

# South Avenue Corridor Action Plan



YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

# **“Yesterday is not ours to recover, but tomorrow is ours to win or lose.”**

**Lyndon B. Johnson**

## **PLAN & ACQUISITION STRATEGY PRODUCED AUGUST 2015**

by the YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION  
and the CITY OF YOUNGSTOWN

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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. From the Neighborhood Conditions Report, YNDC crafted the *Citywide Strategy Report* to address issues in a comprehensive manner. Our goal is to inform a citywide strategy for addressing basic challenges and opportunities in our neighborhoods to improve quality of life.

YNDC is forging collaboration between the City of Youngstown, the South Avenue Area Neighborhood Development Initiative (SAANDI), the South Avenue Business Association, residents, and other South Side stakeholders to complete strategic neighborhood stabilization activities in this area. The following document is an action-driven plan that proposes a clear, property-specific strategy for the South Ave. corridor.

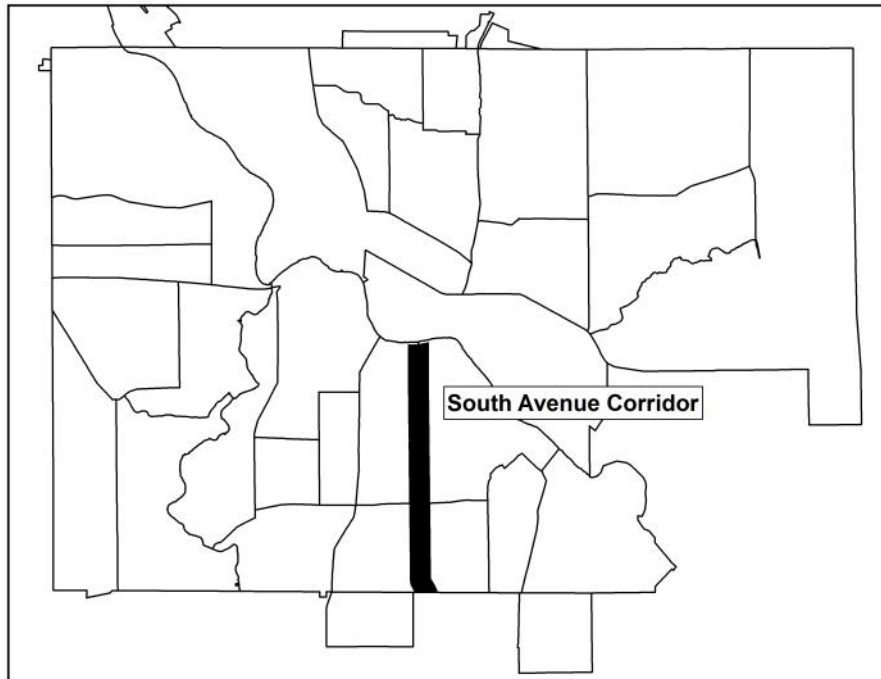


This beautification project at the corner of South Ave. and E. Dewey Ave. was a project of the South Avenue Area Neighborhood Development Initiative.

# BOUNDARIES, DEMOGRAPHICS, AND AMENITIES

The South Ave. Corridor, located between E. Midlothian Blvd. and E. Woodland Ave., connects downtown Youngstown to Boardman and several south side neighborhoods. The corridor is adjacent to the Lansingville, Erie, Lower Gibson, Cottage Grove, and Flint Hill Neighborhoods, and it forms the boundary between the sixth ward to the west and the seventh ward to the east. The corridor is intersected by I-680 and one set of railroad tracks, and it is characterized by a mix of residential, commercial, and industrial properties.

The corridor includes several anchor institutions, including the Youngstown Metro Church, the Ursuline Sisters Casa Madre facility, and Compass Family Services. The neighborhoods to the east and west of the corridor are residential and are served by the Save-A-Lot grocery store on the corner of South Ave. and Marmion Ave. The area is also served by gas stations, convenience stores, a pizza shop, and bars.



