

# WICK PARK

## NEIGHBORHOOD ACTION PLAN



YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

# “Doubt, of whatever kind, can be ended by action alone.”

~Thomas Carlyle

## **ACTION PLAN PRODUCED MARCH 2016**

by the YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION, YOUNGSTOWN STATE UNIVERSITY REGIONAL ECONOMIC DEVELOPMENT INITIATIVE, and the CITY OF YOUNGSTOWN

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The Unitarian Universalist Church and Wick Park Neighborhood Association hosted a workday on July 18 to clean up three nearby vacant properties

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# SECTION I. INTRODUCTION

Youngstown, Ohio, has experienced typical Midwestern deindustrialization and subsequent disinvestment. Population loss continued unabated through the beginning of the 21st century and in fact, between 2010 and 2012, Youngstown lost more residents than any American city over 50,000 people. However, since 2012, population loss has slowed.

In 2005 the City of Youngstown gathered community members and other stakeholders to craft *Youngstown 2010*, a long-term planning document. Out of that effort arose a host of neighborhood associations as well as the non-profit Youngstown Neighborhood Development Corporation (YNDC). In 2013, YNDC began providing neighborhood planning services for the City of Youngstown. In that capacity, YNDC crafted the *Neighborhood Conditions Report* to provide a detailed look at the housing markets and socioeconomic conditions facing our neighborhoods in order to inform a citywide strategy for improving quality of life and address basic challenges and opportunities facing our neighborhoods.

YNDC seeks to forge collaboration between the Wick Park Neighborhood Association and community stakeholders, as well as the City of Youngstown, and the Youngstown State University Regional Economic Development Initiative (REDI) to complete strategic neighborhood stabilization activities in this area. The following document is an action-driven plan that proposes a clear and property-specific strategy for the stabilization of the Wick Park neighborhood.

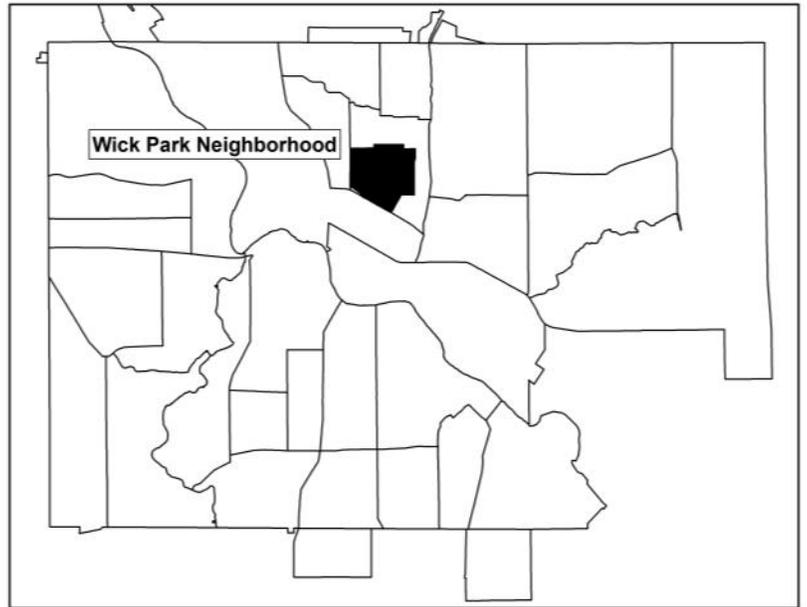


This sign welcomes visitors to Wick Park, located in the center of the neighborhood

# BOUNDARIES AND HISTORY

The Wick Park neighborhood's population grew as the wealthy migrated to the northern edge of the City in the 1890s. The area adjacent to the park and on Fifth Ave. north of the park was the domain of Youngstown's rich and famous. As transportation methods become accessible, worker class homes filled in the area between Elm St. and Wick Ave., and along the hillside above Andrews Ave. Many residential structures still remain with uses including funeral homes, group homes, institutions, multi-family structures, and single-family dwellings.

The Wick Park neighborhood is bounded by Fifth Ave. to the west, North Heights Ave. and Bissell Ave. to the north, Logan Ave. and Randall Ave. to the east, and Madison Ave. to the south. Directly south of the Wick Park neighborhood is the Madison Ave. Expressway and the Youngstown State University campus.



Stambaugh Auditorium is used frequently for concerts and other community events.



The Wick Park neighborhood has a unique and historic housing stock.

# DEMOGRAPHICS

The Wick Park neighborhood is more densely-populated than the city as a whole, but it is losing population at a rapid rate. The population in 2010 was 40% lower than in 1990. A majority of residents are recent arrivals to the neighborhood; three-quarters have moved in since 2000--the highest rate of transience in the city. The neighborhood is roughly half White, more than one-third Black, with the remainder of the population classified as Hispanic, Asian, or Other. Poverty is significantly higher than the city average and more than one-third of all structures are vacant. The housing market is weak, though on average, houses have sold for more than the city's average over the past five years. The housing stock is considerably older than the city as a whole--70% of all units were constructed before 1940, compared to 40% citywide.



YSUscape, a student-led organization, held several community clean-ups in 2015 in the Wick Park neighborhood

Wick Park Neighborhood Demographic Summary						
	POPULATION (2010)	POPULATION LOSS (1990-2010)	AVERAGE HOME SALE PRICE (2007-2012)	PERCENT OWNER OCCUPIED (2010)	VACANCY RATE (2010)	PERCENT IN POVERTY 2011
WICK PARK	2,395	-40%	\$29,676	30%*	34%	53%
YOUNGSTOWN	66,982	-30%	\$23,944	58%	19%	34%

SOURCE: United States Census and American Community Survey Data; HUD Low and Moderate Income Summary Data

\* The Wick Park Neighborhood has the lowest rate of owner-occupancy in the City of Youngstown

<b>WICK PARK NEIGHBORHOOD DEMOGRAPHIC COMPARISONS</b>	<b>WICK PARK</b>	<b>YOUNGSTOWN</b>	<b>MAHONING COUNTY</b>
<b>TOTAL POPULATION (2010)</b>	2,395	66,982	238,823
<b>RACIAL/ETHNIC DEMOGRAPHICS (2011)</b>			
AFRICAN AMERICAN	38%	44%	15%
WHITE	52%	43%	78%
HISPANIC	4%	9%	5%
<b>PERCENT IN POVERTY (2011)</b>	53%	34%	16%
<b>MEDIAN HOUSEHOLD INCOME (2011)</b>	\$21,894	\$24,880	\$40,570
<b>UNEMPLOYMENT (2011)</b>	16%	20%	11%
<b>HOUSING VACANCY RATE (2010)</b>	34%	19%	12%
<b>HOUSING UNITS BUILT BEFORE 1940</b>	70%	40%	22%
<b>OWNER OCCUPIED HOUSING UNITS (2010)</b>	30%	58%	71%
<b>RESIDENTS WITHOUT A HIGH SCHOOL DIPLOMA (2011)</b>	21%	20%	12%
<b>RESIDENTS WITH AN ASSOCIATE'S AND/OR BACHELOR'S DEGREE (2011)</b>	13%	12%	19%
<b>RESIDENTS WITH A GRADUATE OR PROFESSIONAL DEGREE (2011)</b>	4%	4%	7%
SOURCE: United States Census and American Community Survey Data			

# AMENITIES AND ANCHOR INSTITUTIONS

The Wick Park neighborhood has numerous amenities, including Stambaugh Auditorium, as well as Wick Park which features large trees, a playground, and pavilion. One of the two major hospitals in Youngstown is located a few blocks west of the neighborhood on Belmont Ave. Park Vista, a continuing care retirement community, operates on the western edge of the park located along Fifth Ave. Other institutions located within the neighborhood boundaries include Common Wealth Kitchen Incubator, a non-profit that focuses on rebuilding the local food economy, and Ohio Valley Teen Challenge which is a residential Christian faith-based discipleship and recovery support program. Youngstown State University is located just south of the neighborhood. Additional anchor institutions include Ursuline High School, Richard Brown Memorial United Church, Congregation Rodef Sholom, Unitarian Universalist Church, Nevels Temple, The English Center, the Newman Center, and Youngstown Metro Church. A complete list of anchor institutions, amenities, and stakeholders is shown below.

- Richard Brown Church
- Youngstown Metro Church
- CityScape
- Newman Center
- English Center
- Ohio Valley Teen Challenge
- Ursuline Sisters
- Fifth Avenue Community Church
- Korean Church of Youngstown
- Stambaugh Auditorium
- Wick Park
- NYO Property Group
- Common Wealth
- Nevels Temple
- Unitarian Church
- Rodef Sholom
- Park Vista
- MYCAP
- Ursuline High School
- Youngstown State University
- YSUscape
- St. Elizabeth's Hospital
- Wick Park Neighborhood Association

# PUBLIC CONSULTATION

On March 17th, 2014 at the Unitarian Universalist Church, YNDC and the City conducted a citywide planning meeting for residents of the Wick Park neighborhood, where both assets and priorities in the neighborhood were established, discussed in detail, and recorded on comment cards. In general, residents considered housing and property issues, infrastructure concerns, and neighborhood safety to be primary issues. Residents were also asked to tell the YNDC planning team “one thing we need to know” about the neighborhood. Responses were recorded on comment cards and this activity was purposely left open-ended to gain a rich variety of feedback. Some of the responses are shown below. All public input from the meeting is found in the appendix.

On December 3, 2015, YNDC and the City of Youngstown returned to the Unitarian Universalist Church during the development of this neighborhood action plan to gather feedback on specific strategies proposed from residents and stakeholders. Residents were able to identify their preferred strategy to address a series of problem properties in the neighborhood. In addition, residents were asked to share ideas for community building projects in the neighborhood to be implemented through the action team. Some of the comments are shown on the following page. All public input from the meeting is found in the appendix.



Public meetings were held on March 17, 2014 and December 3, 2015 in the Wick Park neighborhood to gather input from residents

*“City treats all investors like trash, harass you to the point you wish to leave.”*

*“We don’t all have money to go to the YMCA or JCC. There should be a place young people can play basketball for free.”*

*“As a young person, we need programs to incentivize people to buy and fix up homes”*

*“Ursuline High school has a 25% increase in students, and has students and alumni looking to engage the neighborhood.”*

*“Preservation is important in the Wick Park Neighborhood (et al).”*

*“Ask people what they are good at and want to share skills, gifts, passions and let them do it! (teach, mentor, work, etc)”*

*“What have you done for me lately? Find ways to increase home ownership. I live in the city and work. How about a tax break? You give them to big business or small...you know what I mean?”*

*“Somehow housing stock needs out of the hands of out-of-town investors, and back locally owned. I have lived in Wick Park for 23 years and the big problem has been out-of-town investors not freeing the properties for use”*

*“Either there is a major drug dealing on the north side or there is a perception that there is. What can we do to address it?”*

*“We love our neighborhood and will help to preserve the beautiful, safe, green peace!”*



At the December 3, 2015 public meeting, residents were asked to propose community building strategies and to indicate the most appropriate strategy to address priority properties in the neighborhood.

### **Community Building Strategies**

*“Lots of Green’ treatment of lots adjacent to Wick & Park Ave”*

*“Trash cans on streets”*

*“Fund Grey to Green (festival)”*

*“Reforestation”*

*“Neighborhood Welcome packet”*

*“More larger events in Wick Park with music and food”*

*“Re-roof and new windows on Wick Park Pavilion”*

*“Repair and improve park workout stations”*

*“Refugee Welcome Center”*

### **One Thing We Need to Know**

*“For safety, we need crosswalks on Elm, Madison, Baldwin, Park, Illinois, and Broadway.”*

*“The condition of the sidewalks is shameful.”*

*“The city needs to focus code enforcement on absentee property owners and leave owner occupied rehabbers alone.”*

*“Continue workdays.”*

*“Park needs more infrastructure improvement and events.”*

*“Crime is like a cancer that infects and kills all around it. Poor education, few job/training opportunities, drugs.”*

*“Need some grant funds for the restoration of houses in Wick Park.”*

### **Property Specific Strategies**

*Properties recommended for demolition: 1233 Elm and 1119 Bryson*

*Properties recommended for code enforcement: 291 Park and 239 N. Heights*

*Properties recommended for preservation: 291 Park, 239 N. Heights, and 38 Illinois*

*Properties recommended for rehabilitation: 291 Park, 208 Broadway, and 212 Broadway*

# NEIGHBORHOOD PRIORITIES

Each resident who attended the citywide public meetings held in early 2014, including the one hosted in the Wick Park Neighborhood, was asked to identify the primary challenges or priorities to be addressed in their neighborhood. Residents overwhelmingly identified housing and property issues and the number one challenge they would like to see addressed. The top four neighborhood priorities identified by residents overall are as follows:

## 1. Housing and Property Issues

Issues identified by residents include litter, illegal dumping, code violations, vacant homes, unmaintained vacant lots, and general abandonment.

## 2. Infrastructure Repair and Maintenance

Issues identified residents pertain to repairing and maintaining existing infrastructure, including streets, sidewalks, and street lights.

## 3. Crime and Safety Concerns

Issues identified by residents relate to addressing crime hot spots, including both vacant and occupied homes embedded within the neighborhoods where criminal activity is threatening the health and safety of neighborhoods.

## 4. Encouraging Economic Development

Encouraging more businesses to locate on Elm St. and Wick Ave.



