA, City of Youngstown
Strategy: B.9 Create murals along the Glenwood Avenue Corridor	INA, Youngstown State University, City of Youngstown School District, Art Youngstown Inc., Youngstown 2010 City Script	Sherwinn-Williams, Youngstown State University College of Fine Arts, Butler Institute of American Art, City Script
Strategy: B.10 Explore the historic designation of portions of the neighborhood.	INA, Mahoning Valley Historical Society, Rebecca Rodgers	National Trust for Historic Preservation Funding Programs, Mahoning Valley Historical Society
Strategy: B.11 Further Neighborhood Pride through housing rehabilitation and maintenance programs.	INA, City of Youngstown Community Development Agency, City of Youngstown Department of Public Works	Community Development Block Grant (CDBG) Funds, United States Department of Agriculture Mutual Self Help Loans, National Housing Trust Fund, Enterprise Foundation



**GOAL B:  
INCREASE NEIGHBORHOOD PRIDE. CONTINUED**



Goal B: Increase Neighborhood Pride	Responsible Parties	Possible Funding Source
Strategy: B.12 Create and distribute a city resource packet	INA, City of Youngstown Planning Department	City of Youngstown
Strategy: B.13 Publicize the names of absentee property owners that do not maintain their properties.	INA, City of Youngstown Code Enforcement	City of Youngstown
Strategy: B.14 Develop a neighborhood social support system.	INA, Rescue Mission of the Mahoning Valley, All Social Support Organizations in Youngstown	Ford Foundation, Salvation Army Kroc Community Center Fund, Raymond John Wean Foundation
Strategy: B.15 Establish an “Adopt – a – Block” Program.	INA	N/A
Strategy: B.16 Develop a strong relationship with the neighborhood’s Councilmember.	INA	N/A
Strategy: B.17 Create a Neighborhood Center on Glenwood Avenue.	INA, City of Youngstown	City of Youngstown, Raymond John Wean Foundation, Ford Foundation
Strategy: B.18 Establish strong relationships with local media.	INA	N/A



**GOAL C:  
CREATE A NEIGHBORHOOD COMMERCIAL  
CORRIDOR ON GLENWOOD AVENUE.**



Goal C: Create a neighborhood commercial corridor on Glenwood Avenue.	Responsible Parties	Possible Funding Source
Strategy: C.1 Create a detailed plan for the Glenwood Avenue Corridor.	INA, Business Association, City of Youngstown, Adjacent Neighborhood(s)	Wachovia Neighborhood Planning Grants are designed to support neighborhood plans, not strategic or business plans for the organization. <a href="http://www.wachovia.com/inside/page/0,,139_414_431_5633,00.html">http://www.wachovia.com/inside/page/0,,139_414_431_5633,00.html</a> , Raymond John Wean Foundation
Strategy: C.2 Create a neighborhood business association.	INA, Business Owners	N/A
Strategy: C.3 Provide increased neighborhood employment opportunities.	INA, Business Association, City of Youngstown	Small Business Development Center of Ohio (SBDC of Ohio) <a href="http://www.odod.state.oh.us/edd/osb/sbdc/">http://www.odod.state.oh.us/edd/osb/sbdc/</a> , City of Youngstown Office of Economic Development
Strategy: C.4 Enhance the appearance of Glenwood Avenue.	INA, Business Association, City of Youngstown	A Business Improvement District (BID) is a formal organization made up of property owners and commercial tenants who are dedicated to promoting business development and improving an area's quality of life. BIDs deliver supplemental services such as sanitation and maintenance, public safety and visitor services, marketing and promotional programs, capital improvements, and beautification for the area - all funded by a special assessment paid by property owners within the district.
Strategy: C.5 Create a variety of commercial activities for the neighborhood.	INA, Business Association, City of Youngstown	Small Business Development Center of Ohio (SBDC of Ohio) <a href="http://www.odod.state.oh.us/edd/osb/sbdc/">http://www.odod.state.oh.us/edd/osb/sbdc/</a> , City of Youngstown Office of Economic Development
Strategy: C.6 Focus commercial activities at the neighborhood nodes to create gateways to the neighborhood.	INA, Business Association, City of Youngstown	N/A
Strategy: C.7 Improve the Glenwood Avenue Streetscape.	INA, Business Association, City of Youngstown	Wachovia Neighborhood Implementation Grants support comprehensive community development projects that target specific neighborhoods. <a href="http://www.wachovia.com/inside/page/0,,139_414_431_5634,00.html">http://www.wachovia.com/inside/page/0,,139_414_431_5634,00.html</a>
Strategy: C.8 Encourage the rezoning of Glenwood Avenue.	INA, Business Association, City of Youngstown	City of Youngstown Planning Department



**GOAL D:  
PRESERVE EXISTING HOUSING  
THROUGHOUT THE NEIGHBORHOOD.**



Goal D: Preserve existing housing throughout the neighborhood.	Responsible Parties	Possible Funding Source
Strategy: D.1 Encourage existing property owners to maintain and improve their properties.	INA, City of Youngstown Code Enforcement	CDBG Funds - Home Improvement Assistance, Neighborhood Volunteers
Strategy: D.2 Rehabilitate underutilized properties.	INA, City of Youngstown Community Development Agency	Community Development Block Grant (CDBG) Funds, United States Department of Agriculture Mutual Self Help Loans, National Housing Trust Fund, Enterprise Foundation (See Strategy B.11)
Strategy: D.3 Encourage reinvestment in the existing housing stock by absentee landlords.	INA, City of Youngstown, Landlords	N/A
Strategy: D.4 Create opportunities for increased home ownership in the neighborhood.	INA, City of Youngstown, Youngstown State University	Buy Into Youngstown, Local Financial and Lending Institutions, United State Department of Housing and Urban Development, Fannie Mae Foundation, Youngstown Area Urban League, Family Service Agency Consumer Credit Counseling
Strategy: D.5 Establish a public/private loan pool.	INA, City of Youngstown, Local Financial Institutions	N/A
Strategy: D.6 Hold foreclosure prevention workshops.	INA, City of Youngstown, Youngstown State University, Coalition on Housing and Homelessness in Ohio	Coalition on Housing and Homelessness in Ohio (COHHIO), Buy Into Youngstown, Local Financial and Lending Institutions, United State Department of Housing and Urban Development, Fannie Mae Foundation, Youngstown Area Urban League, Family Service Agency Consumer Credit Counseling
Strategy: D.7 Require increased qualifications and background checks for those appraising real estate within the City of Youngstown.	City of Youngstown	N/A
Strategy: D.8 Develop an overall program to deal with vacancy.	INA, Lien Forward, City of Youngstown Planning Department, City of Youngstown Law Department, City of Youngstown Department of Public Works, National Vacant Properties Campaign, ESOP	Local Financial Institutions (i.e.: Home Savings and Loan, Chase, First Place)

Immediate	Short Term				Long-Term
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10
[Blue]	[Blue]				[Blue]
[White]	[Blue]				[Blue]
[White]	[Blue]				[Blue]
[White]	[White]	[White]	[White]	[White]	[Blue]
[White]	[White]	[White]	[Blue]		[Blue]
[Blue]	[Blue]				[Blue]
[White]	[White]	[White]	[White]	[White]	[White]
[Blue]	[Blue]	[White]	[White]	[White]	[White]

**GOAL D:  
PRESERVE EXISTING HOUSING  
THROUGHOUT THE NEIGHBORHOOD. CONTINUED**



Goal D: Preserve existing housing throughout the neighborhood.	Responsible Parties	Possible Funding Source
Strategy: D.9 Collaborate with neighborhood realtors to market housing.	INA, Youngstown Columbiana Association of Realtors, National Association of Realtors, Youngstown 2010 Website	Youngstown Columbiana Association of Realtors, Youngstown Vindicator Homes Section (Sunday Paper), Youngstown 2010 Website
Strategy: D.10 Establish an annual parade of homes.	INA, Youngstown Columbiana Association of Realtors	N/A
Strategy: D.11 Market housing opportunities to immigrant communities.	INA, Youngstown Columbiana Association of Realtors, National Association of Realtors, Youngstown 2010 Website	Youngstown Columbiana Association of Realtors, Immigrant Community Organizations
Strategy: D.12 Collaborate with major employers to create employer assisted housing programs.	INA, Major Employers in the City of Youngstown and Mahoning Valley	Major Employers in the City of Youngstown and the Mahoning Valley, Raymond John Wean Foundation
Strategy: D.13 Develop a program to mitigate the effects of lead based paint in older housing.	INA, City of Youngstown Health District	Ohio Department of Health, Mahoning County Lead Hazard and Healthy Homes Program, City of Youngstown Health District, EPA Grants for Abating Lead in Paint, Soil and Dust
Strategy: D.14 Create a receivership program for nuisance properties.	INA, City of Youngstown Law Department, City of Youngstown Planning Department, Mahoning County Bar Association	N/A
Strategy: D.15 Create an Idora Neighborhood Homeownership Office.	INA, Buy Into Youngstown, Local Lending Institutions, Realtors	Local Lending and Financial Institutions, Mahoning Valley Urban Homeownership Incentive Program



**GOAL E:  
RECLAIM, RECREATE AND REHABILITATE  
VACANT LAND AND STRUCTURES TO CREATE  
PRODUCTIVE AND USABLE SPACES.**



Goal E: Reclaim, recreate, and rehabilitate vacant land and structures to create productive and usable spaces.		
	Responsible Parties	Possible Funding Source
Strategy: E.1 Pursue the strategic acquisition of vacant parcels and structures throughout the neighborhood.	Idora Residents, City of Youngstown, Lien Forward	Lien Forward
Strategy: E.2 Develop a strategic demolition plan for the Idora Neighborhood.	INA, City of Youngstown	N/A
Strategy: E.3 Consider the development of a green reuse map.	INA, Lien Forward, City of Youngstown Department of Parks and Recreation, Treez Please, OSU Extension/Jubilee Gardens , Mill Creek MetroParks	Funding dependent on reuse (see other strategies)
Strategy: E.4 Organize residents to provide maintenance and management of vacant land.	INA	N/A
Strategy: E.5 Reclaim the former Idora Park Site to create a park once again.	INA, Property Owner, City of Youngstown, Mill Creek MetroParks	State of Ohio Clean Ohio Program, City of Youngstown, Mill Creek Park
Strategy: E.6 Collaborate with the community organizations to create community gardens on vacant lots.	INA, OSU Extension/Jubilee Gardens, American Community Garden Association, Lien Forward	National Gardening Association (Youth Garden Grants); Jubilee Gardens, Lien Forward, United States Department of Agriculture Urban Community Garden Funding Program, The Scotts Company Urban Garden Academy Program, EPA Environmental Education Project Grants
Strategy: E.7 Consider the development of a greenhouse at one of the community garden locations.	See above (Strategy E.6 responsible parties)	See above (Strategy E.6 funding sources)
Strategy: E.8 Collaborate with organizations to offer vacant lots to adjacent homeowners.	INA, Lien Forward, City of Youngstown	Lien Forward
Strategy: E.9 Collaborate with community organizations to create pocket parks throughout the neighborhood.	INA, City of Youngstown Department of Parks and Recreation, Treez Please	Treez Please, City of Youngstown Parks and Recreation, OSU Extension, Active Living By Design, National Tree Trust Seeds and Roots Grant Program, National Arbor Day Tree Planting Program, Funding Factory, State of Ohio Natureworks Parks and Recreation Grant Program, Land and Water Conservation Fund, State of Ohio Recreational Trails Program