South Avenue Corridor Neighborhood Demographic Summary						
	POPULATION (2010)	POPULATION CHANGE (1990-2010)	AVERAGE HOME SALE PRICE (2010 -2013)	PERCENT OWNER OCCUPIED (2010)	VACANCY RATE (2010)	PERCENT LOW- TO MODERATE-INCOME RESIDENTS (2014)
CENSUS TRACTS 8010, 8011, 8016 and 8017	8,244	-36%	\$13,848	53%	28%	68%
YOUNGSTOWN	66,982	-30%	\$23,944	58%	19%	61%

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

# SOUTH SIDE PUBLIC ENGAGEMENT

On March 20th, 2014 at the Faith Community Covenant Church, YNDC and the City conducted a citywide planning meeting for residents of the neighborhoods along South Ave., where both assets and priorities in the neighborhoods 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.



South Side residents and City of Youngstown officials engage in discussion of neighborhood issues in March 2014.

*“Enforcement of current “quality of life” issues, such as trash out way too early and not keeping up with property.”*

*“Blight (dilapidated housing).”*

*“Many rental houses owned by outside parties.”*

*“Way too much drug activity (car to car).”*

*“CRIME!”*

*“Large number of abandoned and vacant homes.”*

*“Demolition of two houses on corners of Gibson Avenue on the school route.”*

*“Help us prevent our neighborhood from being just another blight ridden place - we are a sustainable neighborhood! Let's keep it that way.”*

*“We love Youngstown - most of the Lansingville neighbors left because of city SCHOOLS. If schools (public) are not fixed, we will NOT have good neighborhoods.”*

# CORRIDOR PRIORITIES

Residents who attended the citywide public meetings held in early 2014, including the one hosted in the 7th Ward, were asked to identify the primary challenges or priorities in their neighborhoods. A majority of residents named housing and property issues as the number one challenge they would like to see addressed. The top four neighborhood priorities identified by residents overall are listed below:

## 1. Housing and Property Issues

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

## 2. Infrastructure Repair and Maintenance

Issues identified by 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 vacant and occupied homes within the neighborhoods where criminal activity is threatening the health and safety of neighborhoods.

## 4. Encouraging Economic Development

Encouraging more businesses to locate to the South Ave. corridor and making the corridor more walkable and attractive for customers.



A vacant, blighted structure at 2316 South Ave. has a detrimental effect on the nearby properties and the appearance of the corridor as a whole.