38 Illinois Ave. is an abandoned property that threatens the health and safety of the neighborhood



## **Market Segmentation Categories:**

An explanation of the varying categories of market conditions from the market segmentation analysis of the City of Youngstown are as follows:

**Stable market block groups** have the strongest indicators of any neighborhoods in the city, though they may or may not be considered strong by national standards. In general, they are represented by relatively few vacancies and high median sales prices. Homeownership rates are significantly higher than the citywide average and poverty rates, crime rates, and population loss are low. Home transfers involve traditional mortgages in nearly 50% of cases, compared to only 1 out of 10 in Youngstown as a whole. **There are no “Stable market” block groups in the Wick Park neighborhood.**

**Functioning market block groups** are those in which all or nearly all indicators fall within ranges consistent with an adequately functioning housing market: houses generally sell when they come on the market; vacancies are manageable; few properties go into foreclosure; and housing quality is generally high. House prices, however, vary more widely than the other indicators, reflecting the fact that house prices do not correlate as strongly with the other indicators as most do with each other. These areas may not have strong markets by national standards, but they are functioning well by city or regional standards. As such, they are likely to be appropriate target areas for stabilization efforts to ensure that they retain their market viability. (Mallach, 2013) **There are no “Functioning market” block groups in the Wick Park neighborhood.**

**Constrained market block groups** are those in which market activity continues to take place, and houses generally sell fairly readily as they come on the market. However, one or more variables suggest that significant deterioration in market conditions is taking place, including extremely low sales prices—which is likely to reflect a market dominated by speculative investors—significantly more rapid erosion of home ownership than in the functioning market tracts, and significantly higher vacancy rates. Given their still relatively high housing quality, some or all of these areas may be appropriate targets for stabilization efforts. (Mallach, 2013) **There are no “Constrained market” block groups in the Wick Park neighborhood.**

**Weak market block groups** are those in which most variables suggest market weakness, particularly significantly slower turnover rates than in the two preceding clusters, yet at least one and in some cases more variables point to the continued presence of some level of market activity or neighborhood stability; for example, a tract may have sluggish sales and very low house prices, but may also have relatively low vacancy or foreclosure rates, or a high and relatively stable homeownership rate. Depending on the particular features of the individual census tracts in this cluster, some may be appropriate targets in whole or part for stabilization efforts. (Mallach, 2013) **The areas adjacent to Wick Park and along Fifth Ave. are classified as a “Weak market” block group.**

**Extremely weak market block groups** are those in which all or nearly all variables indicate that little or no market exists for the housing in the tract. They are generally characterized by minimal sales activity, extremely low prices for those houses that do sell, extremely high vacancy rates and tax foreclosure, and low levels of homeownership and housing quality. It is unlikely that many of these areas are appropriate targets for stabilization efforts overall, although there may be small subareas where such efforts may be appropriate. It is important to ensure that the residents of these tracts continue to receive adequate public services. (Mallach, 2013) **The areas east of Wick Park are classified as an “Extremely weak market” block group.**

# SECTION II. FIVE-YEAR PERFORMANCE MEASUREMENTS

The following section outlines neighborhood revitalization objectives for the Wick Park Neighborhood to be achieved in accordance with this plan over the next five years, from 2016 to 2021.

## Housing and Property Five-Year Benchmarks

- 25 housing structures are brought into compliance.
- 3 vacant housing units are rehabilitated through collaborative efforts.
- 12 severely blighted structures are demolished.
- 15 vacant and formerly blighted housing structures are boarded and cleaned up in order to improve neighborhood safety.
- All unmaintained vacant lots are mowed with a higher frequency using a strategic method. Outreach is conducted where viable to identify adjacent homeowners to take over lots.
- All vacant properties with illegal dumping are cleaned up.

## Infrastructure Five-Year Benchmarks

- All existing street lights are operational and an annual survey is conducted to report any further outages.
- Additional lighting is installed on Elm St. and in Wick Park.
- All sidewalks adjacent to key amenities and institutions are either cleaned up or replaced where needed.
- All streets equipped with new uniform neighborhood street signs.
- All dead trees removed and at least 25 new street trees and park trees planted.
- Wick Park is improved with additional amenities.
- At least one new bike facility installed.
- Extend Wick Ave. improvements to the intersection of Wick Ave. and McGuffey Rd.

## Crime and Safety Five-Year Benchmarks

- 15 crime hotspots are addressed through community policing and neighborhood interventions.

## Community Building Benchmarks

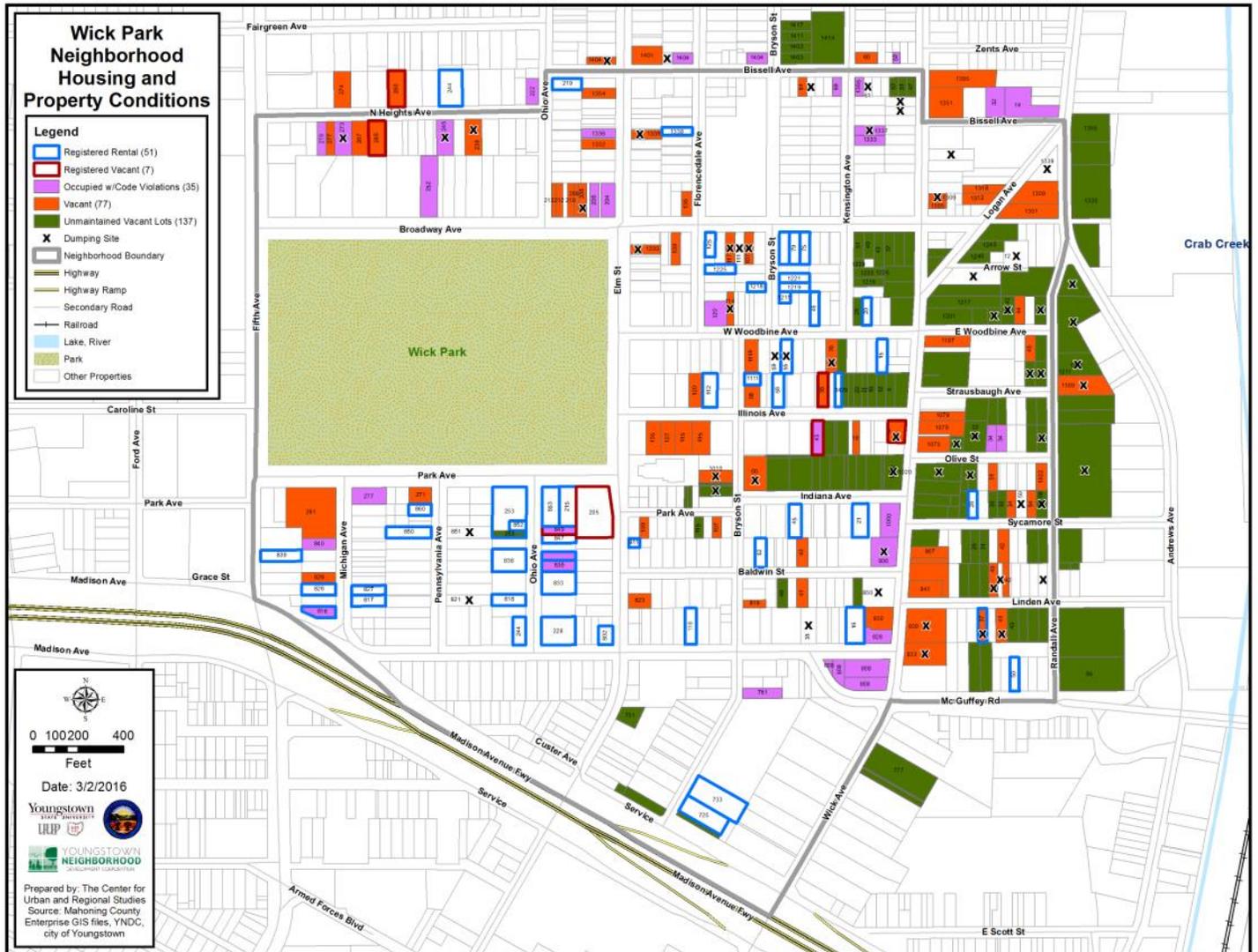
- Increase membership of Wick Park Neighborhood Association by 20 active residents.
- Complete five resident-driven neighborhood improvement projects.
- Conduct a meeting of neighborhood businesses.
- Engage neighborhood institutions such as Common Wealth, Park Vista, MYCAP, Cityscape, Ursuline High School, Youngstown State University, and churches to participate on the action team, provide meeting locations, as well as funding and/or support for community projects, such as workdays, events, and maintenance and improvement of vacant lots and sidewalks.
- Install two “Welcome to the Wick Park Neighborhood” signs.

## Economic Development Benchmarks

- Target city incentive programs to neighborhood businesses on Elm St., Madison Ave., and Wick Ave.
- Improve at least two existing business facades with loans from the City of Youngstown.
- Create or retain 25 jobs.
- Open two new neighborhood businesses.

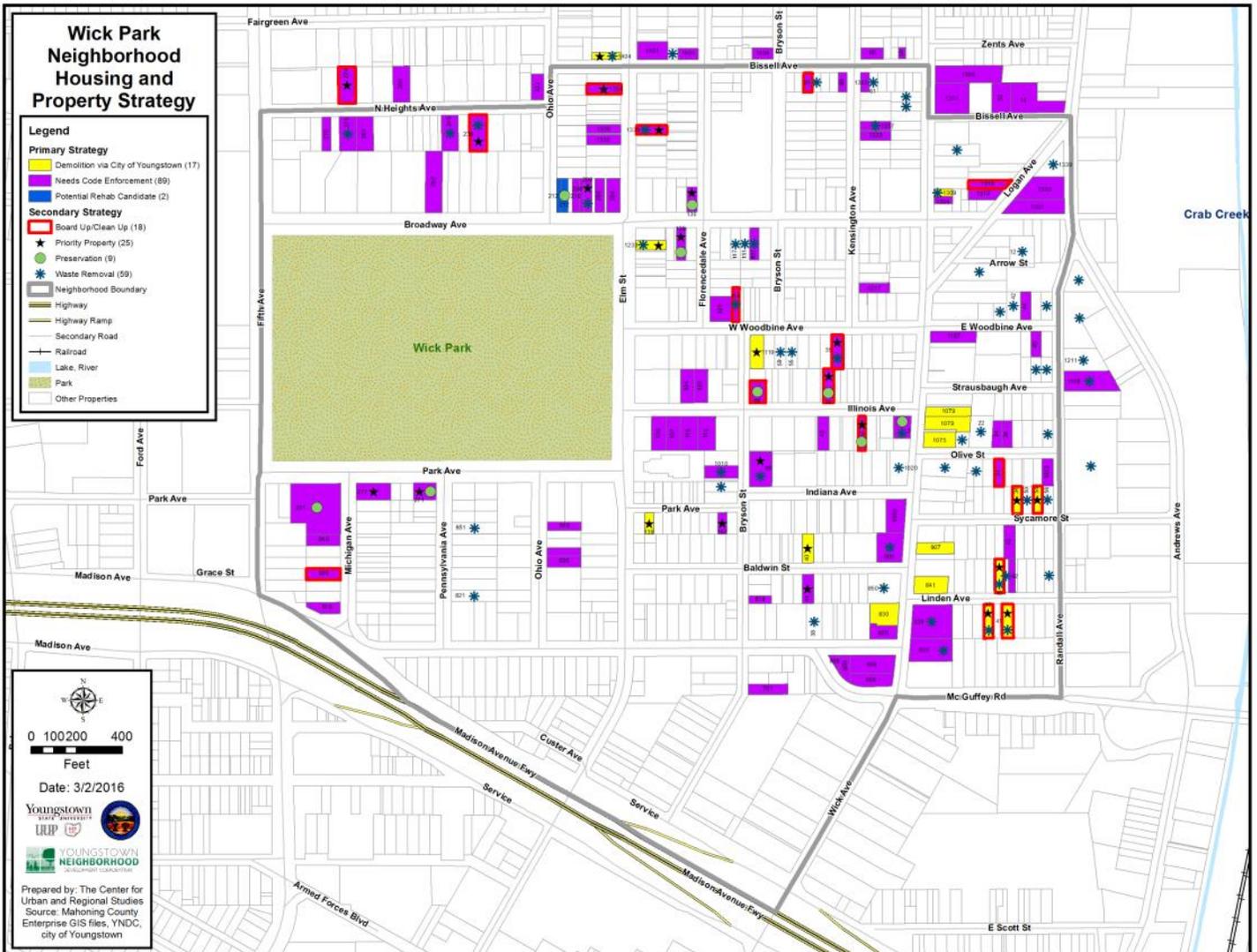
# SECTION III. HOUSING AND PROPERTY ISSUES

A detailed survey of the conditions of all properties in the Wick Park Neighborhood was conducted by YNDC in order to assess all housing and property issues that are negatively impacting quality of life and hindering housing reinvestment in the neighborhood. The following map outlines all current housing and property conditions that challenge the Wick Park neighborhood, including occupied properties with code violations, vacant and blighted properties, and unmaintained vacant lots.



This data was collected from a series of detailed field surveys conducted during 2015 and 2016 by YNDC tracking all exterior code violations, property vacancy, and vacant lot maintenance for every property in the neighborhood. Vacancy was determined by a number of factors, whether or not the windows/doors were broken and whether or not the electric meter was operating. There are 35 occupied properties with exterior code violations, 77 properties that are vacant, and 137 vacant lots that are not being mowed and maintained on a sufficient basis.

# HOUSING AND PROPERTY STRATEGY



The map above identifies a strategy for every vacant home and occupied structure with exterior code violations in order to stabilize the neighborhood’s housing market and improve quality of life for residents. The strategy of each property is determined by a thorough field survey conducted by YNDC of every property in the neighborhood and detailed property research examining ownership, tax status, and other related issues. This information was evaluated carefully to determine appropriate use of the strategies as described on the following two pages.

## Core Strategies

The following are descriptions of the core strategies assigned to each vacant property and occupied property with exterior code violations throughout the neighborhood. These strategies are necessary to bring the property into compliance or otherwise eliminate blight and disinvestment in the neighborhood.

**1) Code Enforcement:** This strategy seeks to have the home repaired through aggressive code enforcement by the City of Youngstown. Inspectors can issue warnings, administrative penalties, and can send the owner of homes in violation of the City's property code to either a Housing Appeals Board or to a prosecutor hearing, depending upon the severity of the violations and the financial circumstances of the owner. This is especially critical for occupied structures with violations and key vacant structures that are of significance to the fabric of the neighborhood and should be salvaged rather than demolished. If an owner is unresponsive to the City's code enforcement efforts, several tools may be used to achieve compliance. These include Spot Blight eminent domain, tax foreclosure, and receivership.

**2) Demolish via City of Youngstown:** Properties that are vacant and severely deteriorated are recommended in the plan for demolition by the City of Youngstown. These also include properties that must be urgently demolished because they are an immediate health and safety hazard and require urgent action to stabilize neighborhood conditions.

**3) Cut Entire Lot:** For single unmaintained lots that are between houses or maintained lots, the City should cut the entire lot in order to improve quality of life of surrounding residents and to give the lot the appearance of a side yard. Work should be conducted to acquire these properties and transfer them to a responsible owner nearby for ongoing maintenance.

**4) Waste Removal:** For vacant properties or vacant lots with significant trash and debris, the City should remove all debris to deter future dumping. If dumping persists, a split rail fence near the sidewalk should be installed.