Immediate	Short Term				Long-Term
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10

**GOAL E:  
RECLAIM, RECREATE AND REHABILITATE  
VACANT LAND AND STRUCTURES TO CREATE  
PRODUCTIVE AND USABLE SPACES. CONTINUED**



Goal E: Reclaim, recreate, and rehabilitate vacant land and structures to create productive and usable spaces.	Responsible Parties	Possible Funding Source
Strategy: E.10 Consider the feasibility of creating a new neighborhood park	INA, City of Youngstown Department of Parks and Recreation	N/A
Strategy: E.11 Develop a boarding program to secure abandoned structures.	INA, City of Youngstown Department of Public Works, City of Youngstown Fire Department	City of Youngstown - Community Development Block Grant (CDBG) Funds
Strategy: E.12 Require the planting of lots after vacant structures are demolished.	INA, City of Youngstown Department of Public Works, City of Youngstown Department of Parks and Recreation, Treez Please	Treez Please, City of Youngstown Parks and Recreation, OSU Extension, National Tree Trust Seeds and Roots Grant Program, National Arbor Day Tree Planting Program, Greenworks Program
Strategy: E.13 Educate residents about the benefits and incentives of locating to healthier portions of the neighborhood/city as outlined in Youngstown 2010. (Accepting that we are smaller)	City of Youngstown Planning Department	City of Youngstown
Strategy: E.14 Develop a best practices guide regarding ways to turn vacancy into an opportunity.	INA, Lien Forward, City of Youngstown Planning Department, City of Youngstown Law Department, City of Youngstown Department of Public Works, National Vacant Properties Campaign	Local Financial Institutions (i.e.: Home Savings and Loan, Chase, First Place)
Strategy: E.15 Encourage strict enforcement of litter control and dumping ordinances.	INA, City of Youngstown Code Enforcement, Litter Control and Recycling	N/A
Strategy: E.16 Encourage the development of new quality infill housing in strategic locations.	INA, Housing agencies	Habitat for Humanity, Choice

Immediate	Short Term				Long-Term
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10

**GOAL F:  
CLEAN AND GREEN THE NEIGHBORHOOD  
WITH THE HELP OF THE CITY, LOCAL ORGA-  
NIZATIONS AND IDORA'S OWN RESIDENTS.**

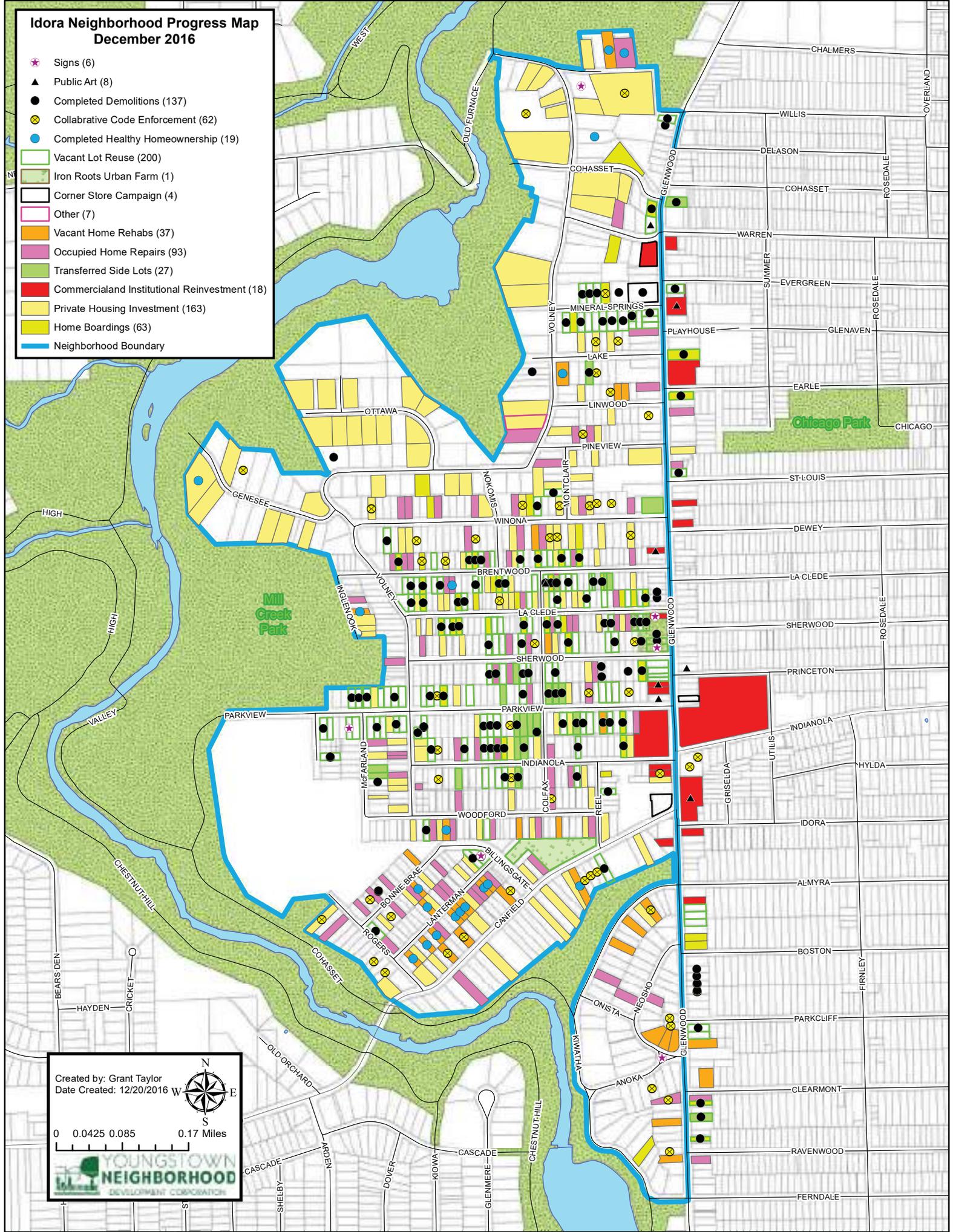


Goal F: Clean and green the neighborhood with the help of the city, local organizations, and Idora's own residents.		
	Responsible Parties	Possible Funding Source
Strategy: F.1 Establish seasonal neighborhood clean ups.	INA, City of Youngstown	Donations from local businesses, City Street Department,
Strategy: F.2 Ensure that infrastructure is adequately and consistently maintained.	INA, City of Youngstown Department of Public Works	City of Youngstown, Transportation Enhancements Program, Urban Paving Program
Strategy: F.3 Encourage increased recycling and environmental responsibility throughout the neighborhood.	INA, City of Youngstown, Litter Control and Recycling,	ODNR Division of Recycling and Litter Prevention grants, Recycling Division of Mahoning County, Recycling Initiatives Grants from the Mahoning County Green Team, ODNR Tire Recycling Grants Program
Strategy: F.4 Reuse vacant land for green uses.	See Goal E.	See Goal E.

Immediate	Short Term				Long-Term
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10
[Green]	[Green]	[White]	[White]	[White]	[White]
[White]	[Green]				[Green]
[Green]	[Green]				[Green]

# Idora Neighborhood Progress Map December 2016

- ★ Signs (6)
- ▲ Public Art (8)
- Completed Demolitions (137)
- ⊗ Collaborative Code Enforcement (62)
- Completed Healthy Homeownership (19)
- Vacant Lot Reuse (200)
- Iron Roots Urban Farm (1)
- Corner Store Campaign (4)
- Other (7)
- Vacant Home Rehabs (37)
- Occupied Home Repairs (93)
- Transferred Side Lots (27)
- Commercial and Institutional Reinvestment (18)
- Private Housing Investment (163)
- Home Boardings (63)
- Neighborhood Boundary



Created by: Grant Taylor  
Date Created: 12/20/2016

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**YOUNGSTOWN NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

## Appendix I - Neighborhood Participation

IDORA NEIGHBORHOOD

COMPREHENSIVE NEIGHBORHOOD PLAN

# Idora Neighborhood Stakeholder Meeting

## SUMMARY

The City of Youngstown Planning Department and the Ohio State University Planning Team hosted a stakeholder meeting in the Idora Neighborhood to inform stakeholders about the need for a plan, gain their input and encourage their involvement throughout the process. The meeting was held at the Rescue Mission meeting facilities on Glenwood Avenue at 2:00pm on August 9, 2007. This stakeholder meeting was the first organized meeting of the planning process and was held prior to the neighborhood wide public meetings held throughout the fall of 2007. The stakeholders were engaged at the beginning because they are those that have invested in the neighborhood in the form of businesses, institutions or civic groups. The involvement of neighborhood stakeholders will be necessary throughout the process and especially important in the implementation phase of the planning process. The planning initiative is part of an ongoing effort to create neighborhood plans for all the city's neighborhood as outlined in Youngstown 2010 – the city's award winning Citywide Comprehensive Plan.

All neighborhood plans are guided by the four vision principles developed during the Youngstown 2010 planning process. The vision principles are as follows:

1. Accepting that Youngstown is a smaller city.
2. Defining Youngstown's role in the new regional economy.
3. Improving Youngstown's image and enhancing quality of life.
4. A call to action.

An extensive stakeholder outreach effort was performed in an attempt to involve all neighborhood stakeholders in the process. Neighborhood stakeholders received personal invitations to the meeting that stressed the importance of their involvement. Phone calls and personal visits were also made to businesses along Glenwood Avenue. Over 20 neighborhood stakeholders attended the meeting.

The meeting began with a presentation made by Karen Perkins, City of Youngstown Planning Department. The presentation included some background and existing conditions information about the neighborhood that would be used as a baseline throughout the process. The presentation also stressed the importance of involvement of neighborhood stakeholders. The presentation was followed by a discussion about the neighborhood and the needs of stakeholders. The discussion included the stakeholders and the government officials in attendance including the Planning Director, Economic Development Director, Police Chief, and Chief Park Planner for Mill Creek MetroParks. Stakeholders were encouraged about the planning process and many signed on to help in any way that they would be able.

## STAKEHOLDERS

were excited about the planning process and vowed to assist the neighborhood by any means possible.