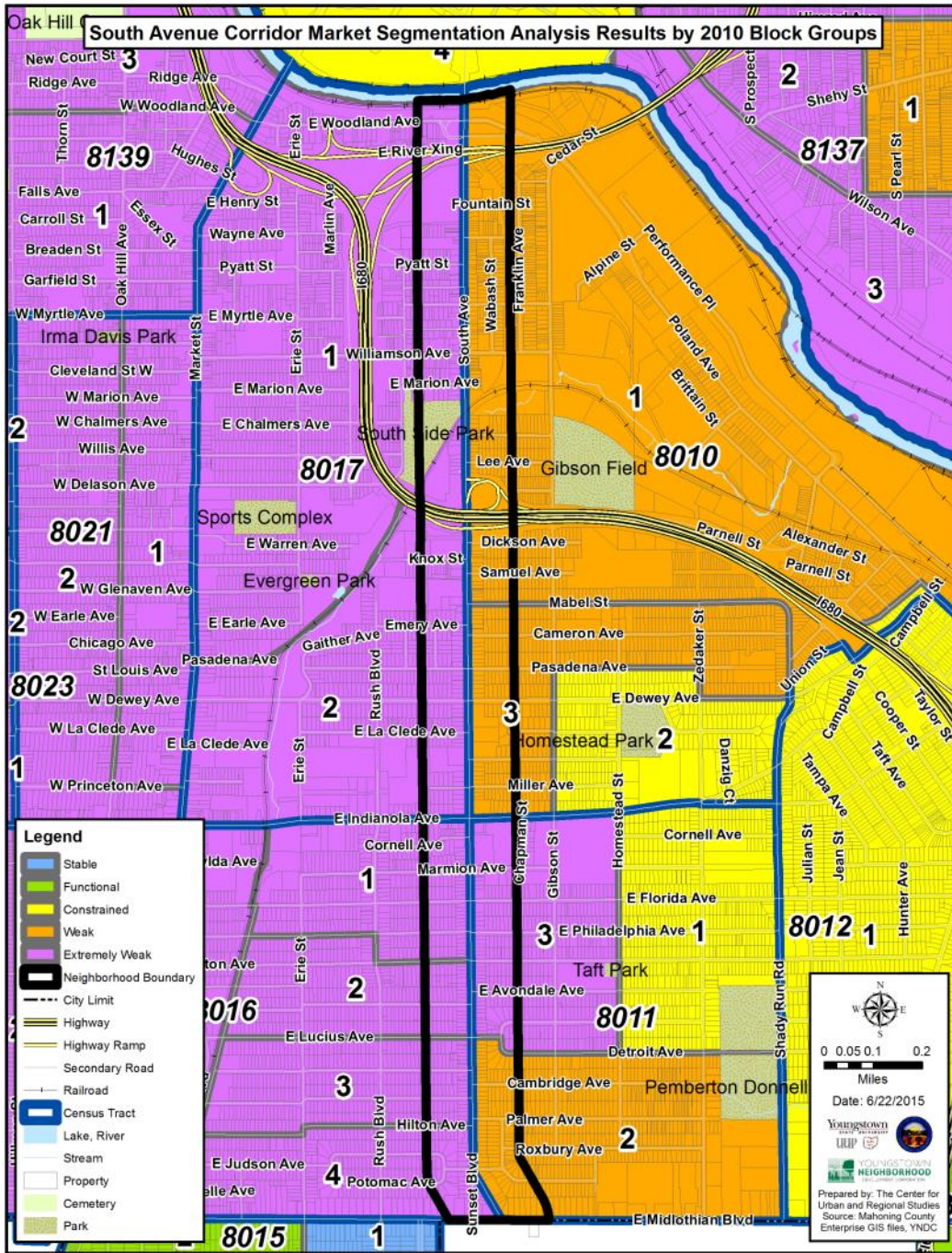
# HOUSING MARKET SEGMENTATION ANALYSIS

A detailed market segmentation analysis of all neighborhoods in the city was conducted by YNDC and the City of Youngstown in 2014 using U.S. Census and other relevant housing data. A detailed account of the market conditions throughout the city and the process for completing the analysis is included in the citywide *Neighborhood Conditions Report*.

This map identifies the varying market conditions along the South Ave. Corridor by U.S. Census block groups, which is the smallest area for which housing market data is collected and analyzed. A detailed description of the varying market categories is provided on the following page.

Neighborhoods were categorized based on varying conditions because a different strategy is required to address areas with varying market conditions. For example, in very weak housing market areas, the emphasis is on blight eradication through boarding up and demolishing vacant structures. More information on the current conditions and strategies is provided in the plan.

The neighborhoods to the west of South Ave. are some of the most distressed neighborhoods in Youngstown. Vacancy and violent crime rates here are the highest in the city.





## **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 along the South Ave. Corridor.**

**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 “Functional market” block groups along the South Ave. Corridor.**

**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) **The Lansingville neighborhood, to the east of South Ave., is a “Constrained market” area.**

**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 area east of the South Ave. Corridor is predominantly a “Weak market” area.**

**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 area west of the South Ave. Corridor is classified as a “Very weak market” area.**

# SECTION II. FIVE-YEAR PERFORMANCE BENCHMARKS

The following section outlines neighborhood revitalization objectives for the South Ave. Corridor to be achieved in accordance with this plan over the next five years, from 2015 to 2020.

## Proposed Property Five-Year Benchmarks

- 20 property units are brought into compliance.
- 6 severely blighted structures are demolished.
- 6 vacant and formerly blighted structures are boarded and cleaned up in order to improve neighborhood safety. Highly visible properties should have a higher aesthetic standard for board up, which may include painting window panes and doors on the boards.
- 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.

## Proposed Infrastructure Five-Year Benchmarks

- All existing street lights remain operational and an annual survey is conducted by residents to report any further outages.
- All sidewalks and sidewalk curb ramps are either cleaned up or replaced where needed.
- All major intersections have striped crosswalks.
- All dead trees are removed.