**5) Rehabilitation Candidate:** This strategy is applied to vacant properties that are in relatively good condition and should not be demolished, but may have some condition which is hindering direct sale on the private market. A collaborative effort by the City, YNDC, and other partners should be considered to unencumber these properties so that they may be rehabilitated and re-occupied.

**6) Board Up/Clean Up:** Vacant properties with broken or missing doors or windows or are otherwise vulnerable to break-ins and vandalism are recommended to be boarded in order to secure the property and to prevent criminal activity. Properties can be boarded and secured in partnership with the City of Youngstown, YNDC, YSUscape, and neighborhood residents through a combination of volunteer workdays and contracted work crews.

**7) Preservation:** Due to their unique historical value, these properties should be preserved even if an immediate use does not currently exist. These properties should be preserved by boarding all openings, securing all doors, and ensuring the roofs are functional.

## Neighborhood-wide Strategies

In order to strengthen the housing market and build a stronger community, several strategies have been identified to complement the targeted property strategies.

1. **Market-building Activity:** Gateway signage, historic lampposts, uniform street signage, vacant lot improvements, maintenance of vacant properties, a neighborhood website, a neighborhood welcome packet, and events such as the *Better Block* held in the fall of 2015, can all help to build a strong neighborhood identity and market the neighborhood to potential residents. In addition, major employers, such as Youngstown State University and St. Elizabeth's Hospital, could be approached to provide incentives to employees to purchase homes and relocate to Wick Park.

2. **Community Building:** Collaboration among neighborhood institutions, the Wick Park Neighborhood Association, and YNDC should continue throughout the upcoming years as work to implement this action plan progresses. Examples of community building efforts include planning workdays and neighborhood-wide events, such as festivals, summer concerts, and historic home tours.

3. **Engaging Anchor Institutions:** The Wick Park neighborhood contains many anchor institutions, including Common Wealth, Nevels Temple, Unitarian Universalist Church, Rodef Sholom, Richard Brown Church, Youngstown Metro Church, Park Vista, MYCAP, Ursuline High School, and Youngstown State University. These institutions may be able to provide meeting locations, as well as funding and/or support for community projects, such as the market- and community-building strategies listed above.

4. **Engaging the Business Community:** The Wick Park neighborhood contains a number of locally-owned and national chain stores. The City of Youngstown's Economic Development Department should hold a meeting of business owners to discuss needs and concerns. These businesses should be targeted for economic development.

5. **Economic Development:** The City's incentive programs should be targeted to owners in the neighborhood, especially along Elm St. In particular, building facades should be improved and loans provided to new and existing businesses. The Youngstown Neighborhood Development Corporation provides micro-enterprise loans to neighborhood entrepreneurs and potential candidates should be identified throughout the neighborhood. Appropriate businesses, such as a café, should be encouraged to open.



The *Better Block* event is an example of an event that draws positive attention to the neighborhood and highlights existing local businesses, artists, entrepreneurs, and institutions

# TOP 25 PRIORITY PROPERTIES: WICK PARK NEIGHBORHOOD

Through field research, 25 vacant houses with code violations were identified as priority properties. Some vacant and some occupied, these houses were selected based on proximity to one another or to Wick Park; severity of deterioration; concern for health and safety of occupants or neighboring residents; stabilization in an area where one blighted or at-risk house is threatening an otherwise stable area; or further stabilizing an area where existing reinvestment has been taking place.

The list is broken down into two sections: Priority Properties for Demolition, and Priority Properties for Code Enforcement. Photos on this page demonstrate examples of some of the Top 25 Priority Properties.



**239 North Heights: CODE ENFORCEMENT**



**1119 Byrson: DEMOLITION**



**1233 Elm: DEMOLITION**



**271 Park: CODE ENFORCEMENT**

# PRIORITY PROPERTIES: DEMOLITION

The following 11 properties have been identified as priority properties for demolition. These properties were evaluated via data collected in the detailed property survey conducted by YNDC for the neighborhood and deemed priorities based on their poor condition.

Address	Description of Condition
139 Park	Trash/Debris; Dumping; Tires; Weeds; Roof Damage; Gutters; Stairways, Decks, Porches & Balconies; Handrails & Guards
40 Baldwin	Weeds; Protective Treatment; Trim; Roof Damage; Fascia; Stairways, Decks, Porches & Balconies, Premises Identification
1119 Bryson	Vacant Structure; Trash/Debris; Weeds; Bricks Falling; Chimneys & Towers; Premises Identification
1404 Elm	Trash/Debris; Weeds; Doors unsecure; Missing/Damaged; Roof damage; Gutters; Downspout; Foundations Walls; Structural Members
208 Broadway	Trash/Debris; Windows Unsecure; Stairways, Decks, Porches, & Balconies, Accessory Structures in Disrepair
1233 Elm	Trash/Debris; Weeds; Protective Treatment - Siding, Trim (lead paint); Roofs & Drainage - Roof damage, Gutters, Soffits, Fascia; Premises Identification
34 Sycamore	Vacant structure; Trash/Debris; Weeds; Doors and Windows Unsecure; Protective Treatment; Roofs & Drainage; Accessory Structures
54 Sycamore	Vacant structure; Trash/Debris; Weeds; Doors and Windows Unsecure; Protective Treatment; Roofs & Drainage; Accessory Structures
37 Linden	Doors Unsecure; Windows Unsecure; Peeling Paint (siding, trim, wood shakes); Roof Damage; Gutters; Downspouts; Soffits; Chimneys & Towers; Stairways, Decks, Porches, Balconies; Foundation Walls; Structural Members
40 Linden	Trash/Debris; Doors Unsecure; Windows Unsecure; Roof Damage; Gutters; Downspout; Soffits; Fascia; Chimneys & Towers; Stairways, Decks, Porches & Balconies; Foundation Walls; Structural Members; Premises Identification
41 Linden	Trash/Debris; Dumping; Tires; Weeds; Motor Vehicles; Defacement of Property; Doors Unsecure; Windows Unsecure; Peeling Paint (siding, trim); Roof Damage; Gutters; Downspouts; Soffits; Chimneys & Towers; Stairways, Decks, Porches and Balconies; Foundation Walls

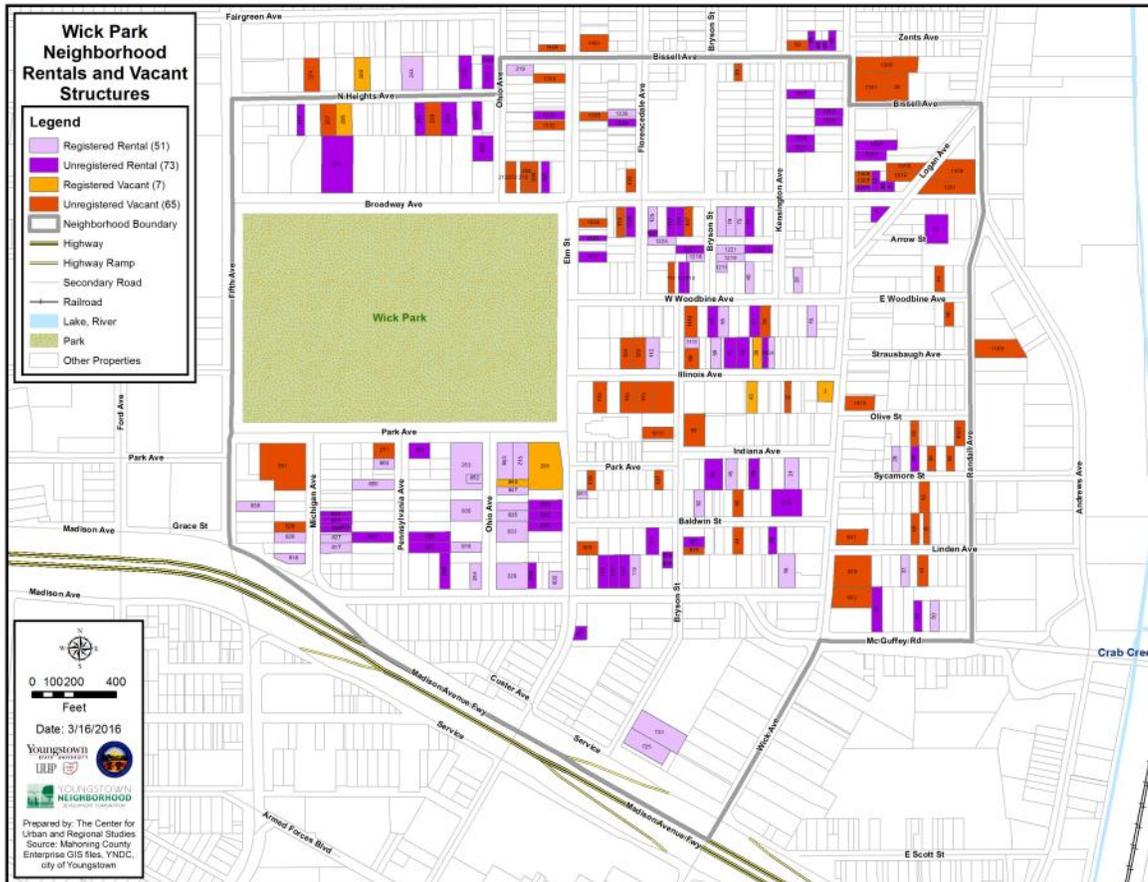
# PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 14 properties have been identified as priority properties for code enforcement. The condition of these properties was evaluated using the detailed property survey of the neighborhood. Some of these properties are occupied properties that are in the poorest condition on an otherwise stable street. Properties that are vacant with issues but can likely be salvaged and rehabilitated are also included on this list, as basic enforcement is the initial step required to ensure these properties are kept in a good state of repair until the point that they can be acquired and re-occupied.

Address	Description of Condition
271 Park	Protective Treatment; Trim; Stairways, Decks, Porches, & Balconies; Overhang extensions; Premises Identification
277 Park	Protective Treatment; Trim; Roofs & Drainage
66 Indiana	Vacant structure; Trash/Debris; Weeds; Doors and Windows Unsecure; Protective Treatment; Roofs & Drainage; Accessory Structures
1354 Elm	Trash/Debris; Dumping; Tires; Weeds; Defacement of Property; Protective Treatment; Siding; Gutters; Downspout; Premises Identification
1335 Elm	Trash/Debris; Dumping; Weeds; Motor Vehicle; Protective Treatment (tuck pointing); Roofs & Drainage; Downspout; Fascia; Structural Members
274 N. Heights	Trash/Debris; Tires; Weeds; Roofs & Drainage - Roof Damage, Gutters, Downspout, Soffits, Fascia; Stairways, Decks, Porches, & Balconies
239 N. Heights	Trash/Debris; Weeds; Roof & Drainage, Roof Damage; Gutters; Downspout; Soffits; Fascia; Stairways, Decks, Porches, & Balconies; Structural Members
41 Baldwin	Vacant Structures; Sanitation; Weeds; Accessory Structures; General; Protective Treatment; Premises Identification; Exterior Walls; Roofs and Drainage; Stairways, Decks, Porches & Balconies
136 Broadway	Trash/Debris; Protective Treatment; Trim
107 Park	Roofs & Drainage; Gutters; Accessory Structures in Disrepair; Soffits; Fascia; Handrails & Guards
35 W. Woodbine	Trash/Debris; Dumping; Tires; Weeds; Doors unsecure; Protective Treatment; Siding; Roofs & Drainage; Roof damage; Gutters; Soffits; Fascia
139 Broadway	Trash/Debris; Protective Treatment; Siding; Trim; Gutters; Fascia; Accessory Structures in Disrepair
38 Illinois	No meter; Gutters/downspouts; Dumping; Peeling Paint; Garage in Disrepair
19 Illinois	Unsecure; Needs to be Boarded

# RENTAL AND VACANT REGISTRATION

The following map identifies all registered rental and vacant properties within the neighborhood, with all the properties which are NOT registered but likely need to be registered identified as “Unregistered Vacant” or “Unregistered Rental.” Current registration data was obtained from the City of Youngstown Department of Property Registration and current ownership information was retrieved from the Mahoning County Auditor. Vacancy data was determined from a detailed property survey conducted by YNDC for the entire neighborhood. **Addressing unregistered rental properties is a high priority in the Wick Park neighborhood, given that 70% of all housing units are rentals.**



All residential properties that are occupied and being rented must be registered with City of Youngstown. In total, there are 51 registered rental properties within the neighborhood and an additional 72 occupied houses that are likely rental properties which are unregistered. “**Unregistered Rental**” properties are properties that were either registered in the past two years but their registration is lapsed, or properties where the owner’s address is different from the address of the property, indicating that it is unlikely that the owner resides at the home. All properties that are not presently occupied and not actively being rented must be registered with the City of Youngstown as vacant. There are 7 registered vacant properties within the neighborhood, with an additional 65 “**Unregistered Vacant**” properties. These are properties that identified as vacant in the property survey conducted for the Neighborhood Action Plan where the owner has not registered the property with the City of Youngstown.

**Strategy Recommendation:** All of the unregistered vacant and rental property owners should receive an official notice to register as soon as possible. Investigative work should be completed by the City to identify any owners who do not respond to the notice and citations of \$100 per week per city ordinance should be issued in order to gain registration compliance. If unpaid, fines should be assessed to the tax duplicate.

# PROPERTIES FOR BOARDUP AND CLEANUP

The following 13 properties have been identified as priority properties for cleanup and board-up. Many of these properties are among the worst in the neighborhood, are wide open and exposed to the elements, and are an immediate threat to the health and safety of the surrounding residents. While many are not likely to be demolished within the next two to three years due to their size and the cost of asbestos abatement and removal, boarding, cleaning up trash and debris, and removing overgrowth will bring these properties into a manageable condition for residents. Boarding and securing properties helps to prevent vandalism, theft, and drug-related activity from occurring inside the properties. Cutting down overgrowth and removing trash eliminates health hazards and improves visibility.