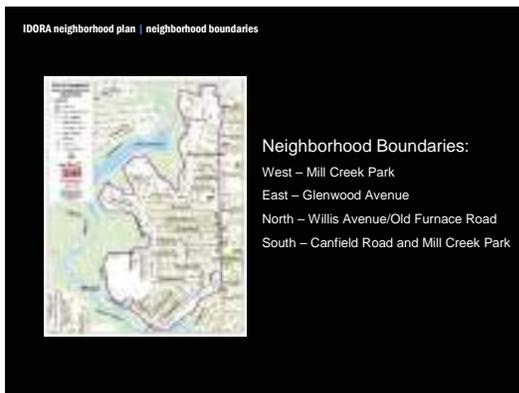
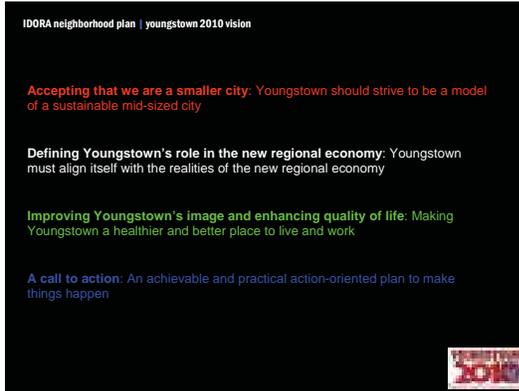
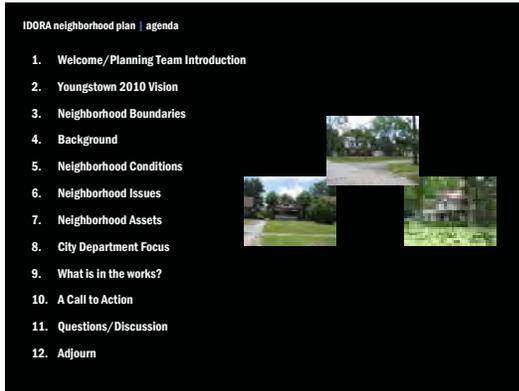


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# Stakeholder Meeting Presentation



**IDORA neighborhood plan | history**



In May 1899 Idora Park opens and the Market Street Bridge is completed. These two projects encourage development of housing on Southside of Youngstown. The trolley line on Parkview and Glenwood gives Idora residents easy access to downtown and steel mills. Neighborhood remains stable until after the closure of the steel mills and the 1984 fire at Idora Park.



Source: Ginny Paffa <http://www.youngstown-ohio.com/Market.html>

Source: <http://www.idorapark.org/park/>

**IDORA neighborhood plan | neighborhood conditions**



Land Use Classification	Number of Parcels	Percentage
Business	29	6.9%
Institutional	32	2.8%
Multi-Family Residential	9	0.8%
Recreation/Open Space	1	0.1%
Single, Two and Three Family Residential	1,029	89.5%

**IDORA neighborhood plan | neighborhood conditions**



**IDORA neighborhood plan | neighborhood conditions**



**IDORA neighborhood plan | neighborhood conditions**



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**IDORA neighborhood plan | neighborhood conditions**



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IDORA neighborhood plan | neighborhood issues

- Glenwood Avenue Corridor 
- Parkview Avenue 
- Former Idora Park Site 
- Housing Vacancy 



IDORA neighborhood plan | neighborhood assets

- Mill Creek Park 
- Housing Stock 
- Neighborhood Residents/Stakeholders
- Neighborhood Institutions/Anchors 
- Volney Road Historic District 

- IDORA neighborhood plan | city department focus
- Planning
  - Ohio State University Graduate Student Team
  - Community Development
  - Police
  - Park & Recreation
  - Code Enforcement
    - Zoning
    - Housing
    - Health
    - Building
  - Street
  - Litter Control
  - Demolition
- 

- IDORA neighborhood plan | what is in the works?
- Neighborhood Existing Conditions Analysis
  - Parcel-by-parcel survey to determine housing vacancy
  - Neighborhood Design Work
  - Design for the former Idora Park Site
  - Creation of a Neighborhood Logo
  - Neighborhood Clean Up

- IDORA neighborhood plan | what is in the works?
- Youth Involvement Program
  - Community garden
  - Focusing of City Resources
  - Identification of Resources
  - Neighborhood Plan – Objectives and Strategies

# WE NEED YOU!

Neighborhood Stakeholders are vital to the neighborhood planning process and will play a major role in strengthening the neighborhood.

# Questions, Comments, and/or Concerns?

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Youngstown Planning Department  
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26 S. Phelps Street, 6th Floor  
Youngstown, OH 44503

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(f) 330-742-8997

kperkins@cityofyoungstownoh.com

# THANK YOU!



# Idora Neighborhood Kick-Off Meeting

## SUMMARY

The City of Youngstown Planning Department and the Ohio State University Planning Team hosted a neighborhood meeting in the Idora Neighborhood to gain resident's input. The meeting was held at the Rescue Mission meeting facilities on Glenwood Avenue at 6:30pm on September 26, 2007. This neighborhood meeting was the first in a series of meetings to allow residents to voice their concerns and give feedback throughout the process of developing a comprehensive neighborhood plan for the neighborhood. The planning initiative is part of an ongoing effort to create neighborhood plans for all the city's neighborhoods as outlined in Youngstown 2010 – the city's award winning citywide comprehensive plan.

All neighborhood plans are guided by the four vision principles developed during the Youngstown 2010 planning process. The vision principles are as follows:

1. Accepting that Youngstown is a smaller city.
2. Defining Youngstown's role in the new regional economy.
3. Improving Youngstown's image and enhancing quality of life.
4. A call to action.

An extensive neighborhood outreach effort was performed in an attempt to give all neighborhood residents a forum to voice their concerns, hopes for the future, and encourage them to get involved. The Idora Planning Team (OSU and City Staff) canvassed every street in the neighborhood passing out meeting fliers and talking to residents. An automated telephone messaging system was also used to call every house in the neighborhood and inform them of the meeting and location. Press releases were sent to all local media outlets asking them to inform the public of the meeting. Letters were also mailed to targeted "neighborhood leaders" to give them a personal invitation and encourage them to help make the planning process and revitalization of Idora a success. A meeting announcement was also posted on the recently created Idora neighborhood web page on the Youngstown 2010 website (<http://youngstown2010.com/neighborhoods/index.htm>). On September 26 (meeting day) Karen Perkins, Co-Project Manager and Ian Beniston, Co-Project Manager, were featured on the local ABC affiliate's, WYTV – Channel 33, evening newscast in a three minute live segment regarding the planning process and encouraged the residents to attend the meeting and make their voices heard.

Approximately 60 neighborhood residents attended the meeting on September 26. Residents were asked to sign in and provide contact information, so the Idora Planning Team could create a neighborhood contact list of those that would like to be involved in the revitalization of the neighborhood. Residents were provided with a three-page survey after signing in. The survey responses can be found beginning on page 154. The meeting commenced with the City Staff and the OSU Team introducing themselves to the residents. The introductions were followed by a presentation and discussion session. The presentation provided residents with information about the existing conditions of the neighborhood. It also gave residents the opportunity to participate through the use of interactive TurningPoint technology. TurningPoint response cards were used to give residents the opportunity to answer questions posed by the planning team. The responses can be found beginning on page 158. The presentation was interspersed with healthy discussion/debate regarding the serious issues the neighborhood is facing. Residents seemed to have been waiting for this opportunity for a long time and are energized to take back community control of their neighborhood. The attendees were a diverse group in terms of race, age and income due to the extensive neighborhood outreach efforts.

The future, as discussed at the meeting, was to be realistic, and to work within the confines of what could be done with the resources available. The guests were asked to rate their concerns about neighborhood issues. A summary of the results is provided below (focusing on the 3 highest rated in each category):

### Quality of life priorities:

1. Crime and Safety
2. Street and Sidewalk Maintenance
3. Clean and Litter Free

### Housing Priorities:

1. Demolition of Abandoned Housing
2. Rehab Existing Structures
3. Code Enforcement

### Recreation/ Open Space:

1. Conversion of Vacant Lots to Green Space
2. Parks
3. Youth Rec Programs

### Commercial/ Business:

1. Clean and Green Glenwood Ave.
2. Broader Range of Businesses
3. Streetscape Improvements

### Idora-wide priorities:

1. Clean and Green the Neighborhood
2. Improve Glenwood Avenue
3. Organize Neighborhood Residents

After the organized question and answer session, the dialogue continued as neighbors got to know one another and offered further suggestions as to how to improve the neighborhood. Stemming from this meeting a neighborhood block watch group has formed and may be the impetus for the development of a non-profit neighborhood development organization. A neighborhood cleanup, announced at the meeting as the first “ call to action” was attended by over 40 people who walked the neighborhood and gathered trash and junk for 3 hours on a Saturday morning. In addition, Youngstown Litter Control and the city’s Street Department worked extensively in the neighborhood – cutting vacant lots and removing the debris collected by volunteers. Over six dump truck loads of tires and over one hundred bags of trash were removed from the neighborhood.

The neighborhood meeting and cleanup were the first steps in an effort that will eventually put the “beat” back into Idora and once again make it a great place to live.

All neighborhood plans are guided by the four vision principles developed during the Youngstown 2010 planning process. The vision principles are as follows:

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2. Defining Youngstown’s role in the new regional economy.
3. Improving Youngstown’s image and enhancing quality of life.
4. A call to action.

Residents responded to the call for action by attending the neighborhood meetings and cleanup in force





## IDORA RESIDENTS

filled the meeting to capacity and filled the room with **healthy discussion** as they voiced their desires for change



## RESIDENTS

came out in force to the meeting





Map 11.1 Idora Neighborhood Kick-Off Meeting Participants

# Idora Neighborhood Kick-Off Meeting Questionnaire





## Comprehensive Neighborhood Plan for Idora Neighborhood Questionnaire

Thank you for completing this neighborhood questionnaire. Your input is necessary and important to assist the Idora Neighborhood Planning Team in developing the Idora Neighborhood Plan. We are here to listen to you. **THIS IS YOUR PLAN.** Please answer all questions and drop off the survey before you leave.

Please answer the following questions:

1. What do you like about the Idora Neighborhood? \_\_\_\_\_  
\_\_\_\_\_
2. Do you shop in the Idora Neighborhood on Glenwood Avenue? \_\_\_\_\_  
\_\_\_\_\_
3. If yes, Where do you shop on Glenwood Avenue? \_\_\_\_\_  
\_\_\_\_\_
4. Where do you shop outside the neighborhood? \_\_\_\_\_  
\_\_\_\_\_

**For each of the following sections please indicate your top three priorities by writing a 1, 2, or 3 next to the desired selection**

### 5. Quality of Life Priorities

Trees and Gardens     Crime and Safety     Recreation Opportunities  
 Public Transit     Street and Sidewalk Maintenance     Clean and Litter Free  
 Other Issues

If you answered other issues please comment here? \_\_\_\_\_

09/26/2007
1





**For each of the following sections please indicate your top three priorities by writing a 1, 2, or 3 next to the desired selection**

### 6. Housing Priorities

Demolition of Abandoned Housing     Ensure Diversity of Architectural Styles     Other  
 Rehabilitate Existing Structures     Improve Affordable Housing     Code Enforcement

If you answered other issues please comment here? \_\_\_\_\_

### 7. Recreation and Open Space Priorities

Parks     Community Gardens     Conversion of Vacant lots to green space  
 Public Art     Youth Recreation Programs     Community Center     Street Trees  
 Other Issues

If you answered other issues please comment here? \_\_\_\_\_

### 8. Commercial and Business Priorities

Business Association     Clean and Green Glenwood Avenue     Facade Improvements  
 Broader Range of Businesses     Streetscape Improvements     Other Issues

If you answered other issues please comment here? \_\_\_\_\_

### 9. Idora – Neighborhood Wide Priorities

Clean and Green the Neighborhood     Improve Glenwood Avenue     Improve Schools  
 Organize Neighborhood Residents     Increase Youth Programs and Outreach  
 Improve Infrastructure     Increase volunteer opportunities     Other Issues

09/26/2007
2





If you answered other issues please comment here? \_\_\_\_\_

Please tell us about yourself:  
*Please check only one box*

10. What is your gender:     Female     Male

11. Please tell us which ethnic or racial group you most closely identify with:  
 Black/African-American     Asian     White/Caucasian     Other \_\_\_\_\_