## Proposed Crime and Safety Five-Year Benchmarks

- 5 crime hotspots are addressed through community policing and neighborhood interventions.
- Apply for Department of Justice Byrne Criminal Justice Innovation program funding and other resources to develop cross-sector partnership focused on crime reduction

## Community Building Five-Year Benchmarks

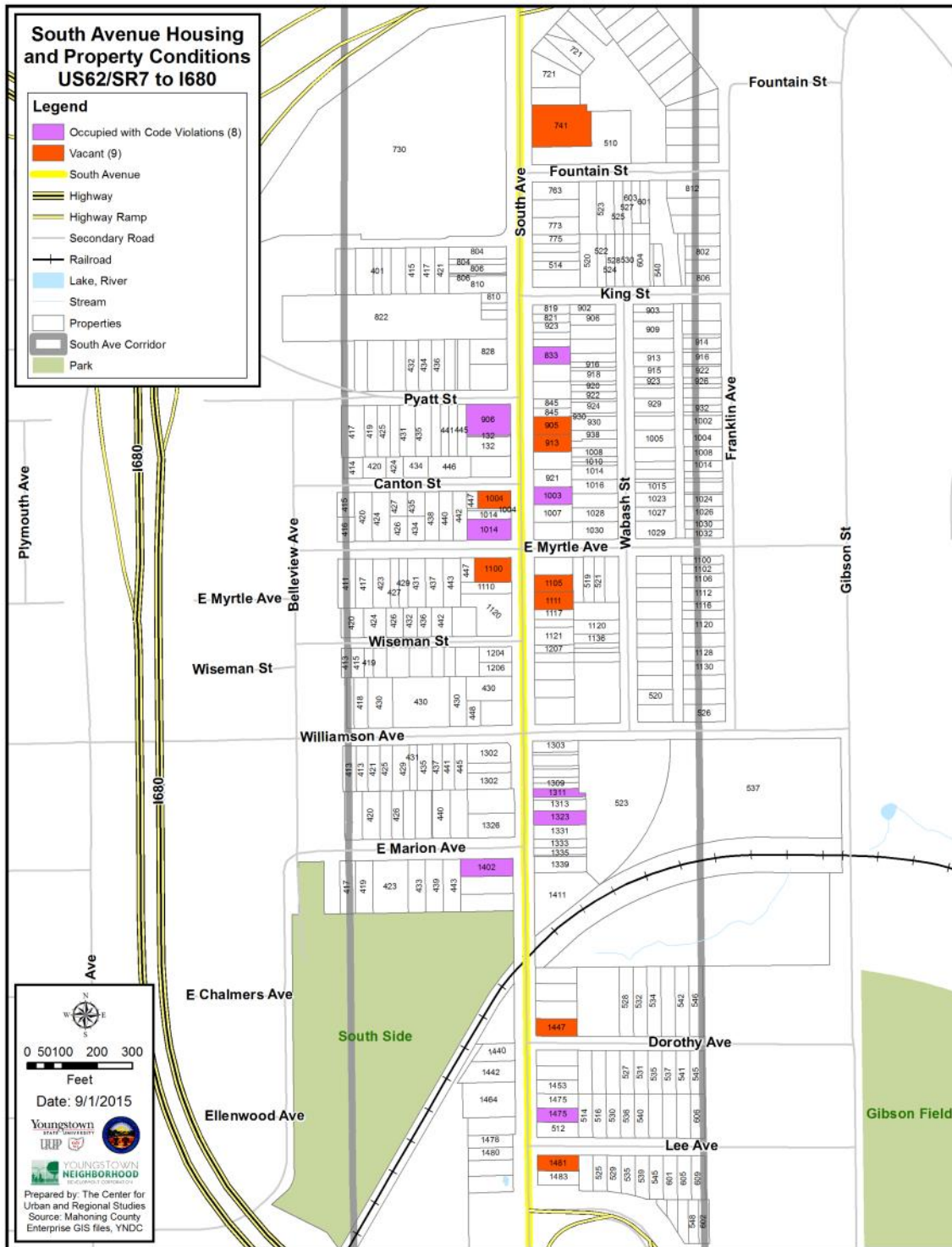
- Increase membership of SAANDI by 10 active members.
- Increase membership of the South Avenue Business Association by 5 active members
- Complete two community driven neighborhood improvement projects.
- Install one public art piece along South Ave.
- Engage neighborhood anchors such as Metro Assembly of God Church, the Ursuline Sisters, and Compass Family Services.