Address	Description of Condition
828 Michigan	Back door unsecured; Stairways, Decks, Porches, & Balconies
31 Olive	Trash/Debris, Weeds, Motor Vehicles, Defacement of Property, Doors Unsecure, Protective Treatment, Premises Identification
68 Illinois	Trash/Debris; Weeds; Roofs & Drainage; Gutters; Downspout
38 Illinois	Trash/Debris; Weeds; Protective Treatment; Trim; Wood Shakes; Roof Damage; Gutters; Downspout; Soffits; Fascia; Chimneys & Towers
35 W Woodbine	Trash/Debris; Dumping; Tires; Weeds; Doors unsecure; Protective Treatment; Siding; Roofs & Drainage; Roof damage; Gutters; Soffits; Fascia
114 W Woodbine	Trash/Debris; Weeds; Windows Unsecure; Protective Treatment - Siding, Trim; Gutters; Soffits; Fascia; Structural Members
1318 Logan	Trash/Debris; Dumping; Tires; Windows Unsecure; Protective Treatment; Peeling Paint - Siding; Gutters; Downspout; Soffits; Stairways, Decks, Porches, & Balconies; Handrails & Guards; Premises Identification
1335 Elm	Trash/Debris; Dumping; Weeds; Motor Vehicle; Protective Treatment (tuck pointing); Roofs & Drainage; Downspout; Fascia; Structural Members
239 N Heights	Trash/Debris; Weeds; Roof & Drainage, Roof Damage; Gutters; Downspout; Soffits; Fascia; Stairways, Decks, Porches, & Balconies; Structural Members
1354 Elm	Trash/Debris; Dumping; Tires; Weeds; Defacement of Property; Protective Treatment; Siding; Gutters; Downspout; Premises Identification
274 N Heights	Trash/Debris; Tires; Weeds; Roofs & Drainage - Roof Damage, Gutters, Downspout, Soffits, Fascia; Stairways, Decks, Porches, & Balconies
81 Bissel	Trash/Debris; Weeds; Protective Treatment - Siding, Trim, Wood Shakes, Roofs Damage, Gutters, Fascia
19 Illinois	Unsecure; Needs to be Boarded

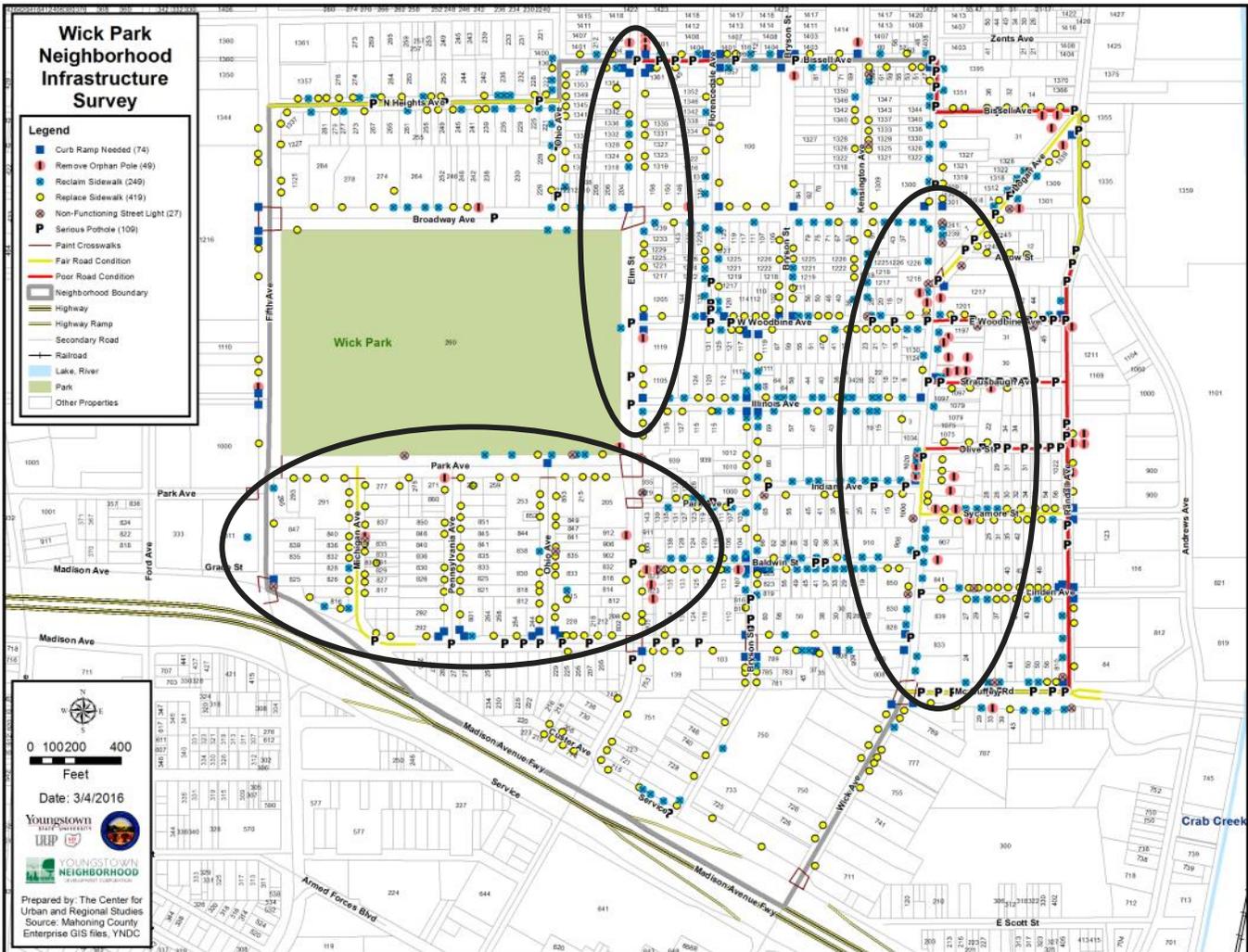
# PROPERTIES FOR PRESERVATION

The following 9 properties have been identified as priority properties for preservation. Many of these properties are among the most architecturally significant in the neighborhood, but are threatened by having unsecure openings, a failing roof, or significant deterioration. While many are not likely to be rehabilitated soon due to their size, condition, and local housing market, preserving these properties will help to keep them from deteriorating further and possibly enable future rehabilitation.

Address	Description of Condition
136 Broadway	Trash/Debris; Protective Treatment; Trim
139 Broadway	Trash/Debris; Protective Treatment; Siding; Trim; Gutters; Fascia; Accessory Structures in Disrepair
212 Broadway	Weeds
3 Illinois	Trash/Debris
19 Illinois	Trash/Debris; Weeds; Windows Unsecure; Roof Damage; Gutters; Downspouts; Soffits; Stairways, Decks, Porches, & Balconies
38 Illinois	Trash/Debris; Weeds; Protective Treatment; Trim; Wood Shakes; Roof Damage; Gutters; Downspout; Soffits; Fascia; Chimneys & Towers
68 Illinois	Trash/Debris; Weeds; Roofs & Drainage; Gutters; Downspout
271 Park	Protective Treatment; Trim; Stairways, Decks, Porches, & Balconies; Overhang extensions; Premises Identification
291 Park	Peeling Paint (siding, trim); Parking Lot in Disrepair

# SECTION IV. INFRASTRUCTURE REPAIR AND MAINTENANCE

A detailed survey was conducted by YNDC to identify all roads, sidewalks, street lights, and other basic infrastructure and facilities issues that require attention throughout the neighborhood. The following map identifies the basic infrastructure issues that need to be addressed and three priority areas in the neighborhood where infrastructure requires significant attention, which are marked with ovals.



There are **27 street lights out** within the neighborhood. Pink circles indicate the location where a street light is out. There are a number of sidewalk issues throughout the neighborhood. Yellow circles identify sections of sidewalk that are either severely lifted up or severely cracked and need replaced. Blue circles indicate areas where sidewalks are covered in significant debris and overgrowth, but may be reclaimed and brought back into use if scraped and cleaned. Some of these sidewalks may ultimately need replacement, but this must be determined after they are uncovered.

Street conditions are also identified. Sections of street in red are in “poor” condition, with many potholes and uneven patches. Sections in yellow are in “fair” condition and have some patching and minor potholes. Sections of road that are not highlighted are generally in “good” condition. Three infrastructure priority areas were identified in the survey and are circled on the map. Priority areas include the Wick Ave corridor, Elm St., and streets north of YSU.

## Infrastructure Strategy Recommendations:

1) **Focus street resurfacing improvements on critical thoroughfares and around core neighborhood institutions.** Streets in poor condition near key institutions should be prioritized for street resurfacing in future years, once current and planned projects are completed.

2) **Sidewalk replacement should be focused along streets leading to Wick Park, Elm St., and YSU.** Sidewalks should be in good condition in these areas that see higher levels of pedestrian activity, as well as recreational use by walkers and joggers.

3) **A concerted effort should be made to uncover and clean up overgrown sidewalks on streets leading to Wick Park, Elm St., and YSU.** Clusters of overgrown sidewalks exist on side streets perpendicular to Elm St., such as Baldwin St. and Illinois Ave., as well as N. Heights Ave. These sidewalks should be scraped and cleaned of debris and overgrowth in order to enable residents to easily walk to neighborhood amenities. This should be done in conjunction with neighborhood groups, the City of Youngstown's RUBY tool trailer, and Street Department staff. These sidewalks should be cleared in conjunction with other community workday projects tackled by neighborhood groups in this area.

4) **All street lights which are out should be reported and tracked until addressed by Ohio Edison.** All 27 street lights should be replaced in a timely manner and must be reported to Ohio Edison in order to be addressed. This can be done through the First Energy website in a short time period First Energy provides a work order number through this system that can be used to follow up and track progress on light replacements. The URL for the online Report Lighting Problem system is as follows: [https://www.firstenergycorp.com/service\\_requests/report-lighting-problem.html](https://www.firstenergycorp.com/service_requests/report-lighting-problem.html). In July of 2015, YNDC reported all of these lights to First Energy using this system and developed a database for monitoring and tracking street light work orders.



Infrastructure improvements should be targeted near neighborhood assets, such as Wick Park. On streets leading to these assets, all sidewalks, crosswalks, and street lights should be fully functional and streets in poor condition should be prioritized for resurfacing.

## Infrastructure Strategy Recommendations Cont'd:

5) Additional lighting should be installed along Elm St. and in Wick Park to encourage pedestrian activity and use of the park in the evenings.

6) Install a new bike facility in the neighborhood, such as a dedicated bike lane that connects Crandall Park, Wick Park, Downtown and Youngstown State University. Desire for a new bike facility connecting the neighborhood to downtown and Youngstown State University was a priority for residents. The bike facility should be a dedicated and fully painted bike lane, which will increase safety for cyclists.

7) All dead trees in the tree lawn and in Wick Park should be removed and new trees should be planted in the priority areas identified using the City of Youngstown Street Tree Planting Guide regulations.

8) Crosswalks around Wick Park and along Elm St. and Madison Ave. should be fully painted across the street at traffic signals to provide a safe place for pedestrians to cross the street.

9) Remove orphan poles. These constitute a safety hazard for pedestrians and give neighborhood corridors an unkempt appearance.

10) New Welcome to Wick Park signage should be installed at critical gateways, including Fifth Ave., Madison Ave., and Elm St. Signage may be funded through solicitation of private funds and sponsorship.

11) Continue the rehabilitation of Wick Park through additional amenities. The park has seen improvement over the past several years due to the efforts of CityScape, the Parks Department, and other partners, but it would benefit from additional amenities, such as a renovated pavilion and installation of updated fitness equipment.

12) Improve synchronization of traffic lights on Fifth Ave. Fifth Ave. has 13 signalized intersections--more than any street in the city. Synchronization of these lights should be improved so that motorists traveling at the speed limit can pass through mostly green lights as they travel Fifth Ave. Lights should flash yellow during the night and late in the evening.

13) Enhance safety at intersection of Park Ave. and Fifth Ave. Motorists turning from Park Ave. onto Fifth Ave. have limited visibility, creating a dangerous intersection that should be studied and addressed appropriately.



Signage contributes to the character of the Wick Park neighborhood

# STREET TREE REMOVAL AND PLANTING

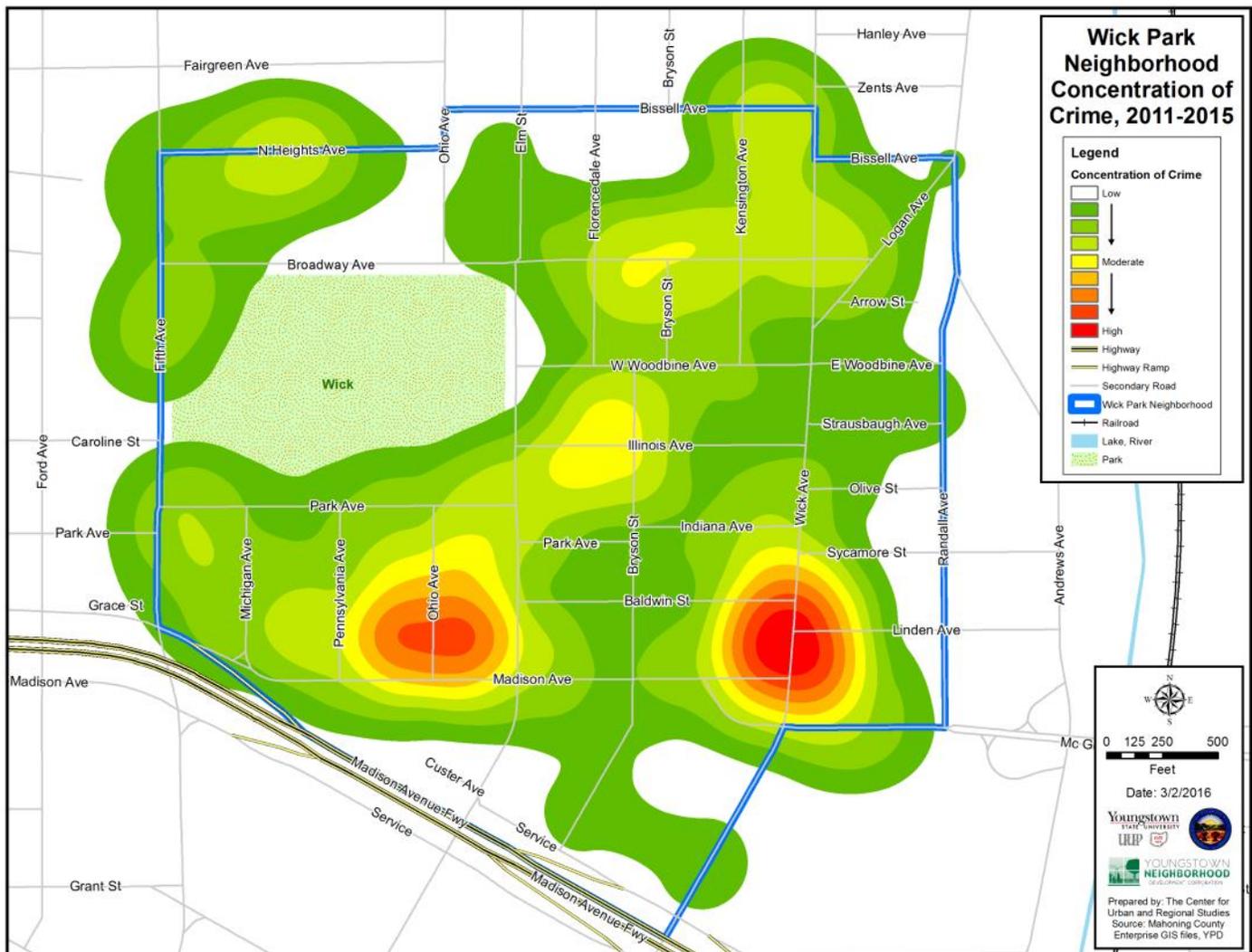
The following map identifies the location of all dead street trees that need removed and all locations where new trees could be planted to rebuild the neighborhood tree canopy. Data for this map was collected through a detailed survey conducted by YNDC that identified all dead street trees and all devil strips in the neighborhood where new street trees could easily be planted to re-establish the neighborhood's tree canopy. Tree lawns with major obstructions, including telephone/electric lines, fire hydrants, and existing established street trees were not considered good candidates for new trees.