12. Are you Hispanic or Latino?     Yes     No

13. What is your age?  
 under 19     20-24 years     25-34 years     35-44 years  
 45-54 years     55-64 years     65-74 years     75 or older

14. Please tell us about your education status:  
 Did not finish high school     Received High school diploma  
 Attended some college     College graduate     Post graduate study

15. How long have you lived in the Idora Neighborhood?  
 0-4 years     5-9 years     10-19 years     20+ years     Life Long

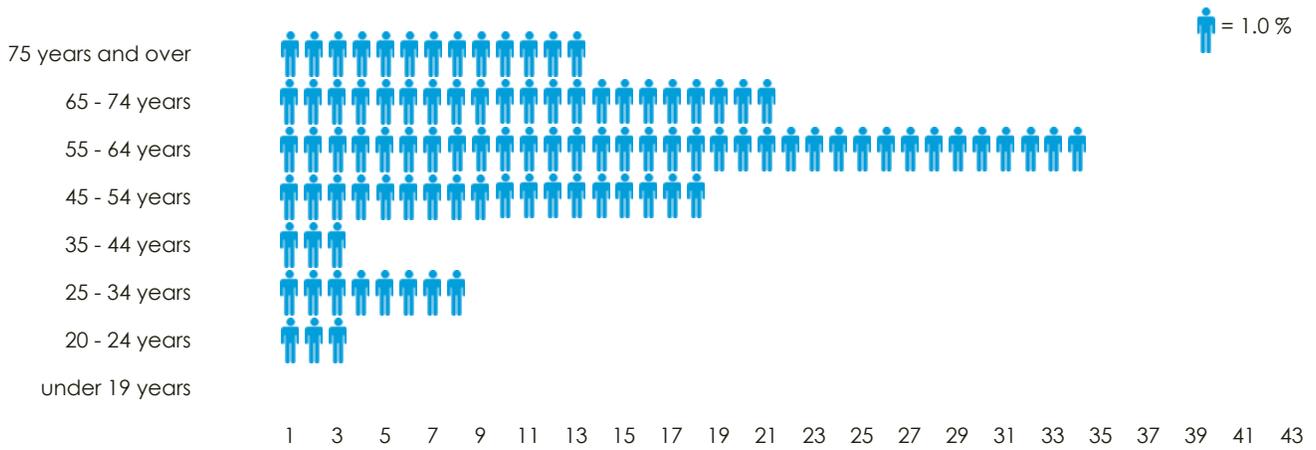
16. What is your housing occupancy status?  
 Homeowner     Renter     Business Owner

17. If you moved to the Idora Neighborhood within the past 5 years, where did you move from?  
 \_\_\_\_\_

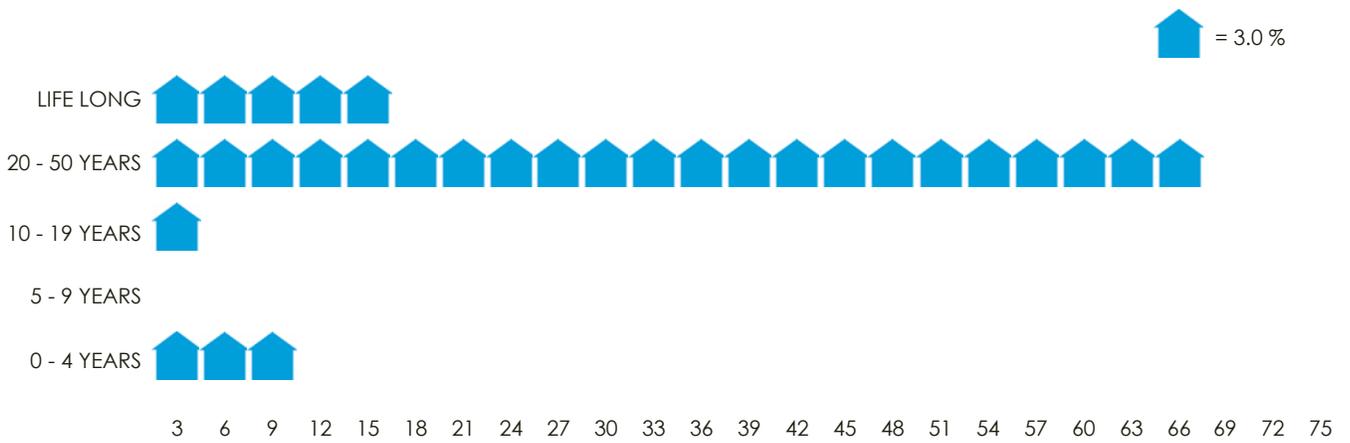
**THANK YOU FOR COMPLETING THIS QUESTIONNAIRE !**

09/26/2007
3

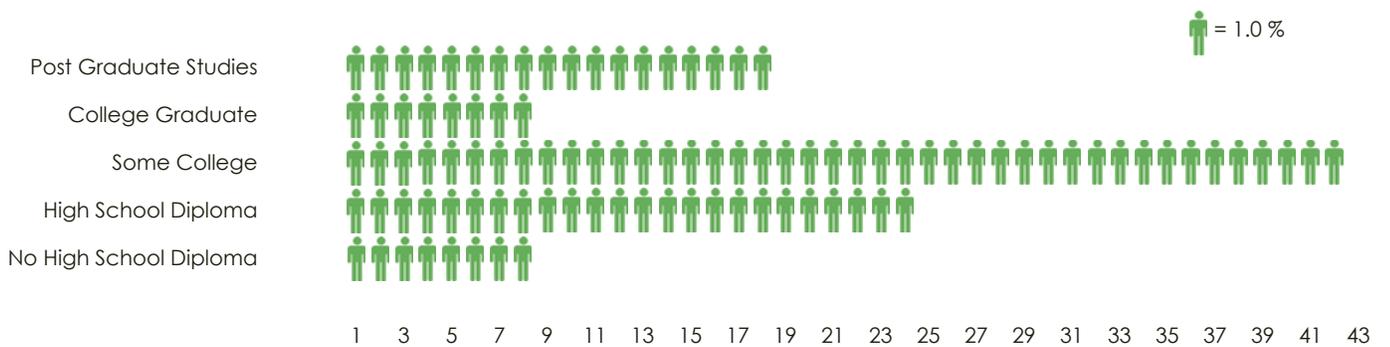
# Idora Neighborhood Kick-Off Meeting Questionnaire Results