## Economic Development Five-Year Benchmarks

- Work with the South Avenue Business Association and SAANDI to spearhead the implementation of recommendations for improving the South Ave. corridor.
- Target city incentive programs to retail in strategic business areas on South Ave., such as between E. Indianola Ave. and E. Boston Ave. Programs should include marketing resources and training for small business owners.
- Create an online database of available commercial space to market opportunity sites.
- Create or retain 5 jobs.
- Provide a Youngstown Neighborhood Development Corporation micro-enterprise loan to a neighborhood entrepreneur.
- Improve at least two existing business facades with a grant or loan from the City of Youngstown.
- Install one streetscape improvement project, such as banners, landscaping planters, or wayfinding signs.
- Acquire 5 vacant, tax-delinquent lots through tax foreclosure to market as opportunity sites.

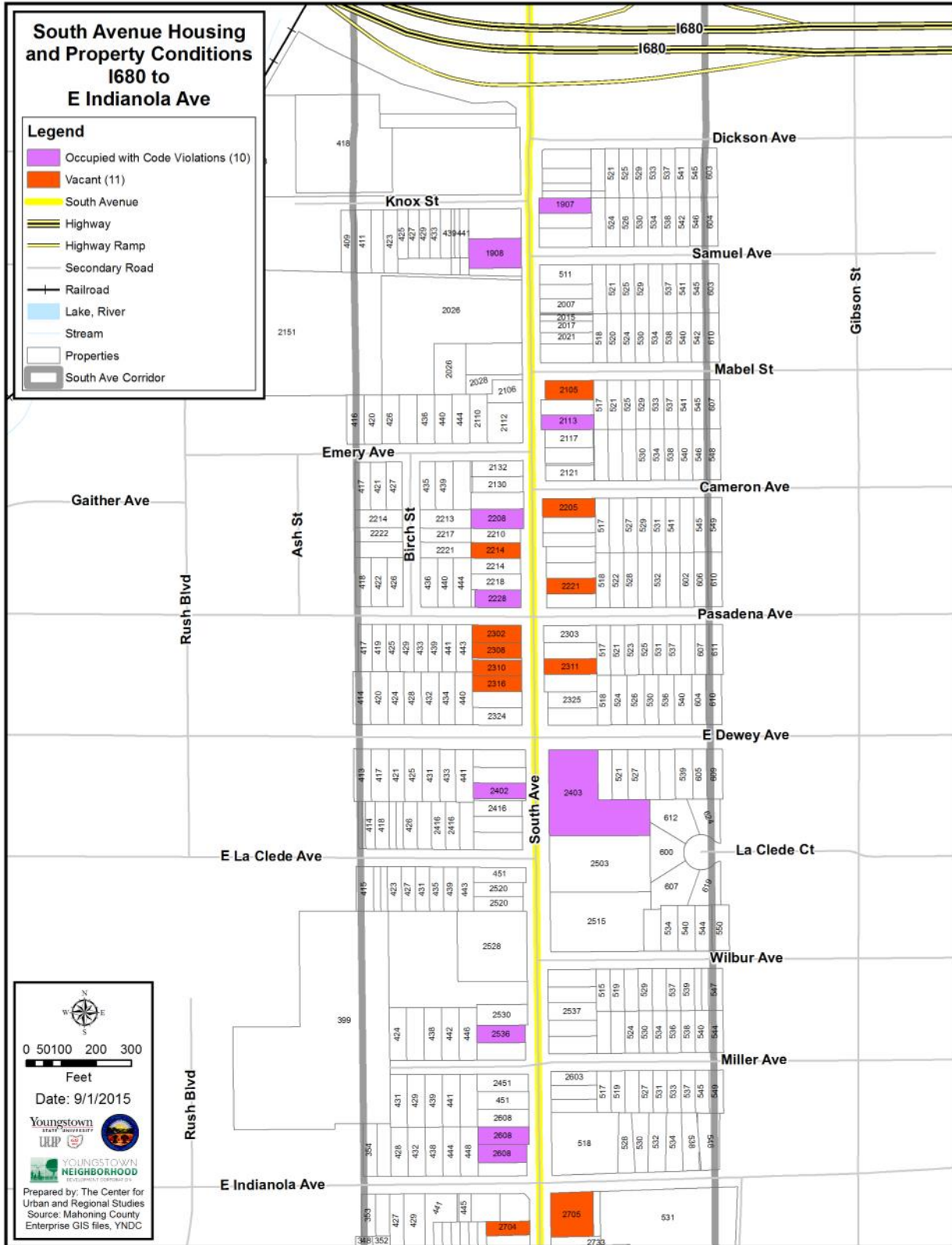
# SECTION III. PROPERTY ISSUES

YNDC conducted a survey of conditions of all properties along the South Ave Corridor, to assess issues that are negatively impacting quality of life and hindering reinvestment. The following maps spotlight occupied properties with code violations, vacant and blighted properties.