**Street Tree Strategy Recommendation:** Improving the condition of street trees and the neighborhood's historic tree canopy was an infrastructure issue identified by residents. Dead trees in highly visible locations, such as Fifth Ave., Park Ave., Broadway Ave., Wick Ave., and Logan Ave. should be removed and replanted where appropriate. Additionally, a cluster of dead street trees exists on North Heights Ave. and these should be removed. Street tree replacement should be focused on streets leading to Wick Park, in order to extend the park's tree canopy into the neighborhood.

# SECTION V. NEIGHBORHOOD CRIME AND SAFETY

This heat map below illustrates “hot spots” or areas where there has been the most significant criminal activity in the neighborhood. These are the locations of incidents at which the Youngstown Police Department has filed reports for the 8 crimes reported by municipalities to the FBI, known as Part 1 crimes, which include homicide, rape, robbery, aggravated assault, burglary, theft, arson, and motor vehicle theft. Crimes took place between 2011 and 2015. Non-Part 1 crime reports were also analyzed and a significant number of reports involving missing persons and runaways were found to exist, particularly at two specific group homes in the neighborhood, which each generated more than 350 crime reports between 2011 and 2015. While these reports do indicate a level of neighborhood distress, they were removed from the map below, as they skew the analysis to show group homes as the primary neighborhood crime hotspots. The majority of violent and property crimes, which are much greater threats to resident safety, occur in other parts of the neighborhood, such as Wick Ave. and Ohio Ave., as shown in the map below.



**Crime and Safety Strategy Recommendation:** The Neighborhood Action Team tasked to implement the plan should work with the newly-designated community police officers, code enforcement officials, and neighborhood residents to monitor these properties and to enforce all applicable codes to discourage criminal activity occurring at hotspot properties in the neighborhood. Targeted and systematic code enforcement sweeps and strict enforcement of rental and vacant registration, combined with door-to-door community policing efforts, should be utilized jointly to restore order to hot spot zones and prevent spillover effects of crime into adjacent areas.

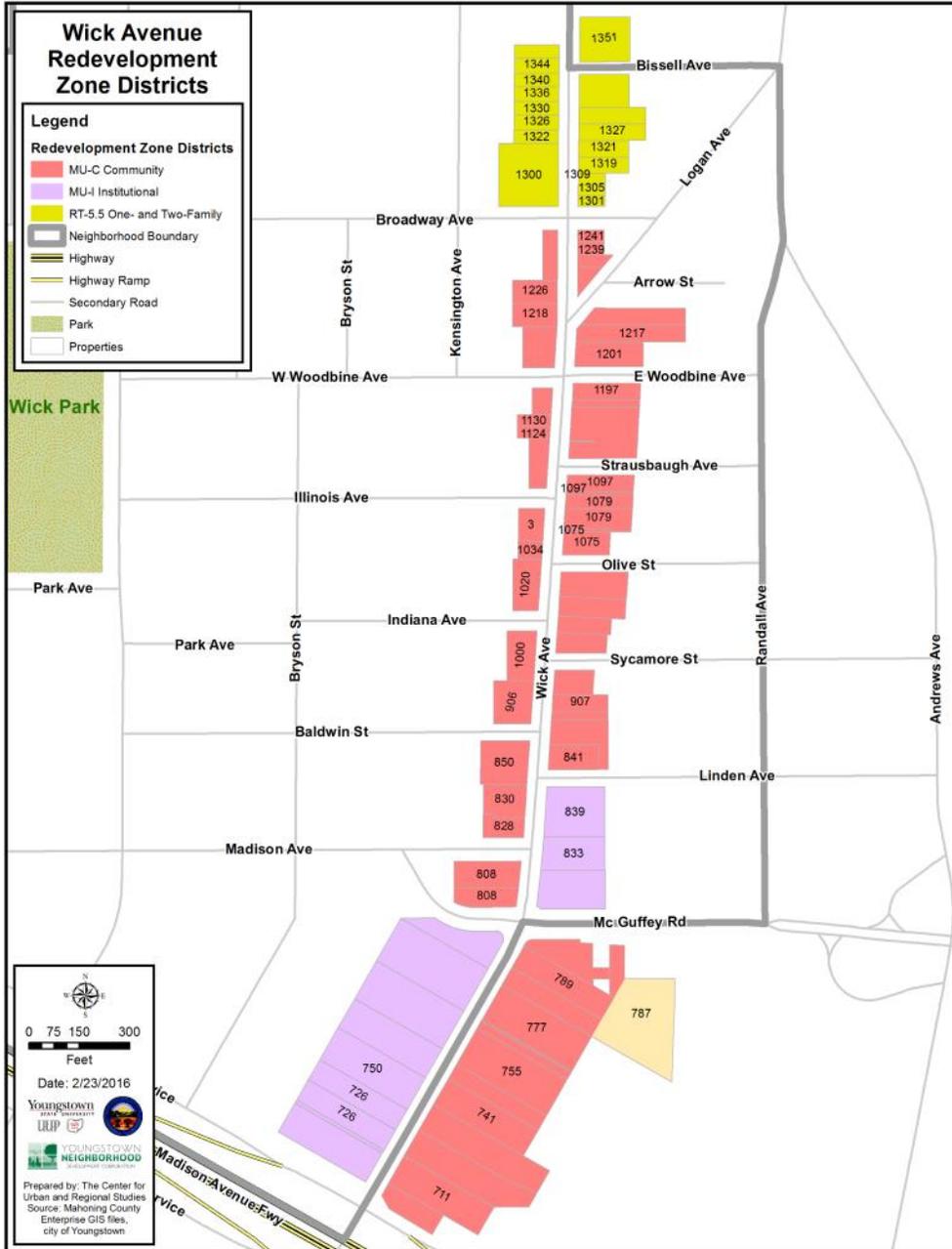
# TOP 20 HOTSPOT PROPERTIES

The following addresses represent residential properties which have the highest numbers of police reports for Part 1 crimes filed in the neighborhood. The total number of reports was tallied for the period between January 1, 2011 and December 31st, 2015. Part 1 crimes include homicide, rape, robbery, aggravated assault, burglary, theft, arson, and motor vehicle theft.

Rank	Address	Police Reports Filed, 2011 - 2015
1	A property in the 800 block of Wick Ave.	20
2	A property in the 100 block of Broadway Ave.	14
3	A property in the first block of McGuffey Rd.	13
4	A property in the 100 block of Illinois Ave.	13
5	A property in the 1200 block of Fifth Ave.	13
6	A property in the 800 block of Ohio Ave.	11
7	A property in the 200 block of Park Ave.	9
8	A property in the 800 block of Wick Ave.	8
9	A property in the 700 block of Wick Ave.	8
10	A property in the first block of Bissel Ave.	7
11	A property in the 800 block of Pennsylvania Ave.	7
12	A property in the 800 block of Ohio Ave.	7
14	A property in the 900 block of Wick Ave.	7
15	A property in first block of Indiana Ave.	6
16	A property in the 200 block of N. Heights Ave.	6
17	A property in the first block of Madison Ave.	6
18	A property in the 800 block of Pennsylvania Ave.	6
19	A property in the 900 block of Elm St.	6
20	A property in the 100 block of Illinois Ave.	5

# SECTION VI. WICK AVENUE ECONOMIC DEVELOPMENT

The Wick Ave. Corridor, between Logan Ave. and the Madison Ave. Expressway, presents an opportunity for future economic development. This corridor contains the “Wick Six”—a collection of dilapidated former car dealerships and vacant lots in need of demolition and environmental remediation, but also several businesses and anchor institutions, including Ursuline High School, Youngstown Metro Church, and Youngstown State University, just south of the expressway. Addressing the “Wick Six” is a priority for the City of Youngstown, as well as for neighboring residents and institutions.

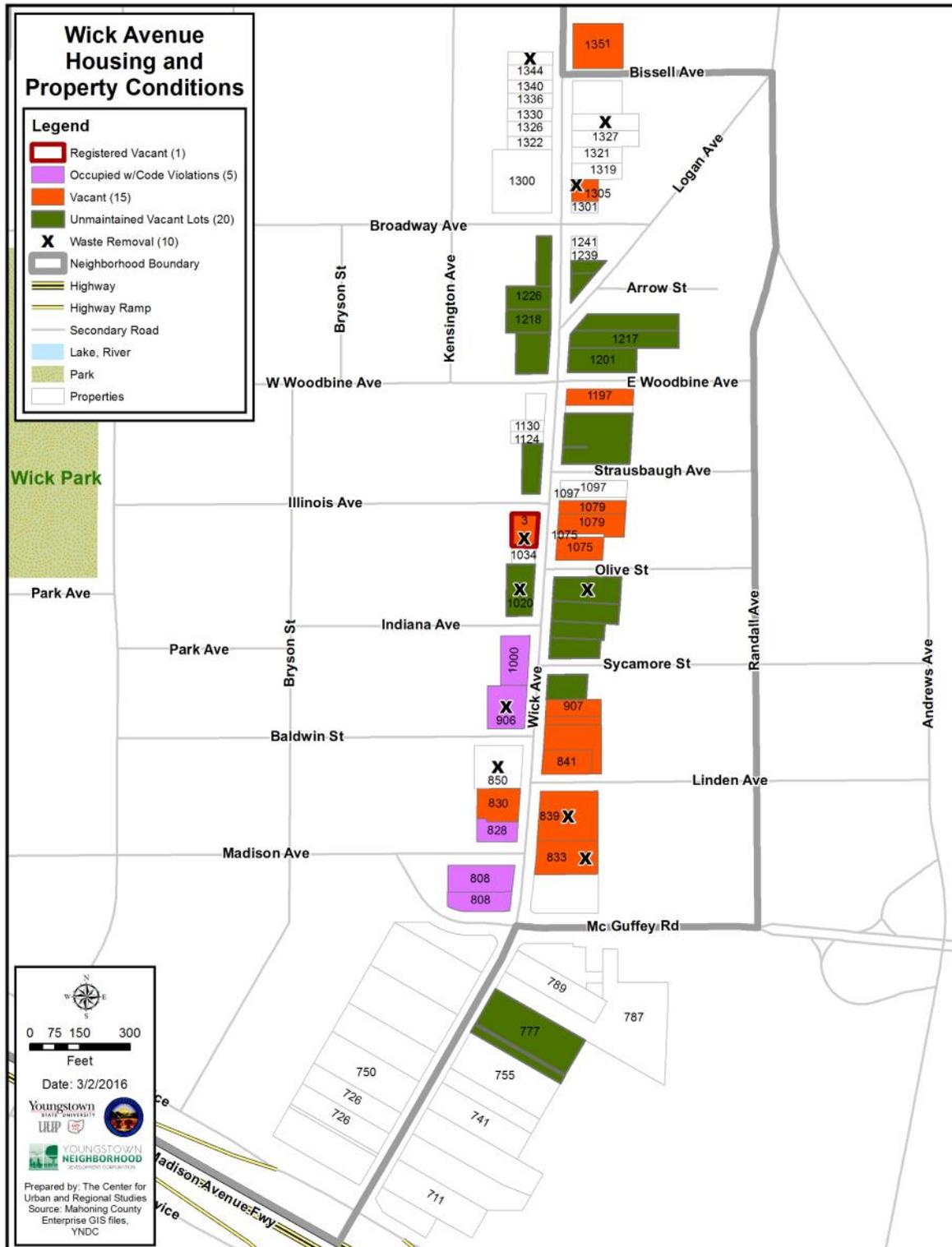


The Wick Ave. corridor currently contains a mix of businesses, institutions, vacant lots, and dilapidated buildings.

Much of the Wick Ave. corridor between McGuffey Rd. and Logan Ave. is zoned Mixed Use-Community District (MU-C), which was created for the purpose of providing areas for a variety of retail and services and medium-density residential uses (Youngstown Redevelopment Code). MU-C zoning is intended to create a vibrant, walkable urban corridor with a mix of uses and distinctive character. In order to reach this goal, the Wick Ave. corridor will require significant investment, including the demolition of dilapidated structures, environmental site assessments, clean up of contamination, rehabilitation of salvageable structures, clean up and maintenance of vacant lots, and infrastructure repairs.