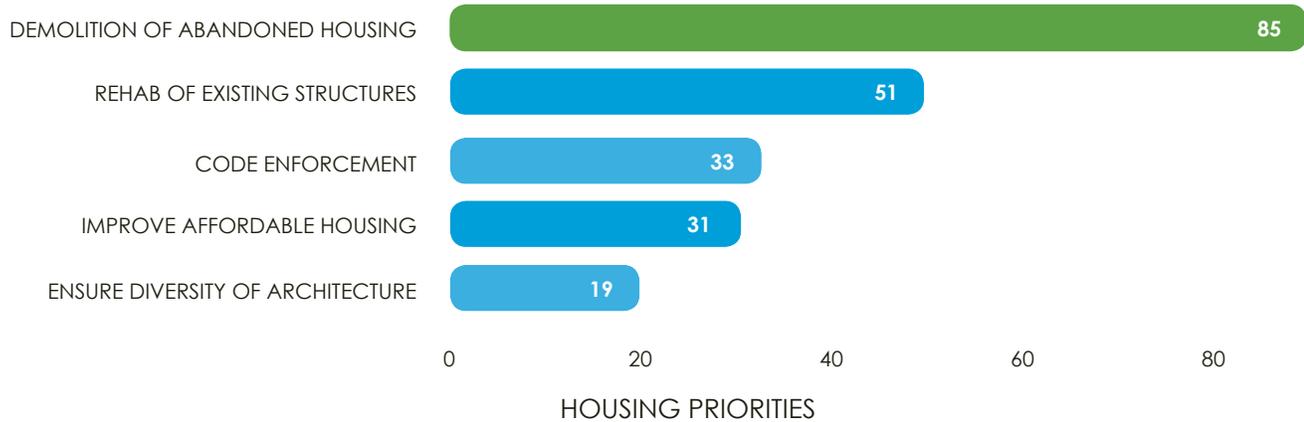
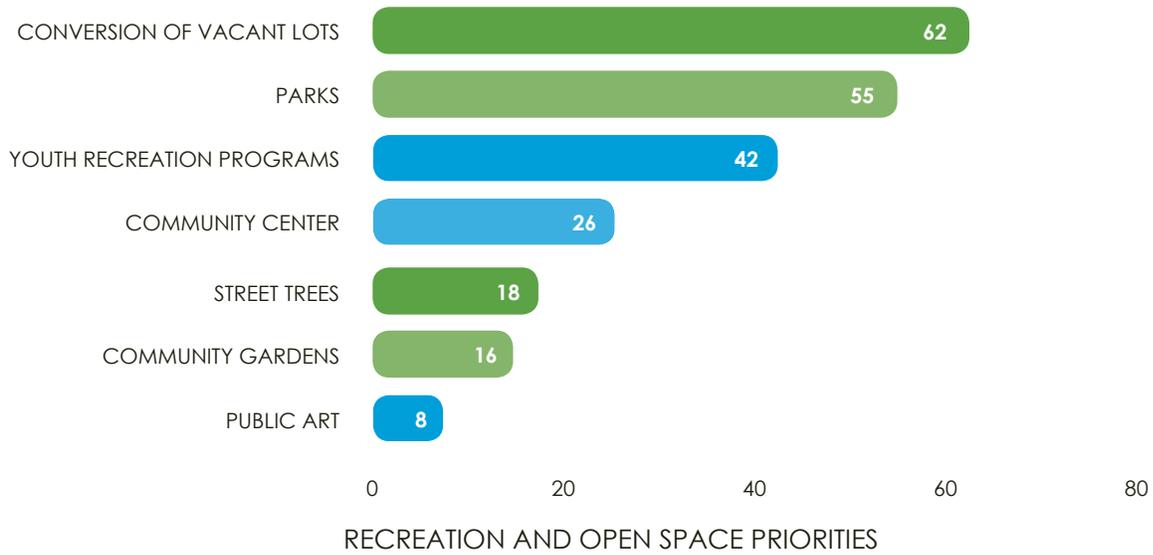
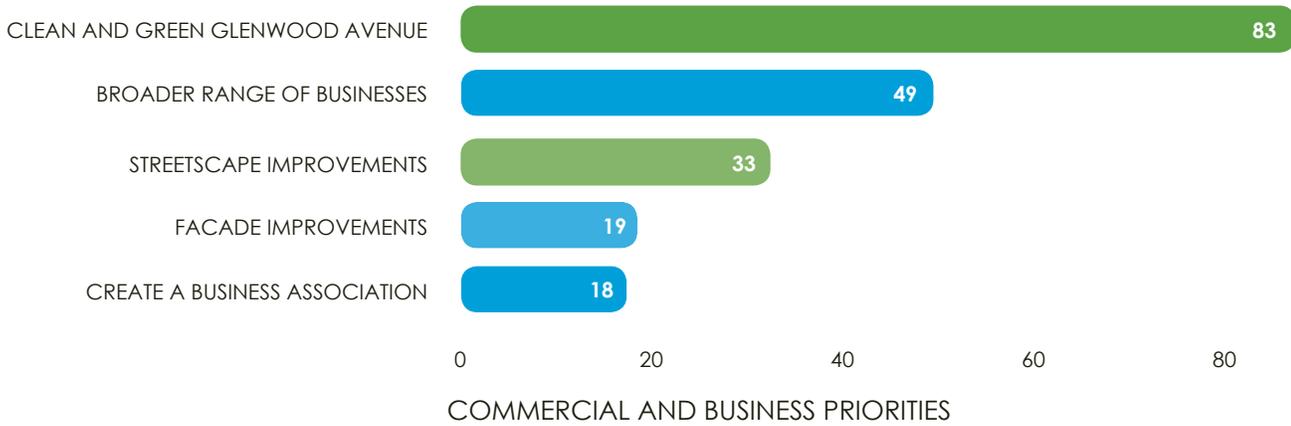
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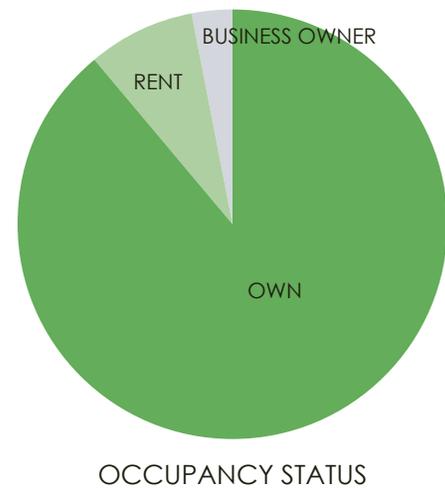
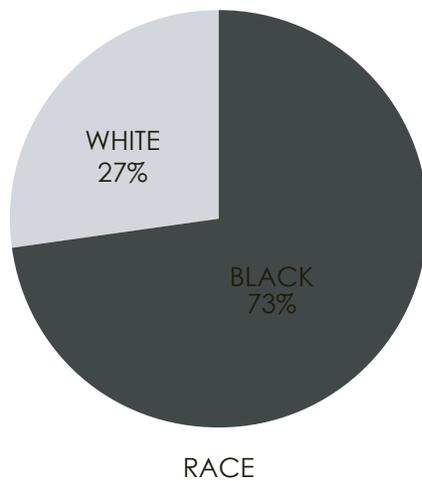
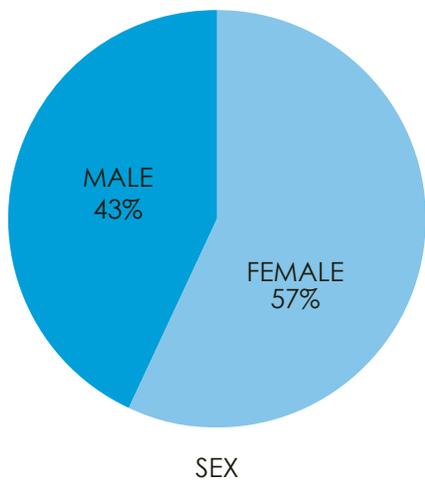
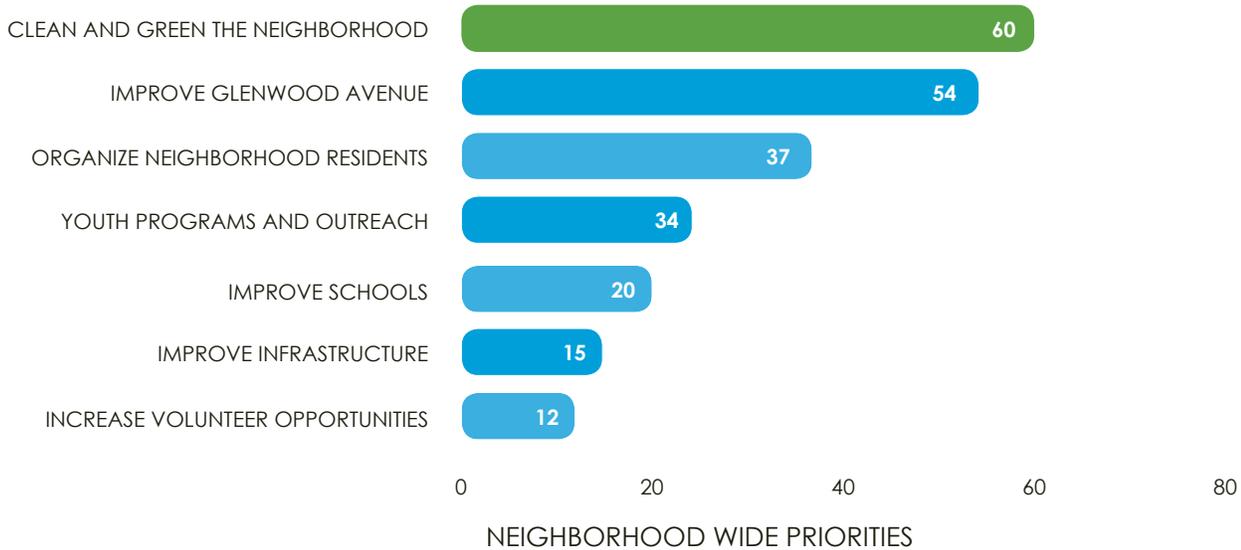
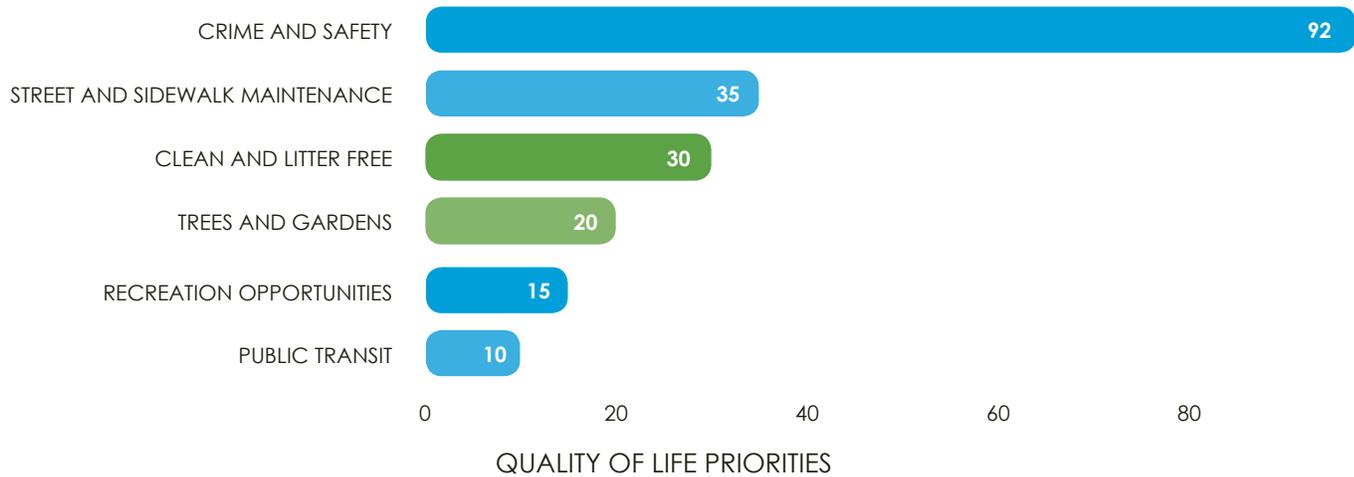


DURATION OF RESIDENCY



EDUCATION LEVEL





# Idora Neighborhood Kick-Off Meeting Presentation



IDORA neighborhood plan | neighborhood questionnaire

- Please fill out your Idora Neighborhood questionnaire.
- Let us know what your major concerns and priorities for the neighborhood are.
- Feel free to write on the back of the paper if you need additional space for comments.
- **Make your voice heard**



IDORA neighborhood plan | team




**THE CITY OF YOUNGSTOWN**  
 Marcia Perkins - Project Manager  
 Bill D'Angelo - Director of Planning and Community Development  
 Anthony Kobak - Chief Planner  
 Dominic Gatti - Planning Intern

**THE OHIO STATE UNIVERSITY CITY AND REGIONAL PLANNING TEAM**  
 Ian DeWitton  
 Paul Loggia  
 James Thompson  
 Nathan Harber  
 Diane Alcocass  
 Justin Weidl

IDORA neighborhood plan | purpose

1. Youngstown 2010 Vision
2. What is neighborhood revitalization?
3. Discuss the existing condition-"reality"-of the neighborhood
4. Listen to your concerns and gain your input.
5. Discuss possibilities for the future.
6. Encourage involvement by ALL NEIGHBORHOOD RESIDENTS.
7. Not about "pie in the sky plans". Plan will result in visible incremental changes throughout the neighborhood.

IDORA neighborhood plan | youngstown 2010 vision

**Accepting that we are a smaller city:** Youngstown should strive to be a model of a sustainable mid-sized city

**Defining Youngstown's role in the new regional economy:** Youngstown must align itself with the realities of the new regional economy

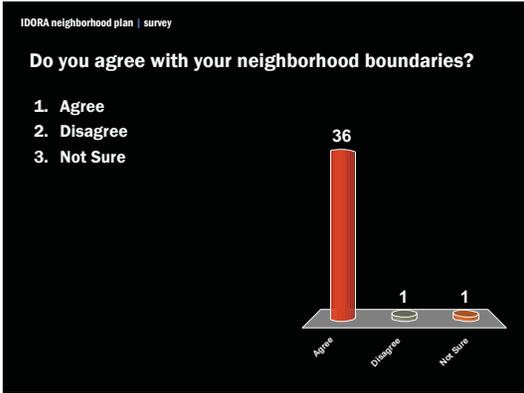
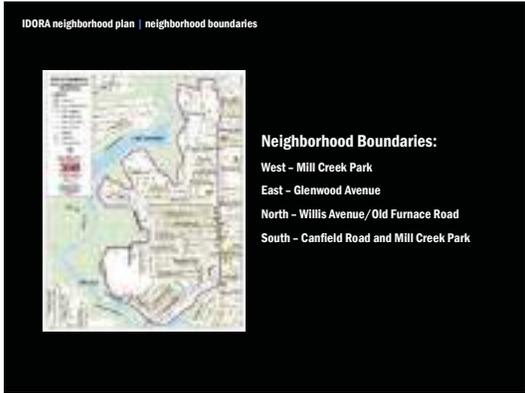
**Improving Youngstown's image and enhancing quality of life:** Making Youngstown a healthier and better place to live and work

**A call to action:** An achievable and practical action-oriented plan to make things happen



IDORA neighborhood plan | neighborhood revitalization

1. Create an opportunity for residents to be heard and organize
2. Increase quality of life for neighborhood residents
3. Place every parcel into an active and productive use
4. The time is now

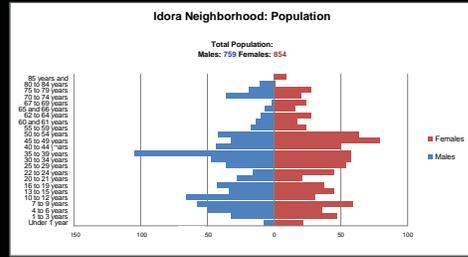


IDORA neighborhood plan | neighborhood conditions

1. Population
2. Education
3. Housing
4. Land Use
5. Vacancy and Tax Status

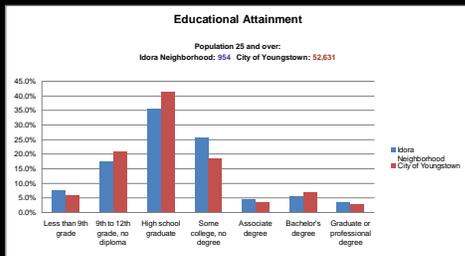


IDORA neighborhood plan | population



- Total Population: 1,633 residents
- Under 19 age group is larger than City average, 35 percent as compared to 29 percent.
- 35 to 54 age group is larger than City average, 29 percent as compared to 26 percent.