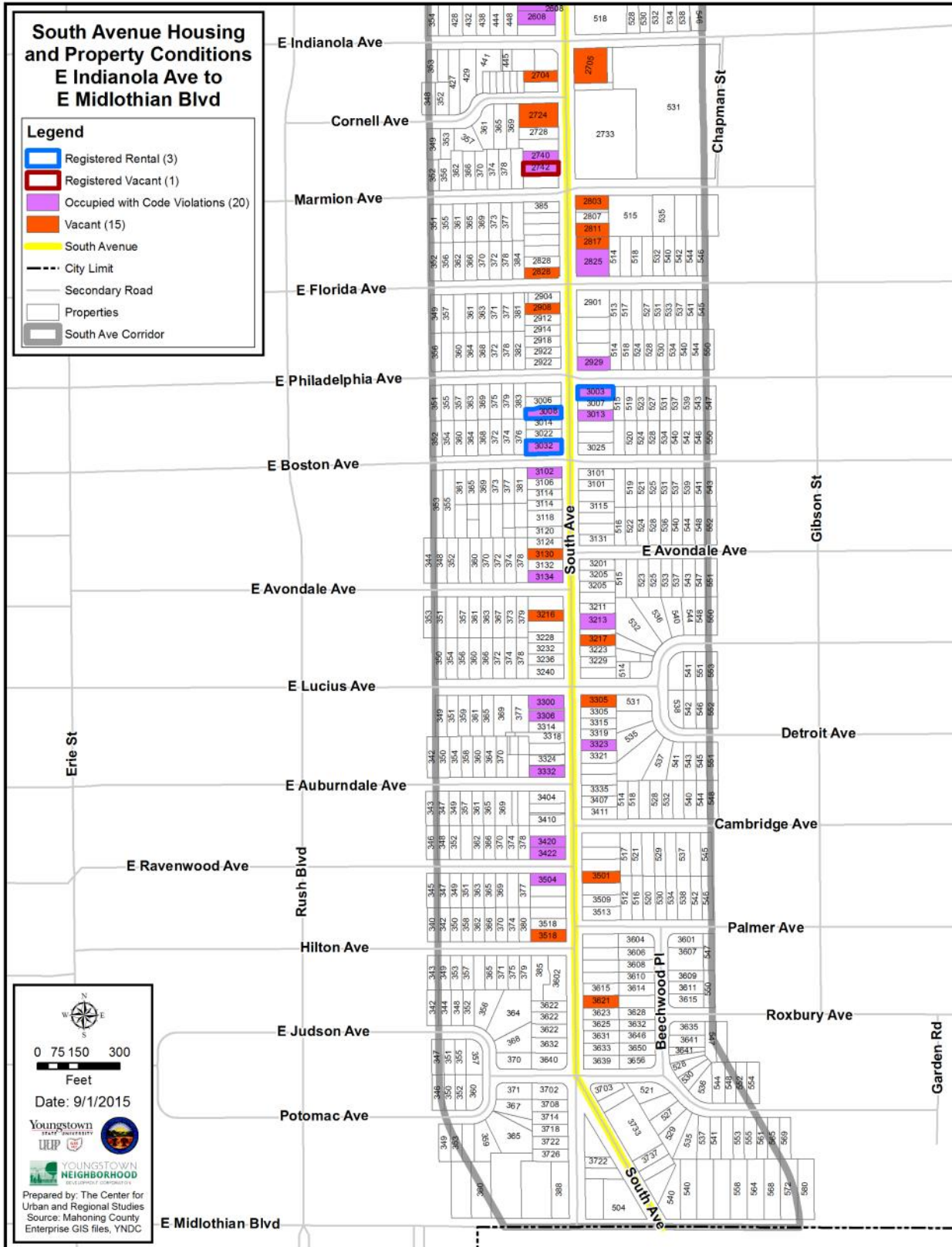
This data was collected from field surveys conducted during 2015 by YNDC, tracking exterior code violations, property vacancy, and vacant lot maintenance. Vacancy was determined by a number of factors, such as broken windows/doors or a non-active electric meter. There are 36 occupied properties with exterior code violations and 33 properties that are vacant.