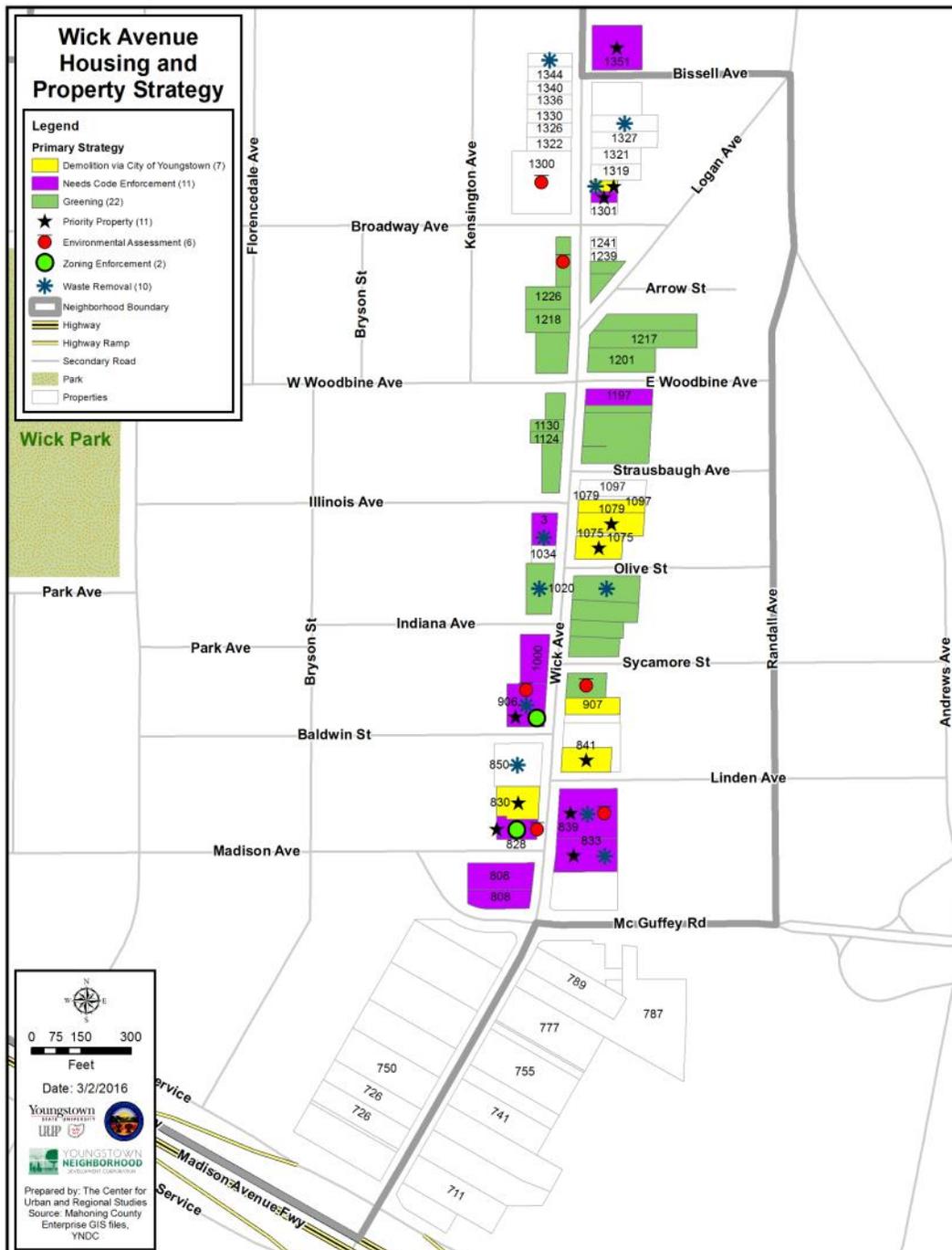
# WICK AVENUE CORRIDOR PROPERTY CONDITIONS

YNDC conducted a survey of conditions of all properties on Wick Ave. to assess issues that are negatively impacting the corridor and hindering reinvestment. The following map spotlights occupied properties with code violations, as well as vacant and blighted properties. This data was collected from field surveys conducted in 2015 and 2016 by YNDC, tracking exterior code violations and property vacancy. Vacancy was determined by a number of factors, such as broken windows and/or doors or a non-active electric meter. There are 5 occupied properties with exterior code violations and 15 vacant structures.



# WICK AVENUE CORRIDOR PROPERTY STRATEGY

The map below identifies a strategy for every vacant and occupied structure with exterior code violations in order to stabilize the corridor and improve conditions for residents, business owners, and their customers. The strategy of each property is determined by a field survey conducted by YNDC and property research examining ownership, tax status, and other related issues. This information was evaluated carefully to determine appropriate use of the strategies as described on the following pages. Properties marked with a star are priority properties and should be among the first to be addressed along the corridor. Some vacant and some occupied, these structures were selected based on severity of deterioration; concern for health and safety of occupants, neighboring residents, and businesses; stabilization in an area where one blighted or at-risk structure is threatening an otherwise stable area; or further stabilizing an area where existing reinvestment has been taking place.



## Core Strategies

The following are descriptions of the core strategies assigned to each vacant and occupied property with exterior code violations along the corridor. These strategies are necessary to bring the property into compliance or otherwise eliminate blight and increase investment on Wick Ave.

**1) Demolition via the City of Youngstown:** Properties that are vacant and severely deteriorated are recommended in the plan for demolition by the City of Youngstown. These also include properties that must be demolished quickly because they are an immediate health and safety hazard.

**2) Needs Code Enforcement:** Commercial and residential properties with code violations are to be repaired by their owners through aggressive code enforcement by the City of Youngstown. Inspectors can issue warnings, administrative penalties, and can send the owner of structures in violation of the City's property code to either a Housing Appeals Board or to a prosecutor hearing, depending upon the severity of the violations and the financial circumstances of the owner. This is especially critical for occupied structures with violations, and key vacant structures of significance to the fabric of the corridor that should be salvaged rather than demolished. If an owner is unresponsive to the City's code enforcement efforts, several tools may be used to achieve compliance. These include Spot Blight eminent domain, tax foreclosure, and receivership.

**3) Needs Zoning Enforcement:** Commercial properties with zoning violations are to be addressed by their owners through aggressive zoning enforcement by the City of Youngstown. The city's zoning inspector can issue warning and penalties for non-compliance.

**4) Environmental Assessment:** Many gas stations and automobile repair shops used to operate along Wick Ave. and are now abandoned. These pose challenges to redevelopment because of the potential for underground storage tanks and contamination at these sites. Funding is available, particularly on sites that are to be repurposed, through the US and Ohio Environmental Protection Agencies, as well as the State of Ohio Targeted Brownfield Assessment program to assess these sites and clean up any contamination found.

**5) Waste Removal:** For vacant properties or vacant lots with significant trash and debris, the City should remove all debris to deter future dumping. If dumping persists, a split rail fence near the sidewalk should be installed.

**6) Greening:** Former parking lots and sites with debris and dumping should be cleaned up and receive greening treatment, involving scraping the lot of gravel or concrete, spreading top soil, and planting grass seed.

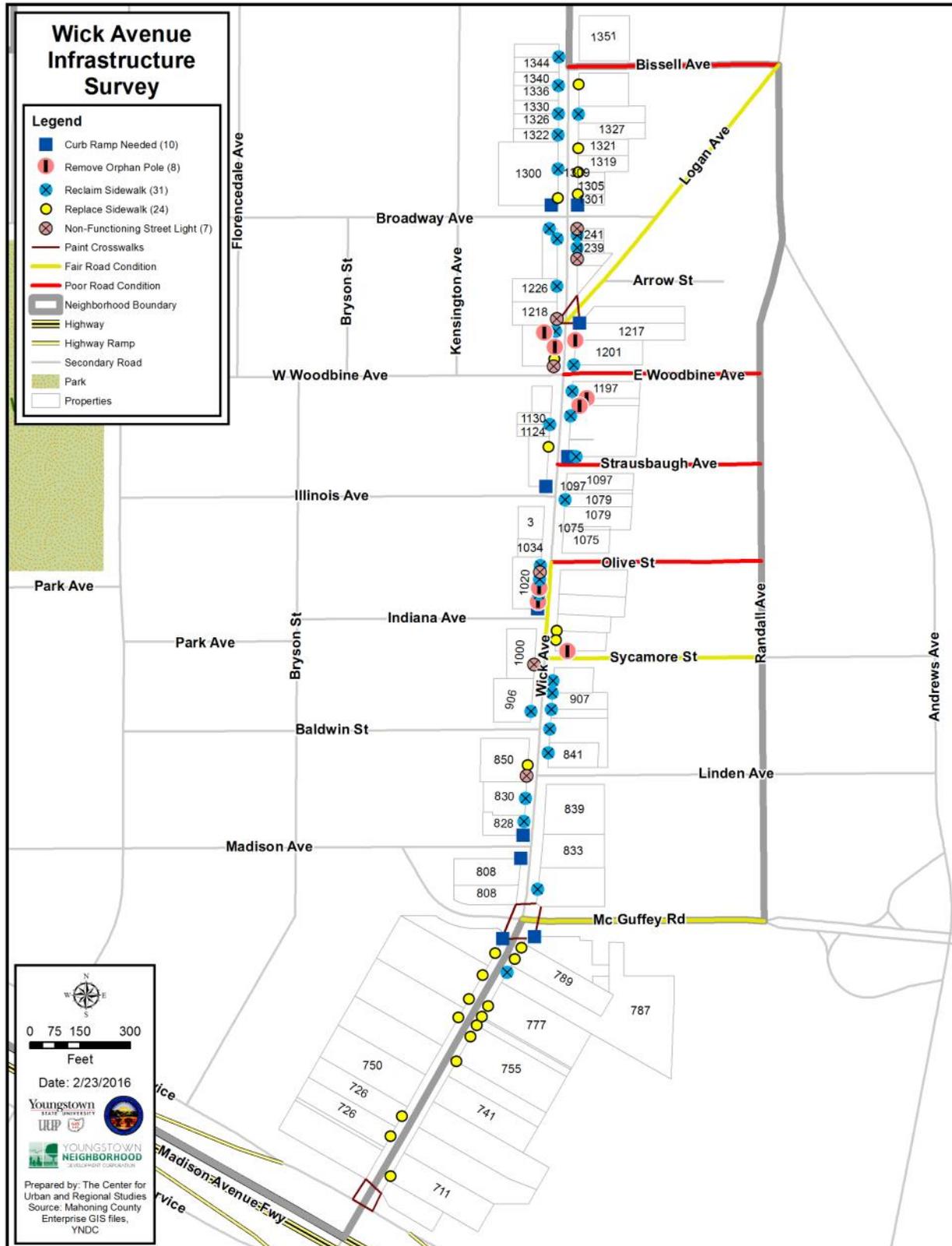
# WICK AVENUE CORRIDOR PRIORITY PROPERTIES

The following 11 properties with code violations have been identified as priorities properties, based on data collected in a YNDC property survey. The table below lists the type of property, current code violations, and the strategy or strategies proposed to address issues at these properties.

Address	Type	Code Violations	Strategy
828 Wick Ave	Commercial	No Permanent Physical Barriers Between Car Lot and Sidewalk / Adjacent Properties; Vehicles in Devil Strip	Code Enforcement / Zoning Enforcement / Environmental Assessment
830 Wick Ave	Commercial	Peeling Paint; Missing Siding/Fascia; Roof in Disrepair	Demolition
833 Wick Ave	Commercial	Trash/Debris; Weeds; Accessory Structures in Disrepair (fences and poles)	Code Enforcement
839 Wick Ave	Commercial	Trash/Debris; Tires; Peeling Paint (trim); Soffits; Accessory Structures (front peak)	Code Enforcement / Environmental Assessment
841 Wick Ave	Commercial	Trash/Debris; Weeds; Motor Vehicles; Doors Unsecure; Peeling Paint (siding, trim); Accessory Structures in Disrepair (car port)	Demolition
906 Wick Ave	Commercial	Inoperable Vehicles; Trash/Debris; Tires	Code Enforcement / Zoning Enforcement / Environmental Assessment
1075 Wick Ave	Commercial	Vacant structure; Trash/debris; Dumping; Tires; Weeds; Defacement of Property; Doors Unsecure; Roof Damage; Foundation Walls; Premises Identification	Demolition
1079 Wick Ave	Commercial	Weeds; Peeling Paint; Defacement of Property; Door/Windows in Disrepair; Unsecure Windows	Demolition
1305 Wick Ave	Residential	Peeling Paint On Wood Shakes, Trim, and Fascia	Code Enforcement
1309 Wick Ave	Residential	Trash/Debris; Porch in Disrepair; Peeling Paint; Windows in Disrepair; Red-tagged	Demolition
1351 Wick Ave	Commercial	Trash/Debris; Tires; Weeds; Motor Vehicles; Defacement of Property; Gutters; Downspout	Code Enforcement

# WICK AVENUE CORRIDOR INFRASTRUCTURE SURVEY

A detailed survey was conducted by YNDC to identify infrastructure issues that require attention along the corridor. The following maps identify the basic infrastructure issues that need to be addressed and opportunities for new infrastructure and facilities. A detailed description of each recommendation is found on the pages following the infrastructure maps.



## **Wick Avenue Corridor Infrastructure Recommendations:**

The strategies listed below are recommended to improve the appearance and functionality of Wick Ave. as a commercial district. Funding for infrastructure improvements along Wick Ave. could be acquired through programs administered by the State of Ohio and by Eastgate Regional Council of Governments. These include state funds through the Ohio Public Works Commission (OPWC), as well as federal funds through the Congestion Mitigation and Air Quality Improvement Program (CMAQ), the Surface Transportation Program (STP), and the Transportation Alternatives Program (TAP). OPWC provides financing for road and bridge improvements through both the State Capital Improvement Program (SCIP) and the Local Transportation Improvement Program (LTIP). CMAQ funds surface transportation projects and other related efforts that contribute to air quality improvements and provide congestion relief, such as signal synchronization, roundabouts, and bikeways. STP typically provides funds for resurfacing roadways. TAP funds the construction, planning, and design of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation, including sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting and other safety-related infrastructure.

More information regarding each of these funding sources can be found at the following links:

**OPWC SCIP/LTIP:** <http://eastgatecog.org/RegionalPlanning/TheSCIPLTIInfrastructureProgram.aspx> and <http://www.pwc.state.oh.us/default.html>

**CMAQ:** [http://www.fhwa.dot.gov/environment/air\\_quality/cmaq/](http://www.fhwa.dot.gov/environment/air_quality/cmaq/)

**STP:** <http://www.fhwa.dot.gov/map21/guidance/guidestp.cfm>

**TAP:** <http://www.fhwa.dot.gov/map21/guidance/guidetap.cfm>

**1) Crossing signals should be installed at key intersections and existing signals should be inspected regularly to ensure functionality.** Crossing signals are key to ensuring pedestrian safety, creating an environment where pedestrians can easily navigate the business district on foot. Signals at Wick Ave. and McGuffey Rd. should be monitored regularly to ensure functionality. Non-functional crossing signals should be reported to the City of Youngstown's Department of Public Works.

**2) Crosswalks should be marked at intersections with crossing signals.** Striping crosswalks also increases safety for pedestrians, giving them a dedicated space to cross multiple lanes of traffic. Clearly marked crossings alert motorists to the potential of pedestrians crossing the street, making drivers more alert. Crosswalks should be fully marked at intersections with crossing signals, such as at Wick Ave. and McGuffey Rd., as well as at Wick Ave. and the Madison Ave. Expressway service roads.