IDORA neighborhood plan | education



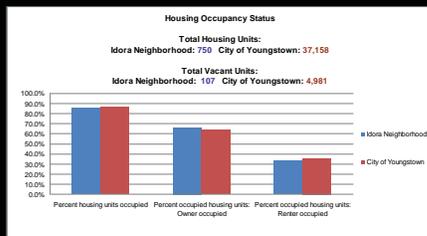
- 13.7 percent are college graduates, while an additional 25 percent have some college
- 25 percent has less than a high school education.

IDORA neighborhood plan | housing

- Many Styles of Housing



IDORA neighborhood plan | housing



- 750 Total Units
- 107 Vacant Units

IDORA neighborhood plan | land use



IDORA neighborhood plan | vacancy

- Vacancy is a problem
- Vacancy is concentrated in certain areas

IDORA neighborhood plan | vacancy and tax liens

IDORA neighborhood plan | vacancy and tax status: opportunities

Idora Vacancy Breakdown		
	Number	Percent of Total
Total Parcels	1,150	-
Vacant Structures	107	9.3%
Vacant Parcels	166	14.4%
Vacant Parcels Owned by Adjacent Property Owner	78	6.8%
Tax Lien Parcels	208	18.1%

IDORA neighborhood plan | neighborhood assets

- Mill Creek Park
- Housing Stock
- Neighborhood Residents/Stakeholders
- Neighborhood Institutions/Anchors
- Volney Road Historic Area

IDORA neighborhood plan | survey

Do you agree that connections with Mill Creek Park should be improved?

1. Agree
2. Disagree
3. Not Sure

Response	Count
Agree	20
Disagree	21
Not Sure	2

IDORA neighborhood plan | survey

Do you agree that a portion of the neighborhood should be designated a Historic District?

1. Agree
2. Disagree
3. Not Sure

Response	Count
Agree	43
Disagree	5
Not Sure	1

IDORA neighborhood plan | neighborhood issues

- **Glenwood Avenue Corridor** 
- **Parkview Avenue** 
- **Former Idora Park Site** 
- **Crime** 

IDORA neighborhood plan | glenwood corridor

**Which Glenwood Corridor Concept do you prefer most?**

Concept 1



Concept 2



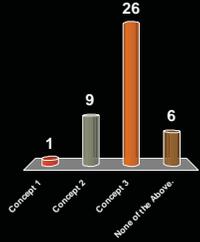
Concept 3



IDORA neighborhood plan | survey

**Which Glenwood Corridor Concept do you prefer most?**

1. Concept 1
2. Concept 2
3. Concept 3
4. None of the Above.



Concept	Count
Concept 1	1
Concept 2	9
Concept 3	26
None of the Above	6

IDORA neighborhood plan | survey

**What is the number one issue you feel should be addressed?**

Count	Issue
7	1. Vacancy
2	2. Glenwood Corridor
26	3. Crime
0	4. Recreation
1	5. Youth Programs
9	6. Neighborhood Commercial

IDORA neighborhood plan | city resource focus

- City to Target Code Enforcement
- Community Development Agency will Target Housing Rehab Assistance
- City will Prioritize Infrastructure Needs
- City will Prioritize Demolition
- Target Commercial Facade Program
- Target Acquisition of Abandoned Property



IDORA neighborhood plan | what is in the works?

- Focusing of City Resources
- Identification of Private Resources
- Neighborhood soon to be profiled on Youngstown 2010 website [www.youngstown2010.com/neighborhoods](http://www.youngstown2010.com/neighborhoods)
- Other possibilities include: youth program, community garden, and more recreation space
- **Neighborhood Plan – Objectives and Strategies**

# WE NEED YOU!

Neighborhood Residents are vital to the neighborhood planning process and will play a major role in strengthening the neighborhood.

# Neighborhood Cleanup!

Saturday, September 29

From 9am to 11am

Meet on Parkview Avenue in front of Idora Park Site

Cleaning Supplies will be provided

Your involvement is critical!

THE TIME IS NOW!!!

Please take a flier before you leave



# Neighborhood Cleanup!

Block Captains are needed

If you would like to volunteer to lead a small group on your block please see one of the planning team members



- Collect Neighborhood Questionnaires
- Please return your Turning Point Response Card
- Continue City Department Focus in Neighborhood
- Another Neighborhood Meeting Soon
- Plan will result in necessary and visible changes in the neighborhood

Karen Perkins, Project Manager  
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Youngstown, OH 44503

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kperkins@cityofyoungstownoh.com

# THANK YOU!



# Idora Neighborhood Meeting #2

## SUMMARY

The City of Youngstown Planning Department and the Ohio State University Planning Team hosted the second neighborhood meeting in the Idora Neighborhood to gain resident's input on the goals and strategies created for the neighborhood plan. The meeting was held at the Rescue Mission meeting facilities on Glenwood Avenue at 7:00pm on November 14, 2007. This neighborhood meeting was the second in a series of meetings to allow residents to voice their concerns and give feedback throughout the process of developing a comprehensive neighborhood plan for the Idora Neighborhood. The planning initiative is part of an ongoing effort to create neighborhood plans for all the city's neighborhoods as outlined in Youngstown 2010 – the city's award winning Citywide Comprehensive Plan.

All neighborhood plans are guided by the four vision principles developed during the Youngstown 2010 planning process. The vision principles are as follows:

1. Accepting that Youngstown is a smaller city.
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3. Improving Youngstown's image and enhancing quality of life.
4. A Call to action.

An extensive neighborhood outreach effort was performed in an attempt to give all residents a forum to voice their concerns, hopes for the future, and to encourage them to get involved. The Idora Planning Team (OSU and City Staff) canvassed every street in the neighborhood for the second time passing out fliers and talking to residents. CityWatch (an automated telephone messaging system) was used to call every house in the neighborhood with the following message:

### **Attention Residents of the Idora Neighborhood:**

A neighborhood meeting will be held on Wednesday, November 14 at 7:00pm. The meeting will be held at the Rescue Mission Distribution Center located at 2246 Glenwood Avenue. This is the second meeting to be held as part of the Idora Neighborhood Planning Process. **Come out and make your voice heard! Your neighborhood needs you!** Again the meeting will be held on Wednesday November 14 at 7:00pm at the Rescue Mission Distribution Center located at 2246 Glenwood Avenue.

Letters were sent to every resident that attended the first meeting personally inviting them to participate in the second neighborhood meeting and further emphasizing the criticalness of their involvement in the neighborhood revitalization process. A meeting announcement along with information about the planning process was posted on the newly created Idora webpage on the Youngstown 2010 website (<http://youngstown2010.com/neighborhoods/index.htm>). A public announcement was printed in the Youngstown Vindicator – the city's largest newspaper with a circulation of approximately 300,000. Phone calls were made to personally invite key stakeholders including the newly elected councilman representing the neighborhood.

On November 13, the day before the meeting, a reporter and camera crew from the Youngstown Vindicator spent several hours with a group of residents. The reporter questioned them about the progress residents have made in organizing since the planning process began. They also walked through the neighborhood as a group discussing their vision for the neighborhood.

Approximately 80 people attended the meeting on November 14. Residents were greeted at the door and asked to sign in on the contact sheets. They were also asked to sign up for the newly formed block watch (Idora Neighborhood Association). Residents then took their seats at tables where an information packet was provided for each resident. The information packets included the goals and strategies for the neighborhood plan, comment sheets, a pamphlet with information about the Idora Neighborhood Association, and a nuisance compliance form.

The meeting commenced with Bill D'Avignon (City of Youngstown Planning and Community Development Director) welcoming residents and reiterating the importance of their involvement. The welcome was followed by a brief update on the planning process provided by Nathan Harber (OSU Planning Team). Nathan also provided participants with direction on how the small group discussions would work.

The meeting proceeded to small group discussion with 10 residents and one facilitator (planning team member) at each table. The discussion centered on the goals and strategies created for the neighborhood plan. Residents were able to comment on things they liked, disliked, and issues that may have been overlooked by the planning team. Overall, residents were highly enthused about the work of the planning team. The small group discussions lasted for 45 minutes and were followed by three brief presentations.

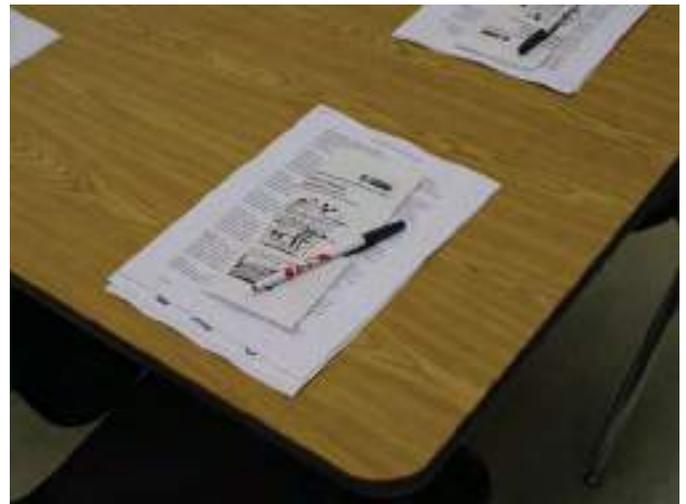
Jim London made the first presentation after the small group discussions. Jim London is a resident of the neighborhood and leader of the newly formed block watch (Idora Neighborhood Association). Jim commented on the love for his neighborhood and invited his neighborhoods to stand with him and make their neighborhood a better place to live. Jim asked that every participant sign up for the block watch and attend the first meeting to be held in January 2008 at the Rescue Mission. The meeting room was filled with clapping when Jim was finished.

Jim was followed by Officer William Ward of the Youngstown Police Department. Officer Ward talked to the residents about the crime data he has compiled and what the police can do. Officer Ward challenged all residents to report any and all suspicious activity in the neighborhood to the police department immediately. He went on to discuss the opportunities to reduce criminal activity in the neighborhood through the use of several tactics including community policing (officers walking the neighborhood), saturation patrols, and strict enforcement of city ordinances (i.e.: parking and curfew). Officer Ward was again met with a round of applause upon finishing his presentation.

The final speaker was Paul Drennen the newly elected fifth ward councilmen in the City of Youngstown. The Idora Neighborhood is part of the fifth ward. Paul told the crowd he is excited about helping to create positive changes in the neighborhood. The meeting adjourned with Ian Beniston thanking the residents for coming out and encouraging them to stay involved throughout the process.

All neighborhood plans are guided by the four vision principles developed during the Youngstown 2010 planning process. The vision principles are as follows:

1. Accepting that Youngstown is a smaller city.
2. Defining Youngstown's role in the new regional economy.
3. Improving Youngstown's image and enhancing quality of life.
4. A call to action.



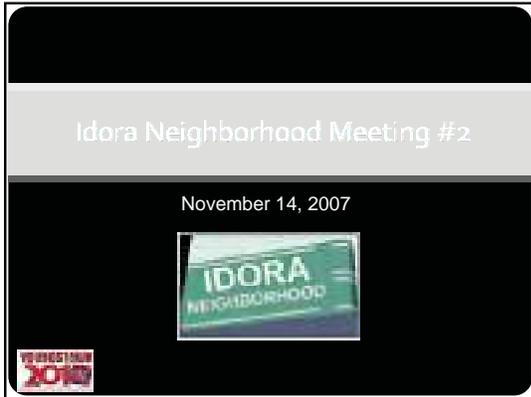
# Idora Neighborhood Meeting #2 Photos





Map 12.1 Idora Neighborhood Meeting #2 Participants

# Idora Neighborhood Meeting #2 Presentation



### Agenda

- Introduction
- Where we are
- Small group discussion
- Next steps

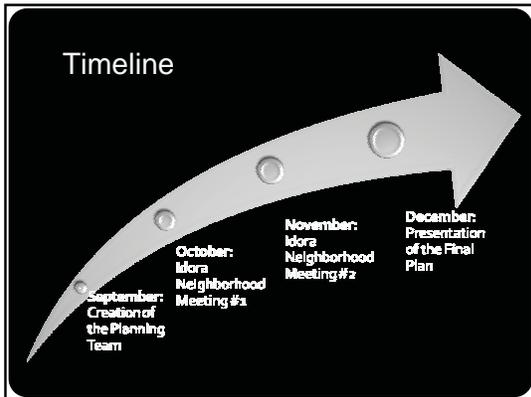
### The Planning Team

**THE CITY OF YOUNGSTOWN**

- Karen Perkins – Project Manager
- Bill D'Avignon – Director of Planning and Community Development
- Anthony Kobak – Chief Planner
- Ray DeCarlo - Zoning Analyst

**THE OHIO STATE UNIVERSITY CITY AND REGIONAL PLANNING TEAM**

- Nathan Harber
- Ian Beniston
- Paul Logue
- James Thompson
- Brandon Mark
- Justin Weidl



### Small Group Discussion

- Divide into groups of approximately 10 people
- One facilitator per table
- Review, discuss and comment on the draft plan – goals and strategies
- Further direction will be given by the facilitator at each table
- This activity will take 45 minutes

# 45 Minutes

30 Minutes

15 Minutes

10 Minutes

5 Minutes

1 Minute

Next Steps

Review  
Comments

Prepare the  
Final Plan

Idora  
Neighborhood  
Final Plan  
Open House

### Next Steps

- Adoption of the plan by Planning Commission and City Council
- Idora will be the model neighborhood

### Contact

Karen Perkins, Project Manager  
Youngstown Planning Department  
City Hall Annex  
26 W. Front Street, 3rdFloor  
Youngstown, OH 44503

330-742-8842  
(f) 330-742-8997

[kperkins@cityofyoungstownoh.com](mailto:kperkins@cityofyoungstownoh.com)

Neighborhood Watch Discussion

THANK YOU!!



## Idora Neighborhood Meetings Participants

### A SPECIAL THANKS

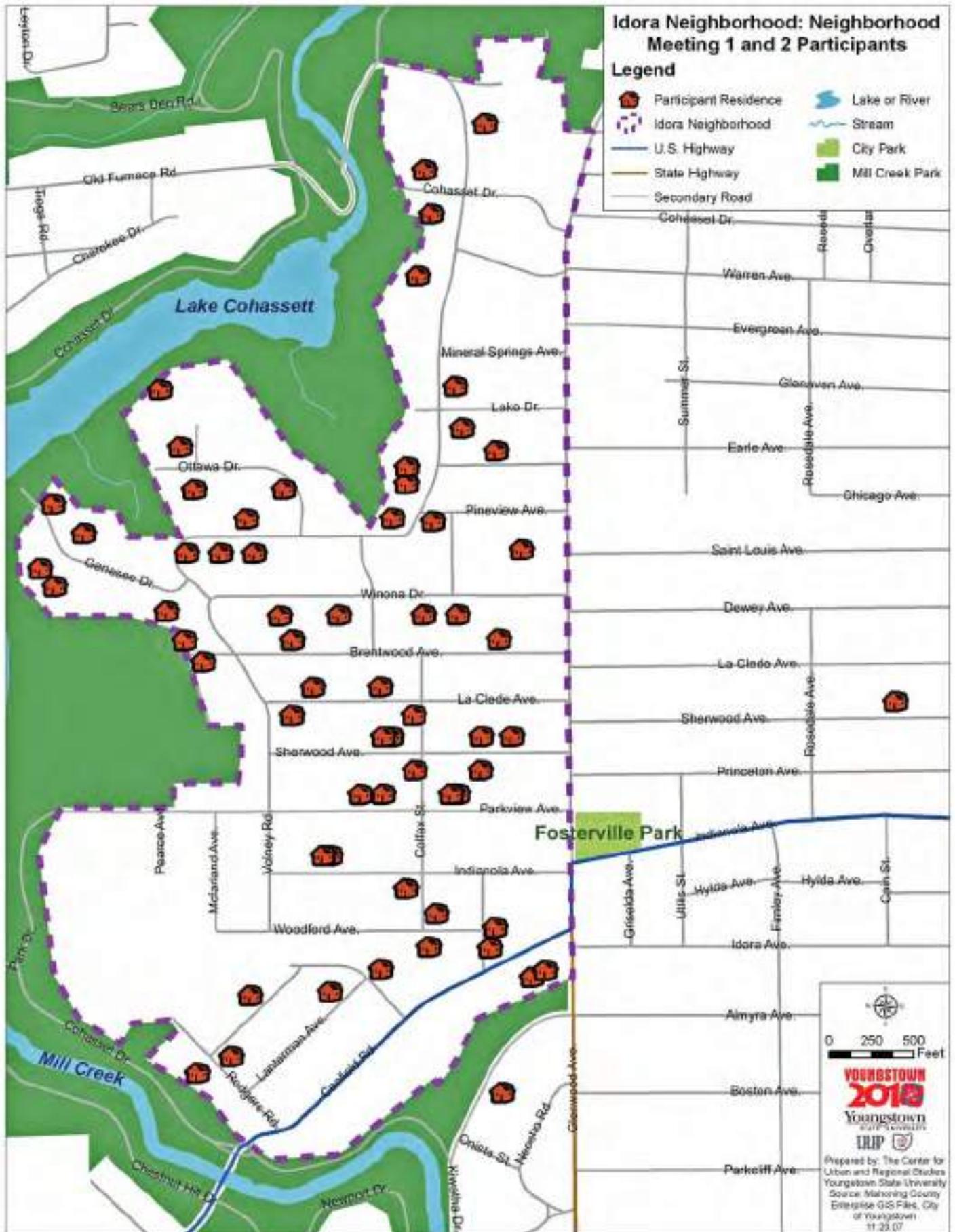
A special thanks goes out to all of the Idora Neighborhood residents that participated in the Neighborhood Meetings. The development of this document would not have been possible without them.

Throughout the city there are **many people who care** about their neighborhoods and who are **working hard** to make them better places. Youngstown has many neighborhoods, and these **grass roots** should be the basis for neighborhood plans.

- Youngstown 2010

### Neighborhood Meetings Participants:

Albert Abame	Henry Lepore
Terri Abame	Brad Letter
Marthella Alli	Henrietta Lewis
Neil Altman	Jonah Lewis
George Batchelor	Lottie Lockett
Kim Beaver	Edward Lockett
CeCe Bersch	Tyrone Lockett
Salvador Bolah	James Loew
Joan Boyd	Jim London
Willard Boyd	Tina May-Johnson
Harry Brown	Donna McCrae
Tommicean Burney	John McWilson
Prentice Childs	Carmen Montgomery
Beverly Cote	Brenda Mores
Dee Craig	Donna Mower
Gary Crim	Deborah Mower
Dolores Croft	Rick Ostheimer
Madilyn Damiano	Barbara Page
Mike Damiano	Wilfred Page
Robert L. Davis	Donna Powell
Sounja Dawson	Angel Rodriguez
Paul Drennen	Maria Rodriguez
Sonny Drummond	Rebecca Rogers
Rita Dunlap	Erma Rudolph
Jim Echement	Gerry Sandy
Frank Elling	Susan Schell
John Faison	Angie Schmitt
Debora Flora	David Sherrard
Shirly Foster	Leroy Simmons
Delores Freeman	Virginia Simmons
Margarett Gautt	Berdia Smith
Robert J. Gragorace, Jr.	James A. Sones Sr.
Ted Handel	Ted Soroka
Marie Handel	Allan Spohn
Ed Handel	Clara Square
Bruce Harapcio	Don Terrell
Karen Harapcio	Darlaina Thomas
Joe Hardy	Bernard Thomas, Sr.
Marice Hardy	Chuck Trantum
Jonathan Huff	Mildred Twyniha
Delores Huff	Louise Walker
Jonathan Huff	William J. Ward
Mary Hunt	Wendy Webb
Frank Huntley	Willie Williams
Chad Jennrich	Aaron Williams
Denise H. Johnson	Jospehine Williams
Lonnie Johnson	Valarie Willis
Jerry Klaesges	James Young
Sandy Klaesges	



Map 13.1 Idora Neighborhood Meetings Participants



## Appendix II - Neighborhood Meetings Outreach Materials

IDORA NEIGHBORHOOD

COMPREHENSIVE NEIGHBORHOOD PLAN



September 20, 2007

Contact: **Karen Perkins**  
Youngstown Planning Department  
330-742-8842  
**Ian Beniston**  
Ohio State Planning Team  
330-519-4266

**\*\*MEDIA ADVISORY FOR WEDNESDAY\*\***

**September 26, 2007, 6:30 p.m., EDT**

**Idora Neighborhood Meeting Planned for Wednesday**  
**Planning Department looks for input from residents for**  
**neighborhood plan**

The City of Youngstown Planning Department will be holding an Idora Neighborhood Meeting on Wednesday to receive input from neighborhood residents about changes and improvements they would like to see in their neighborhood. City planners and students from The Ohio State University City and Regional Planning Graduate Program will be facilitating discussion among residents of Youngstown's Idora Neighborhood to solicit their input. This meeting will be part of a longer, comprehensive process of creating a neighborhood plan that will lead to visible changes in the Idora Neighborhood.

**WHAT:** Idora Neighborhood planning meeting to share ideas and promote dialogue among residents and planners.

**WHEN:** Wednesday, September 26, 2007 at 6:30 p.m. EDT

**WHO:** Karen Perkins, Youngstown Planning Department  
The Ohio State University Planning Team

**WHERE:** Rescue Mission Distribution Center  
2246 Glenwood Avenue, Youngstown, Ohio



# Idora Neighborhood Meeting!!!



September 26, 2007

6:30pm

Rescue Mission Distribution Center  
2246 Glenwood Avenue

We need your input to make your neighborhood a better place to live!  
Refreshments will be provided!



Contact the City of Youngstown Planning Department at 330-742-8842 for more information



Idora Neighborhood Plan  
26 S. Phelps Street  
Youngstown, Ohio 44503

September 18, 2007

Dear Debora Flora,

Thank you for attending the Idora Neighborhood Stakeholder Meeting on August 9, 2007. We were very pleased with the attendance of the diverse group of individuals with ties to the neighborhood. The continued involvement from citizens like you is critical to the development and implementation of the plan. Your valued input will be sought throughout this entire process and we hope that you will continue to play a significant role in Idora's revitalization.