**3) The Wick Ave. "road diet" should be extended north of the Madison Ave. Expressway to the intersection of McGuffey Rd.** Wick Ave. will be reduced from four lanes to three near the Youngstown State University campus. Reducing the number of travel lanes, known as a road diet, calms traffic and creates safer walking environments for pedestrians. A road diet on Wick Ave. north of the expressway was recommended in the Citywide Safe Routes to School Travel Plan as an improvement to make the area around Ursuline High School safer for students.

**4) Damaged sidewalks should be replaced, with an initial primary focus on areas with a high concentration of businesses, within proximity to institutions, and in areas targeted for pedestrian improvements.** Damaged sidewalks are hazardous to pedestrians and give the corridor an unkempt appearance. Sidewalk improvements should be focused on the southern portion of the corridor, closest to Ursuline High School and Youngstown Metro Church.

**5) Overgrown sidewalks should be uncovered and cleaned up at community workdays.** Clusters of overgrown sidewalks exist at demolition sites and areas that have lacked maintenance for years. These sidewalks should be scraped and cleaned of debris and overgrowth in order to enable residents to safely use them. This should be done in conjunction with neighborhood groups, Ursuline students, the City of Youngstown's RUBY tool trailer, and Street Department staff.

**6) Remove orphan poles, particularly those located in the sidewalk.** Orphan poles constitute a tripping hazard for pedestrians and give the corridor an unmaintained appearance. These should be removed once a determination has been made that they are no longer in use.

**7) Install public art, such as murals, to liven empty spaces or blank walls.** Art adds color, vibrancy, and interest to commercial corridors and can be used to tell the community's story or to depict a vision for its future. Highly visible buildings provide ideal locations for murals, which can be painted by a single artist, or as part of a community installation project. Residents, business owners, students, and local artists should have input into the design of public art along the corridor.

**8) Clean up sites with debris and former parking lots, particularly those that are visible from Wick Ave.** These sites are locations of past demolitions, former parking lots, or dumping sites. Some may be candidates for greening, involving scraping the lot of gravel or concrete, spreading top soil, and planting grass seed.

**9) Plant trees and install landscaping planters where possible and appropriate to add color and greenery to the corridor.** There are relatively few locations where trees can be planted along the corridor because of the sidewalk and tree lawn width, but several opportunities exist on side streets that intersect Wick Ave, as well as in adjacent vacant lots. Trees can provide shade to sidewalks during the summer and function as a sound buffer between traffic noise and nearby businesses and residences.

**10) Conduct an annual survey of all street lights which are out and report and track the results until addressed by Ohio Edison.** Outages can be reported easily to Ohio Edison through the First Energy website. First Energy provides a work order number for tracking progress on light replacements. The following URL can be used to report lighting problems online: [https://www.firstenergycorp.com/service\\_requests/report-lighting-problem.html](https://www.firstenergycorp.com/service_requests/report-lighting-problem.html).

**11) Install banners along Wick Ave. to add color, brand the corridor, and give it more of a sense of place.** The banners should have a consistent theme and design that showcases the corridor and its surrounding neighborhoods. The theme and design should be thoughtfully developed with input from residents, business owners, and city officials.

# SECTION VII. NEIGHBORHOOD ACTION TEAM

A Neighborhood Action Team should be established immediately to oversee implementation of the Wick Park Neighborhood Action Plan in order to ensure continuous progress toward achieving objectives. The Team will also plan volunteer workdays, apply for grant funding, and seek sponsorship for neighborhood activities and projects. The Team should meet on a quarterly basis to review progress at achieving all objectives and benchmarks outlined in the plan. The Neighborhood Action Team should consist of representatives of the following entities:

- City of Youngstown Community Planning and Economic Development
- City of Youngstown Property Code Enforcement
- City of Youngstown Department of Public Works
- City of Youngstown Department of Parks and Recreation
- City of Youngstown Green Youngstown
- City of Youngstown Police Department Community Police Officers
- 3rd Ward Councilman Nate Pinkard
- 1st Ward Councilman Julius Oliver
- Neighborhood Residents
- Wick Park Neighborhood Association
- Common Wealth
- Places of Worship
- Ursuline High School
- Cityscape
- North Side Citizens Coalition
- Youngstown Neighborhood Development Corporation
- Youngstown State University Regional Economic Development Initiative
- YSUscape

**Tracking Progress:** The activity of the partners involved in this plan will result in properties that are cleaned up, boarded, demolished, sold, and/or brought into compliance with city codes. Additionally, infrastructure issues and crime hotspots will be addressed. All of this activity is valuable information to be tracked as part of the 5-year performance benchmarks. The tracking form, shown on the following page, will be used by YNDC to measure quarterly progress toward achieving the plan's goals. All changes to individual property status will be filed in a database housed at YNDC and reviewed at each Neighborhood Action Team meeting. As properties cease to become priority properties, the "Top 25" list can be updated to include additional priorities. New properties may be brought to the team's attention by residents, neighborhood groups, city departments, or YNDC surveys. The team will review the list of potential additions to the "Top 25" list and make a determination as to which should be included. As additional properties are added, updated priority lists will be distributed to team members.



Rocky Ridge Neighborhood Action Team

## Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	2016- 2017 Total	2016- 2021 Goal
<b>Housing and Property Benchmarks</b>										
Housing units brought into compliance										25
Vacant housing units are rehabilitated housing through collaborative efforts										3
Severely blighted structures are demolished										12
Vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety										15
Unmaintained vacant lots are mowed with a higher frequency using a strategic method.										ALL
Vacant properties with illegal dumping are cleaned up										ALL
<b>Infrastructure Benchmarks</b>										
Non-functioning street lights repaired by First Energy										ALL
Additional lighting is installed on Elm St. and in Wick Park										YES
Sidewalks cleaned up or replaced where needed										ALL
Streets equipped with new uniform neighborhood street signs										ALL
Dead street trees removed										ALL
New street trees and park trees planted										25
Wick Park is improved with additional amenities										YES
One new bike facility is installed										1
Extend Wick Ave. improvements to the intersection of Wick Ave. and McGuffey Rd.										YES
<b>Crime and Safety Benchmarks</b>										
Crime hotspots are addressed through community policing and systematic code enforcement										15

## Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	2016- 2017 Total	2016- 2021 Goal
<b>Community Building Benchmarks</b>										
Increase membership of Wick Park Neighborhood Association by 20 active residents										20
Complete five resident-driven neighborhood improvement projects										5
Conduct a meeting of neighborhood businesses										1
Engage neighborhood institutions to collaborate on projects such as workdays, events, and maintenance/improvement of vacant lots and sidewalks										10
Install two "Welcome to Wick Park" signs										2
<b>Economic Development Benchmarks</b>										
Target city incentive programs to neighborhood businesses on Elm St., Wick Ave., and Madison Ave.										YES
Improve at least two existing business facades										2
Create or retain 25 jobs										25
Open two new neighborhood businesses										2

# APPENDIX. PUBLIC INPUT

The following input was obtained from residents at the March 17, 2014 neighborhood planning meeting at the Unitarian Church. Attendees were asked to list what they believed to be their neighborhood's top three assets, top three priorities, and one thing the planning team needed to know.

Neighborhood Assets		
manageable homes	wick park - make more open, cut down trees to make event space - it's real shady at night	people
basketball	wick park & crandall park	people interested in rehabbing and roughing it
crandall & wick parks	wick park & surrounding square	residents commitment & involvement
crandall park	brier hill cultural center	residents who care and want to be involved
crandall park	cultural centers	rob piloli
crandall park	JCC	great architectural styles
crandall park	kitchen incubator - JOBS + food - building community since 2003	great houses
crandall park	turning blight into greenspace / neighborhood gardening	historic
crandall park is one block from my home	urban farms	historic architecture
crandall parks	urban farms	historic area & architecture
northside pool	butler and mcdonough	historic district designation
park	institutions	historic homes
parks	museums	historic homes
parks	butler mcdonough	historic homes
parks	stambaugh aud.	historic homes
parks	stambaugh auditorium	historic homes
parks	stambaugh auditorium	historic homes
parks	stambaugh auditorium	historic homes
parks - crandall & wick	stambaugh auditorium	historic homes
parks (all of them)	stambaugh auditorium	historic homes
parks for relaxing	stambaugh auditorium	historic homes
pool, wick park, crandall park	stambaugh auditorium	historic homes
sidewalks - parks - crandall/wick	diversity	historic homes - 5th ave blvd
wick park	diversity of income, age, color, education ,etc	historic homes and beautiful mansions
wick park	cultural/academic diversity	historic homes that are unique
wick park	farmers market (other community bldgs)	historical homes
wick park	farmers market / kitchen incubator	many well-built homes that cost (buying cost) less than comparable homes elsewhere
wick park	farmers market/ community gardens	national register districts
wick park	northside farmers market/commonwealth	the gracious, older homes that are still in tact
wick park	northside farmers market/kitchen incubator	the lovely homes
wick park	stambaugh golf course	access to hospitals
wick park	all the people and projects of first unitarian universalist church including this meeting	hospitals
wick park	close knit neighborhoods	hospitals
wick park	engaged neighbors - people as assets	hospitals
wick park	good people	hospitals
wick park	great neighbors	hospitals
wick park	income + education + residents	hospitals
wick park	joe & rachel parent	hospitals (st e's and northside)
wick park	neighborhood activism	humility of mary hospital
wick park	neighbors and jubilee gardens	north side hospital
wick park	norwood ave	north side hospital

## Neighborhood Assets (cont'd)

northside hospital	access to downtown and north side parks	university
northside hospital	along 422 corridor	university
proximity to hospitals	close to downtown	yo street dept
proximity to north side hospital and st elizabeths	close to downtown	how the streets are arranged around the park
st elizabeth	near hospital, golf ,bus stop, elementary school	ysu
st elizabeth	near shopping center	YSU
st elizabeths	proximity to cultural events	ysu
two hospitals	proximity to downtown	YSU
housing stock - get some incentives for young people/YSU groups to fix up houses	proximity to downtown	ysu
housing style and variety	proximity to downtown	YSU
vacant lots	proximity to downtown	ysu
funded/managed part of mill creek park	proximity to downtown	ysu
arlington hts	proximity to downtown/YSU	ysu
the newer homes (choice, jubilee)	roadways - ease of getting from place to place	ysu
open land for public gardens	ysu/downtown proximately	ysu
churches	close to university	ysu
churches	close to ysu	ysu
churches	employees at YSU as potential market/buyers for houses	ysu
jewish synagogue	harding elementary	ysu
places of worship	harding elementary	ysu
st anthony and antioch church	rayen stadium	ysu/butler
st edward church	refurbished stadium and new elementary	ysu/butler
711 connector	renovated stadium and new school	YSU/museums
711 connector	schools	

## Neighborhood Priorities

do not allow fracking	lack of economic development	lack of gov't assistance programs for all neighborhoods thru HUD
frack-free living	jobs in the neighborhood - walkable communities	out-of-state investors w/ vacant properties
beautification	more activities for children - update Wick Park	land bank get properties to local owners
city landscaping of fifth avenue	kids bowling	invest heavily in wick park
community gardens	kids skating	home ownership
more public gardens growing vegetables	activities for children	vacant home rehab
resident engagement	more mentoring and character building programs (kid friendly)	empty lots
bailey's 818 elm	have more kid programs (bowling?)	empty lots
more business (grocery stores, laundrymates, etc)	mentoring and character building programs	empty lot
no store or bank for seniors in walking distance	after school places for children	empty lots
grocery stores	young people need something to do	increase property ownership
banks not available	keep up the mowing	vacant lots granted to nearby residents/not speculators
lack of economic development	too many group homes	vacancy / population loss
lack of economic development	loose dogs	rehabilitation of homes
lack of economic development	attitude of city department toward homeowners and investors seeking to improve	vacant commercial/industrial
lack of economic development	repurpose larger vacant commercial properties	empty lots

## Neighborhood Priorities (cont'd)

tower on park st - get new owner	housing	vacancy
wick 6 - all of them remodel or demolish	housing code violations	remove blight/demolition
vacant lot resotration	improve property conditions	demolition
why is it that people who own these boarded up homes won't sell	vacant and poorly maintained houses and buildings	vacant houses
what can we build on all vacant properties	poor housing conditions	vacancy
assist new and potential homeowners to buy and maintain	poor housing conditions	demo contractors accountable for damages to infrastructure
clean lots after demolition/rehab empty homes	code enforcement	vacancy
marketing to YSU/St E employees	poor housing condition	vacant houses
filling vacant houses with people who upkeep	what are we doing with boarded up homes (more code enforcement)	demolish vacant structures
marketing	code enforcement	demo - commercial and residential
empty lots	just enforce codes and laws	vacant properties
faster turn around on land bank property	vacant houses unsecured - tall grass, unmaintained leaves & debris etc	vacancy
empty lots	unkempt curbs & devil strips of homeowners	vacant houses
housing incentive programs	poor landscaping, hedges, sidewalks & driveways	abandoned houses
empty lot reuse functional land banks	complete code enforcement 1/4 mile around wick park	vacancy
getting YSU to be more involved	code enforcement	demolition and funding sources
street signs not uniform within city	poor housing	low selling prices of homes/poverty
lack of economic development along Belmont & Gypsy	poor housing conditions	encouraging local people to invest/repair businesses
vacant lot on belmont - former bank, dry cleaner etc, build something there	consistent code enforcement and funding for households in needs	playgrounds not worth playing in
lack of economic development (Belmont & Wick)	out of state investors to lose dilapidated properties	conditions of parks
lack of economic development on wick, logan, belmont, 422	investor-owned properties	need beautification of crandall park
condition of main corridors	investor owned properties	park improvement
youngstown city schools	ban/strict enforcement on out-of-state owners	thin trees in wick park, add lights and new playground equipment
education/jobs	absent landowners accountable - financially tax	crandall park upgrade
harding elementary	demolish houses/ buildings that are beyond saving	more programming in wick park
a plan that includes factors of race and education	houses need to be torn down	brighter street lights (Ford Ave from YSU to Crandall Park)
no economic development on wick	abandoned housing	missing street lights
economic development on wick	wick ave car dealerships. Tear down	missing street lights and pot holes
wick 5 corridor improvements specially city-owned buildings	vacant home demo	missing light
wick six lots - little to no change - strategic entry point	housing - board up - abandoned -tear down	missing street lights
poor cooperation between city departments (code enforcement and demolition, building and zoning)	vacancy	street lights
streets and houses on street	vacancies	street tree maintenance and planting
vacant/blighted commercial properties	vacancy	infrastructure repairs (street lights, sidewalks, paving)
vacant land in poor shape	vacancy reduction	bad street conditions (Fifth Ave!)
home maintenance issues (no curb appeal)	vacant housing	streets
blight	vacancy	roads - ohio/elm st - signage
empty houses (vacancy - housing code violations)	vacancies	poor street condition
poor housing conditions	poor housing condition / need demolition	street
poor housing	vacancies	street
conditions of the houses and/or the lots upon which they sit	home vacancy	street improvement