Since the Stakeholder Meeting, a parcel-by-parcel survey of housing vacancy has been completed in addition to an updated inventory of vacant land.. This survey provides us with a current snapshot of neighborhood conditions. OSU students have also walked the neighborhood passing out fliers and talking to residents about the planning process. Overall, residents are excited that the City and OSU students are working to create positive changes in the neighborhood. We have begun the process of contacting the faith based organization that is foreclosing on the former Idora Park site in order to gain an understanding of their future plans for the parcel.

A neighborhood meeting is being organized for Wednesday, September 26 at 6:30pm at the Rescue Mission Distribution Center on Glenwood Avenue. We encourage your attendance and hope to see you there. The neighborhood meeting will be followed by an organized neighborhood clean up to be held on Saturday, September 29.

If you have any questions, comments or concerns, please contact Karen Perkins at the Youngstown Planning Department at 330-742-8842. Again, thank you in advance for your continued involvement in revitalization efforts of the Idora neighborhood.

Sincerely,

Karen Perkins  
City of Youngstown Planning Department

Ian Beniston  
OSU Planning Team



Idora Neighborhood Plan  
26 S. Phelps Street  
Youngstown, Ohio 44503

September 17, 2007

Reverend Robert M. Bland  
Teen Missions International  
885 East Hall Rd.  
Merritt Island, Florida 32953

Dear Reverend Bland:

We are writing you in regards to the former Idora Park parcel of land in Youngstown, Ohio. As you may know, the City of Youngstown has recently adopted its Youngstown 2010 comprehensive plan. According to the plan, the city is divided into planning districts, which includes the Idora neighborhood. Implementation of the 2010 plan calls for developing neighborhood plans for each of the planning districts. The district plans will engage the community, encourage resident involvement and ownership of the plan, guide the future development of the neighborhood, and make the Youngstown 2010 plan successful. As a civic organization, we know you can appreciate our process and goal.

As we begin the neighborhood planning process for the Idora neighborhood, we are anticipating many inquiries from concerned residents regarding the Idora Park parcel. As Teen Missions International (TMI) paid the delinquent taxes on the parcel on behalf of Mt. Calvary Church, we assume TMI will acquire control of the property. In anticipation of residents' questions and concerns during our first meeting, we find it prudent to ask if you could provide information on the future plans for the land.

We would also like to invite you to participate in the Idora neighborhood planning process. The kickoff date is September 26, 2007, and the meeting will begin discussions of future land use and community organization for the neighborhood.

More information about the Youngstown 2010 plan is available from its website at [www.youngstown2010.com](http://www.youngstown2010.com).

Please feel free to contact Karen Perkins at 330-742-8842 should you have any questions regarding this letter or the Idora neighborhood planning process. We look forward to hearing from you and hope to see you on September 26th.

Sincerely,

Karen Perkins  
City of Youngstown Planning Department

Ian Beniston  
OSU Planning Team



November 5, 2007

Contact: **Karen Perkins**

Youngstown Planning Department

Phone: 330-742-8842

**Ian Beniston**

Ohio State Planning Team

Phone: 330-519-4266

**\*\*MEDIA ADVISORY FOR WEDNESDAY\*\***

**November 14, 2007, 7:00 p.m., EDT**

**Idora Neighborhood Meeting 2 Planned**  
**Planning Department and The Ohio State University**  
**Students to present Goals and Strategies for improving**  
**the neighborhood**

The City of Youngstown Planning Department will be holding the second Idora Neighborhood Meeting as part of the ongoing neighborhood planning process on **Wednesday, November 14 at 7:00pm** to receive feedback from residents on the goals and strategies developed to improve the neighborhood. The Ohio State University City and Regional Planning Graduate Program will be facilitating small group discussions among residents to gain their feedback on the progress of the plan. Neighborhood residents will also make a brief presentation about the newly formed Block Watch called the Idora Neighborhood Association.

**WHAT:** Idora Neighborhood planning meeting to share progress made on the neighborhood plan and to inform residents about the newly formed block watch.

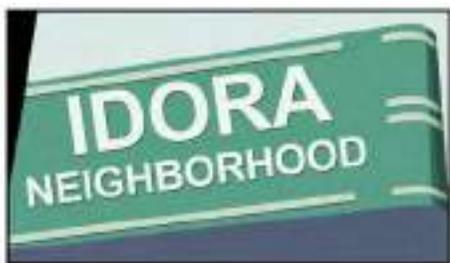
**WHEN:** Wednesday, November 14, 2007 at 7:00p.m. EDT

**WHO:** Karen Perkins, City of Youngstown Planning Department  
Ian Beniston, The Ohio State University Planning Team

**WHERE:** Rescue Mission Distribution Center  
2246 Glenwood Avenue, Youngstown, Ohio



# Idora Neighborhood Meeting 2!!!



November 14, 2007

7:00pm

Rescue Mission Distribution Center  
2246 Glenwood Avenue

The progress of the neighborhood plan will be discussed. Your involvement is critical, so please mark your calendar. Refreshments will be provided!!



Contact the City of Youngstown Planning Department at  
330-742-8842 for more information



November 5, 2007

Dear Idora Neighborhood Resident,

We appreciate your attendance at the last Idora neighborhood meeting on September 26. The meeting was a success due to a great turnout and meaningful comments from residents such as you. We would like to request your attendance at our next neighborhood meeting to be held on **November 14, 2007 at 7:00pm at the Rescue Mission Distribution Center located at 2246 Glenwood Avenue.** The planning team will be presenting goals created for the revitalization of your neighborhood, along with detailed strategies on how to achieve each one of them. There will be a brief presentation followed by small group discussion on each of the goals. The group discussion is intended to help us gather your feedback on the goals that we have created. Your input is extremely valuable as the goals and strategies within this plan our based on your concerns. Neighborhood residents will also give a brief presentation about the newly formed Block Watch. Please do not hesitate to contact the planning team if you have any questions or concerns. We hope to see you on November 14 at 7:00pm at the Rescue Mission.

Sincerely,

  
Karen Perkins  
City of Youngstown Planning Department

  
Ian Beniston  
Ohio State University Planning Team

**Contact information:**

 **Youngstown Planning Department**  
Karen Perkins  
City of Youngstown  
City Hall Annex  
9 West Front Street, Suite 315  
Youngstown, OH 44503  
Phone: 330-742-8842  
FAX: 330-742-8997  
Email: [KJackson@CityofYoungstownOH.com](mailto:KJackson@CityofYoungstownOH.com)  
Website: [www.youngstown2010.com](http://www.youngstown2010.com)

 **The Ohio State University Planning Team**  
Ian Beniston, [beniston.1@osu.edu](mailto:beniston.1@osu.edu)  
Diane Alecusan, [alecusan.4@osu.edu](mailto:alecusan.4@osu.edu)



Adopt a park or school playground and paint over graffiti. Sponsor a block party, holiday dinner, or volleyball or softball game that will provide neighbors a chance to get to know each other.

- **Other aspects of community safety.** For instance, start a block parent program to help children in emergency situations.

**WHAT ARE MY RESPONSIBILITIES AS A WATCH MEMBER?**

- Be alert!
- Know your neighbors and watch out for each other.
- Report suspicious activities and crimes to the police or sheriff's department.
- Learn how you can make yourself and your community safer.

**WHAT KIND OF ACTIVITIES SHOULD I BE ON THE LOOKOUT FOR AS A WATCH MEMBER?**

- Someone screaming or shouting for help.
- Someone looking in windows of houses and parked cars.
- Property being taken out of houses when no one is at home or from closed businesses.
- Cars, vans, or trucks moving slowly with no apparent destination or without lights.
- A stranger sitting in a car or stopping to talk to a child.

Report these incidents to the police or sheriff's department. Talk about concerns and problems with your neighbors.

**HOW SHOULD I REPORT THESE INCIDENTS?**

- Call 9-1-1 or your local emergency number.
- Give your name and address.
- Explain what happened.
- Briefly describe the suspect: sex and race, age, height, weight, hair color, clothing, distinctive characteristics such as a beard, mustache, scars, or accent.
- Describe the vehicle, if one was involved: color, make, model, year, license plate, and special features such as stickers.

**Idora Neighborhood Association**  
Established November 2007  
More information can be on the Youngstown 2010 website.  
[http://youngstown2010.com/cdc\\_watch\\_ida](http://youngstown2010.com/cdc_watch_ida)



For More information Please Contact the Idora Neighborhood Association Block Watch Captain, James Lendon  
Email: [inablockwatch@hotmail.com](mailto:inablockwatch@hotmail.com)  
Phone: 330-318-5165



**Take a Stand Against Crime**  
Join a Neighborhood Watch



**Idora Neighborhood Association**  
Block Watch Primer



**N**eighborhood Watch, Block Watch, Town Watch, Building Watch, Crime Watch – whatever the name, its one of the most effective and least costly ways to prevent crime and reduce fear. Neighborhood Watch fights the relation that crime both creates and feeds upon. It forges bonds among area residents, helps reduce burglaries and robberies, and improves relations between police and the communities they serve.

**WHY NEIGHBORHOOD WATCH?**

- It works. Throughout the country, dramatic decreases in burglary and related offenses are reported by law enforcement professionals in communities with active Watch Programs.
- Today's transient society produces communities that are less personal. Many families have two working parents and children involved in many activities that keep them away from home. An empty house in a neighborhood where none of the neighbors know the owner is a primary target for burglary.
- Neighborhood Watch also helps build pride and serves as a springboard for efforts that address other community concerns such as recreation for youth, child care, and affordable housing.

**WHO CAN BE INVOLVED?**

Any community resident can join – young and old, single and married, renter and homeowner. Even the busiest of people can belong to a Neighborhood Watch – they too can keep an eye out for neighbors as they come and go.

**WHAT DOES A NEIGHBORHOOD WATCH DO?**

A Neighborhood Watch is neighbors helping neighbors. They are extra eyes and ears for reporting crime and helping neighbors. Members meet their neighbors, learn how to make their homes more secure, watch out for each other and the neighborhood, and report activity that raises their suspicions to the police or sheriff's office.

**WHAT ARE THE MAJOR COMPONENTS OF A WATCH PROGRAM?**

- **Community meetings.** These should be set up on a regular basis such as bi-monthly, monthly, or six times a year.
- **Citizens' or community patrol.** A citizens' patrol is made up of volunteers who walk or drive through the community and alert police to crime and questionable activities. Not all Neighborhood Watches need a citizens' patrol.
- **Communications.** These can be as simple as a weekly flyer posted on community announcement boards to a newsletter that updates neighbors on the progress of the program to a neighborhood electronic bulletin board.
- **Special events.** These are chosen to keep the program going and growing. Host talks or seminars that focus on current issues such as hate or bias-motivated violence, crime in schools, teenage alcohol and other drug abuse or domestic violence.

**Idora Neighborhood Association**  
Established November 2007  
More information can be on the Youngstown 2010 website.  
[http://youngstown2010.com/cdc\\_watch\\_ida](http://youngstown2010.com/cdc_watch_ida)



For More information Please Contact the Idora Neighborhood Association Block Watch Captain, James Lendon  
Email: [inablockwatch@hotmail.com](mailto:inablockwatch@hotmail.com)  
Phone: 330-318-5165



**National Crime Prevention Council**  
1000 Connecticut Ave., N.W., 12<sup>th</sup> Floor  
Washington, DC 20008  
800.928.0228