## Neighborhood Priorities (cont'd)

poor street condition	crime	fast speed on streets
infrastructure	crime	safety/crime - community groups organizing for assets
provide help in saving large houses along main streets before it is too late	reduce crime	reforest vacant lots
save major historic structures	crime	rentals
architectural integrity	crime	landlord responsibility to area
no more cash advance stores and internet gambling	neighborhood security	lack of rental registrations
vandalism of vacant properties (theft of architectural details)	decrease in crime/increase in safety	rental properties
crime	crime and perception of crime	general clean up - litter and dumping
crime	crime	lack of business tax
crime	police	

## “One thing we need to know”

brier hill cultural center is open for neighborhood meetings, dinners, receptions, performances	there are good landlords that care about the north side and if it was not for their effort there would be many more vacant homes	if Youngstown allows fracking in the city or watershed, there will be a bigger exodus. I would love to buy a house here but won't if our mayor allows fracking.
either there is major drug dealing on the northside or there is a perception that there is. What can we do to address it?	city treats all investors like trash, harass you to point you wish to leave	youngstown needs to vote YES on the community bill of rights to ban fracking and injection wells and protect Meander and Mill Creek Park
open jobs to citizens of youngstown	we need a creative way to capture property taxes and help to renovate/buy houses - make it easier to buy houses	we need to build more communities like arlington hts. Give people a place to live that they can take pride in
a clean safe neighborhood with available employment for those living there will help. We need better public transportation	as a young person, we need programs to incentivize people to buy and fix up homes	would like more restrictions on out-of-town/out-of-state absentee landowners
people need living wage jobs and good transportation to improve and stay in the city	city should help local owners acquire vacant lots/properties to invest in them. Financing through banks is not available in wick park. Out of state investors are not fixing these properties	board up the houses in brier hill
jobs	with how much I pay in city taxes, I would think it would be easier to obtain vacant, forgotten, salvagable houses in my neighborhood so I can maintain them	large number of vacant homes on Norwood between Ohio Ave and 5th Ave
tax incentives for economic growth because w/o jobs, tearing down homes is just a bandaid to a deep wound	what have you done for me lately? Find ways to increase home ownership. I live in the city and work. How about a tax break? You give them to big business or small... you know what I mean	why hasn't zoning been enforced throughout the city?
business reinvestment in Youngstown continues to be thwarted by counter interests in surrounding areas such as Boardman, Niles, Howland, and Poland	if the city can find creative ways to use money to attract corporate investment, why can it not find money to attract residential investment?	the northside is a great neighborhood
I am concerned about the mayors intention to allow oil & gas production in the city. It will ruin real estate values and our health	properties are being permitted to fall apart due to slowness of land bank, and inability to contact owners, due to outdated contact info on auditors website	somehow housing stock needs out of the hands of out-of-town investors, and back locally owned. I have lived on wick park for 23 years and the big problem has been out-of-town investors not freeing the properties for use
I understand very deeply the constraints on resources (financial and otherwise) you are dealing with and the demands put on you. I think given what you have to work with, you're doing the best you can. Don't be afraid to reach out for collaborative help.	you have some great people who do with limited resources and give the residents value	prioritize and try to stick to it - the squeaky wheel gets greased and it is not serving the bigger picture. Plus - thanks for your effort. We do see improvements.
we love our neighborhood and will help to preserve the beautiful, safe, green peace!	why is upper north heights always neglected and left out of improvement programs? Even when there was a north side coalition	Youngstown city schools - people who work in the city should live in the city

## “One thing we need to know” (cont’d)

progressive neighborhoods vs environmentally irresponsible, profit-over-people, and fracking	do a 2-3 year plan for north side in whole and carry it out in 3-5 years	this step toward planning is exciting. But it's important to keep factors of how we got here in mind as we move forward, i.e. harmful laws and policies that keep people from living whole or healthy lives like the war on drugs or collateral sanctions (in 8040)
the historic significance of so many parts of the city are being buried in blight or just plain disregard	city needs to do strategic shut down and move out people from homeless neighborhoods. Use incentives.	im 8 years old and it's no stuff to do where I live. Like bowling or skating
Fifth Ave can be the best residential corridor in Ohio if we take care of it	the plan should focus on the whole city. Then prioritize areas most important first. Must have a plan for less populated areas.	need to work on improving the future generation by introducing them to bigger, brighter ideas of neighborhood improvement, character, job security, education, other things to do besides criminal activities
preservation is important in the wick park neighborhood (et al)	this is the last/best neighborhood you left, show concern!	we all don't have money to go to the YMCA or JCC. There should be a place young people can play basketball for free
keep north side south and north beautiful - no group homes - our north side is historical and beautiful and we love it and want to keep it that way - no more ugly businesses taking over	there are people who still LOVE youngstown!! Make sure everyone has a voice!!	need something for young people to do besides the streets. TROUBLE.
we need better transportation	a major factor in improved operation of city functions is demanding accountability	stop demonstrating BIAS - YNDC and CITY
when is baseball coming to youngstown? When is the potholes going to get fixed? Fix street lights.	why is funding being used on south side of Yo when the north side has the most assets?	How do you do anything w/o money? \$\$
youngstown is a great place to live. More community involvement will help grow our city	the northside and other neighborhoods need focused on more now than downtown	population down to 60,000 - why do we need 7 councilpeople since the population dropped more than half?
we want our community to be an expression of pride	the northside has the history and amenities needed for a renewed city. Pay attention to this area.	ask people what they are good at and want to share skills, gifts, passions and let them do it! (teach, mentor, work, etc)
we make the neighborhood. Be responsible. Take pride and be good stewards of what god has given us.	need for city administration to adhere to listen to each side of city	close down Bailey's at 818 Elm St
wick park - usuline high school has a 25% increase in students, and has students and alumni looking to engage neighborhood		

The following input was obtained from residents and stakeholders at the December 3, 2015 neighborhood planning meeting at the Unitarian Church. Attendees were asked to list their preferred strategies to address priority properties, ideas for community-building strategies, and “one thing” the planning team needed to know.

Preferred Strategies for Priority Properties			
1223 Elm	Strong preference for demolition	271 Park	Strong preference for rehabilitation
1119 Bryson	Strong preference for demolition	212 Broadway	Strong preference for rehabilitation
239 N. Heights	Preference for code enforcement and preservation	208 Broadway	Strong preference for rehabilitation
274 N. Heights	Strong preference for rehabilitation	68 Illinois	Strong preference for rehabilitation
291 Park	Strong preference for rehabilitation	38 Illinois	Strong preference for rehabilitation

Community-building Strategies		
Get the banks to work with us.	Dead tree removal	PARKWAY TOWER!
Edible street scape (blueberries etc)	Side walk repair	Make loans/funding available to rehabs owner/ occupy structures.
Consistent code enforcement follow up.	Deed in Escrow rehab	Parks
"Lots of Green" treatment of lots adjacent to Wick Park Ave	Local control of Parkway Tower (Em. Domain)	REVITALIZE
Green-to-brown-to green (have tractor will plow)	Fund Grey to Green	Make people mow and maintain
Trash cans on streets	Economic development assistance Diverse	More larger events in Wick Park (ex music events, food, ethnic. Improve sidewalks and service roads.
Regular steps fund from prosecutor's hearings	Reforestation	Parking lots on Wick Ave need removed and greenspace needs to take its place.
Take down houses that take way from the neighborhood	Higher taxes on imports on products we can manufacture.	Can the concrete at the demolished Wick Dealership be broken up?
Serenity Gardens replacing demolished homes...	Wick 6 corridor improvement as the main gateway	Have financial inst. quit RED LINING the area!!
Neighborhood Welcome Packet	Reroof and new windows on Wick Park Rec Center	More trees (x100)
Youngstown directory of policies, loans, responsibilities, fees, fines, expectations etc. what is expected for NEW home owners or/and those moving into the area	City-wide crime observers network, one that reduces "street death penalty" by 80-90% and 200 million dollars saved.	Use waster fees to fix old leaky pipes. Maybe not legal to shift to demo cost shave street-to-house water pipe replacement (reduce owner rehabilitation cost)
Repair and improve park workout stations	I'd like to see more investment (even gentrification)	Pollinator garden/plots
Increase community identity. Festival Banners awards to "fixers"	Gateway signage (banners on fifth and Elm) Work days, Festivals, (pancake breakfast @ Easter Egg hunt, summer concerts and festivals, Octoberfest, etc.)	Routine maintenance of Wick Park: Grass cutting, tree maintenance-removing stumps, planting new trees between street and sidewalks.
Refugee Welcome Center	Farm projects Business Assoc.	Demonstration Projects
Highway signs	Signage, lighting (pedestrian space)	Cafe open serving food daily
Davey Tree survey THIS WINTER!	Wick Park tree clean up (dead stuff)	Local coop open daily
PARK TOWER CODE PRESSURE	Updated fitness stations	BIKE LANE ON ELM
Crosswalks Painted	Vacant side lots for lease/projects and property expansion	Pollinator gardens/particularly blueberry bushes
Bike share program	Resettle and Revitalize	Upgrade entrance from highways
Signs for great historic houses like Bills	Tear down "Roller's Cafeteria" It's been over 10 years!	Historic Tours/ Garden Competitions
Directory of over 100 locally owned businesses/ organizations, schools, etc.	Landscape some lots on Wick and Logan until development begins	Removing or restoring the blight between YSU's Northern edge and Park Ave.
Also Landscape lots in the neighborhoods	New side walks	Dead tree removal (tree trunks)
Co-op everything	Manure 4 compost	Resettle

## “One thing we need to know”

Continue work days.	The condition of the sidewalks is shameful.	YSU needs to fix main corridor roads!
Not many cities offer as many assets in one small neighborhood as does Wick Park. Park needs more infrastructure improvement and events. Parking lots on Wick Ave need eliminated and greened.	For safety, we need cross walks on Elm, Madison, Baldwin, Park, Illinois, Broadway. The diversity of the neighborhood is the key to a healthy community and needs to be cherished and maintained	Understanding the anchor businesses' mission and success factors in developing plans. Most like: proximity to all of the cultural, educational, arts and health org
Safety Issues, broken missing sidewalks, dead trees in tree lawns, parking on Sunday makes Elm hazardous at intersection-needs to be striped	Please continue to work with YSU as we share in this vision We appreciate your work. Keep and build: Park and Green Spaces expanded.	I Chose this neighborhood because of the historic architecture and would like to see it saved. Fav: Architecture Change: Few Vacancies
You can't get loans to fix this neighborhood, making 99% of efforts including code enforcement, irrelevant. The houses are the neighborhood. If I could change anything it would be the politics that created Youngstown's economic depression.	Have home owners be responsible for clean up around their homes. Favorite: Wick Park. Change: City departments (eg 1) Streets Swept 2 times a year 2) Street Maintenance 3) Dog barking and animal cruelty	We love this neighborhood. It has been in my families life for 75+years. The trees, the lawns, the spacious homes, a grand sense of stability and home. Fix up or remove sad eyesores (dilapidated homes)
Do not let one set of people dominate us! Remove "Roller's Cafeteria" building.	Opportunity for outdoor classrooms funding for DOI via YSU students.	1) fav small town feel to the community. Most like to change corporate rule and racism
Crime is like a cancer that infects and kills all around it. Poor education, few job/training opportunities, drugs. Like - potential for renewal/ committed people. Challenges are some many people doing the same thing and not coordinating with different orgs- It seems that if ego's would step aside-let an outside mediator help coordinate duplications and one directions.	50+ Locally owned businesses in the North side neighborhood to support and celebrate! 1) Love the commitment of Northsiders and stakeholders to "their" side of town. 2) Would like to see the reputation change-become a destination again.	The city needs to focus code enforcement on absentee property owners and leave owner occupied rehabbers alone. I love the easy access to the highway, Wick Park, the work being done on vacant lots, the housing rehabs, and the Elm Street projects.
Need to clean up properties were owners live in other states or countries instead of working so very hard on owners who are restoring properties. Need some grant opportunities for the restoration of houses in Wick Park.	Read John Russo's "Deindustrialization, Depopulation and the Refugee Crisis." Reach out to Dayton! Wick Park is an historical and resource rich area with lots of partners and potential.	There are people who want to get involved but do not know how or who to contact. I run in Wick Park. It is way underused. I would love to see students/community using it more. When I ask students why they do not use it, they say is is not safe and not light enough!
Fire trucks are very loud at night. They should just use lights as they are exiting the station until they get on a main road. Things we love about the neighborhood: Wick Park and Northside farmers Market.	Parkway Tower needs preserved. Em. Domain through city seems to be best/only option, eligible for historic tax credits/ too important to neighborhood.	City buildings will be torn down on Wick Ave in 2016. It has a nice big park which could use another community building and possibly a splash pad after all others that need them on other sides of town are finished (since the North side has a pool.)
I have a big tractor and love and am willing to help serious urban farmers. Stop beating up on people who are fixing their places zoning and code enforcement over acting when they find as owner and inacting with absentee regulation.	This is a small neighborhood with a strong group of cultural homeowners, we need support. We feel like the city abhors our existence. We want the city to back off of those who actually give a ****. Change! My favorite thing is the walkability/proximity to campus and downtown.	We need help getting these houses fixed by owner/occupy. Funding is impossible to get until house is all ready done. It is a long process to rehab these houses. Love the park and the people who care about our neighborhood. I would change the out of town owners that let our properties deteriorate.
This must be resident driven. Outside and commercial interests must compliment this, not dictate.	Save the Parkway Tower!! Lets think outside the box. Architectural Diversity of Structures, Build up population, Save everything	To get more info to neighborhood groups to help them help you. I have lived here for 52 years and it is nice to see things moving in a positive direction.

# **WICK PARK NEIGHBORHOOD ACTION PLAN**



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