# PROPERTY ISSUES (cont'd)



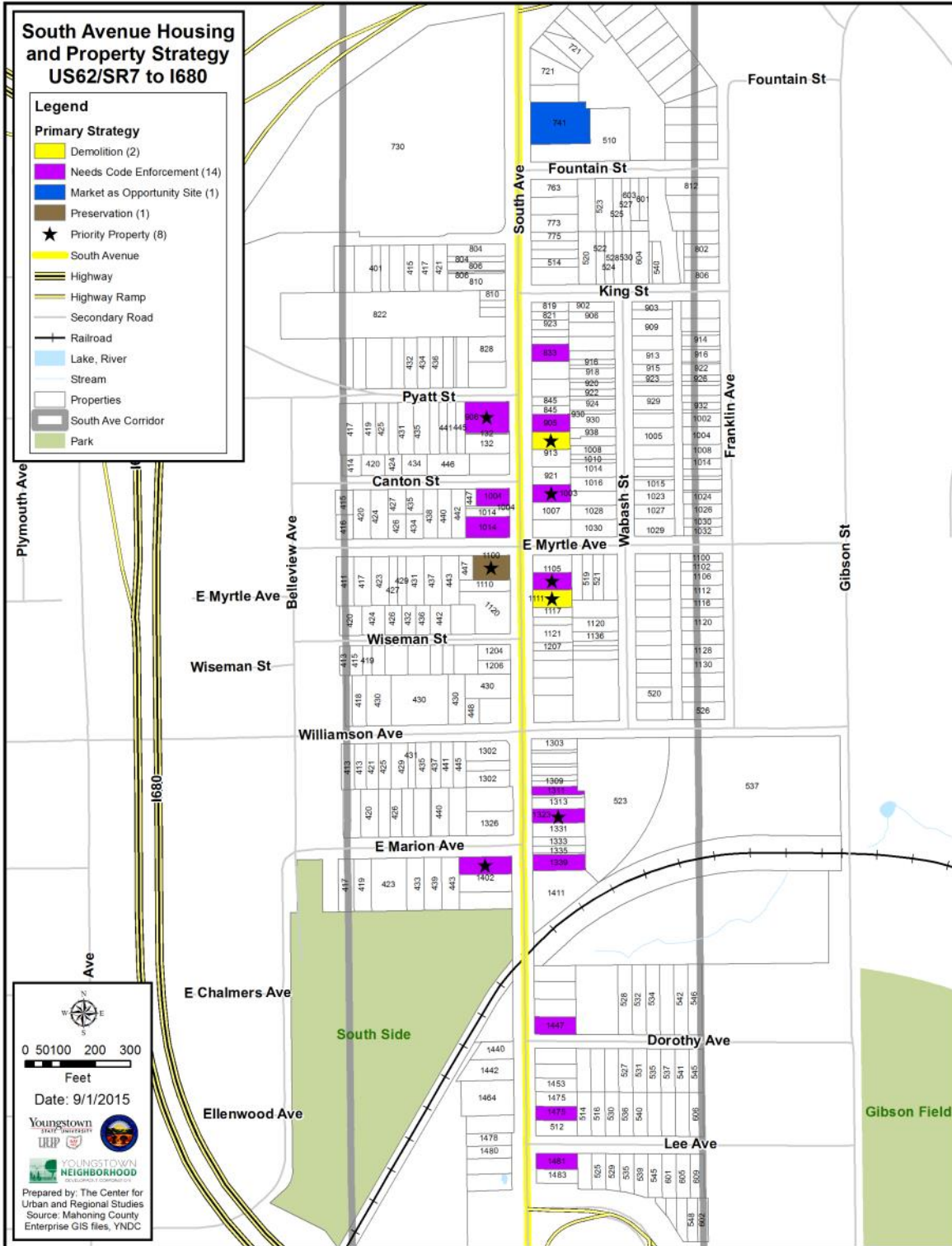
## Map 2 of 3

# PROPERTY ISSUES (cont'd)



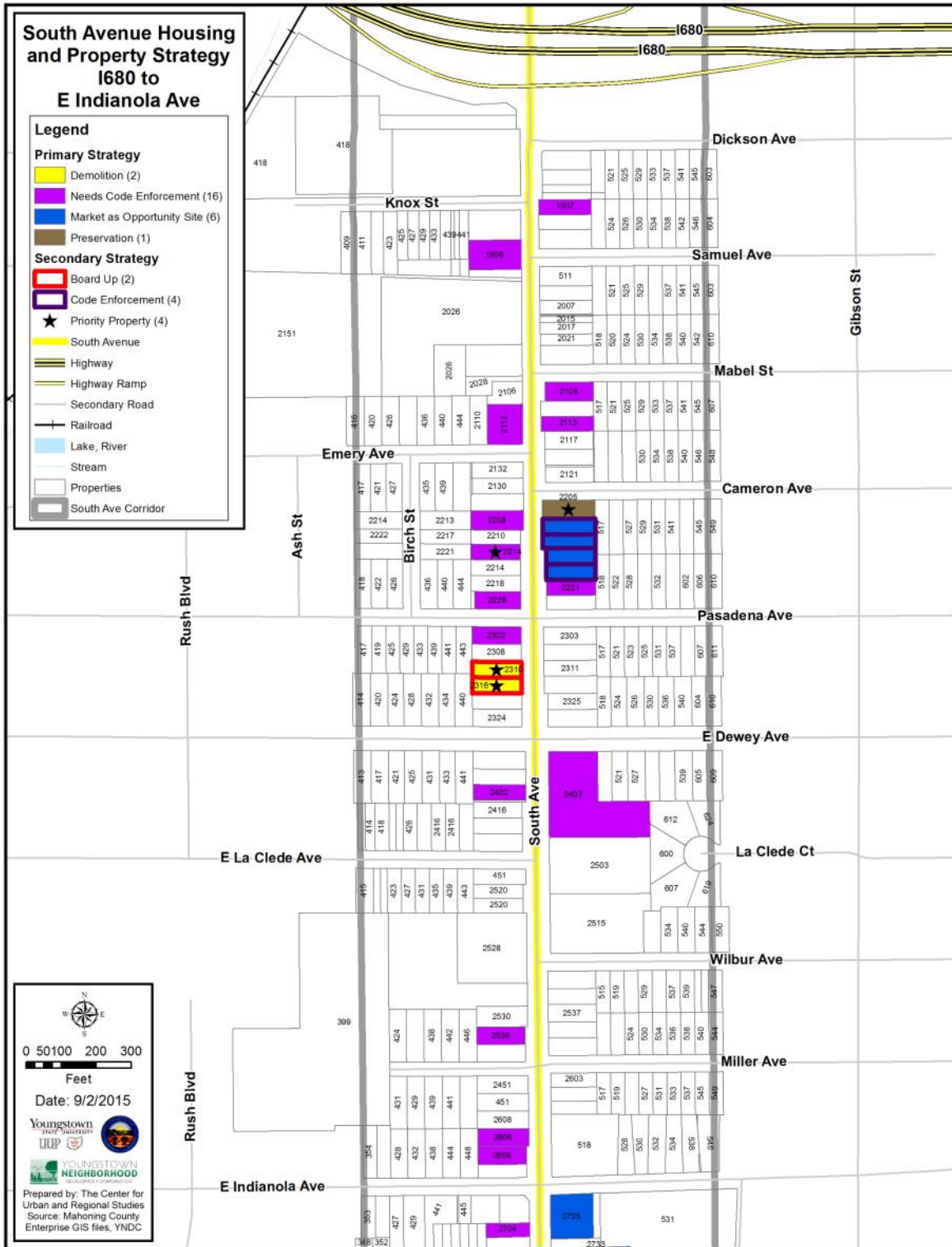
# HOUSING AND PROPERTY STRATEGY

The map below identifies a strategy for every vacant and occupied structures with exterior code violations in order to improve the conditions along the corridor. 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 page 17.



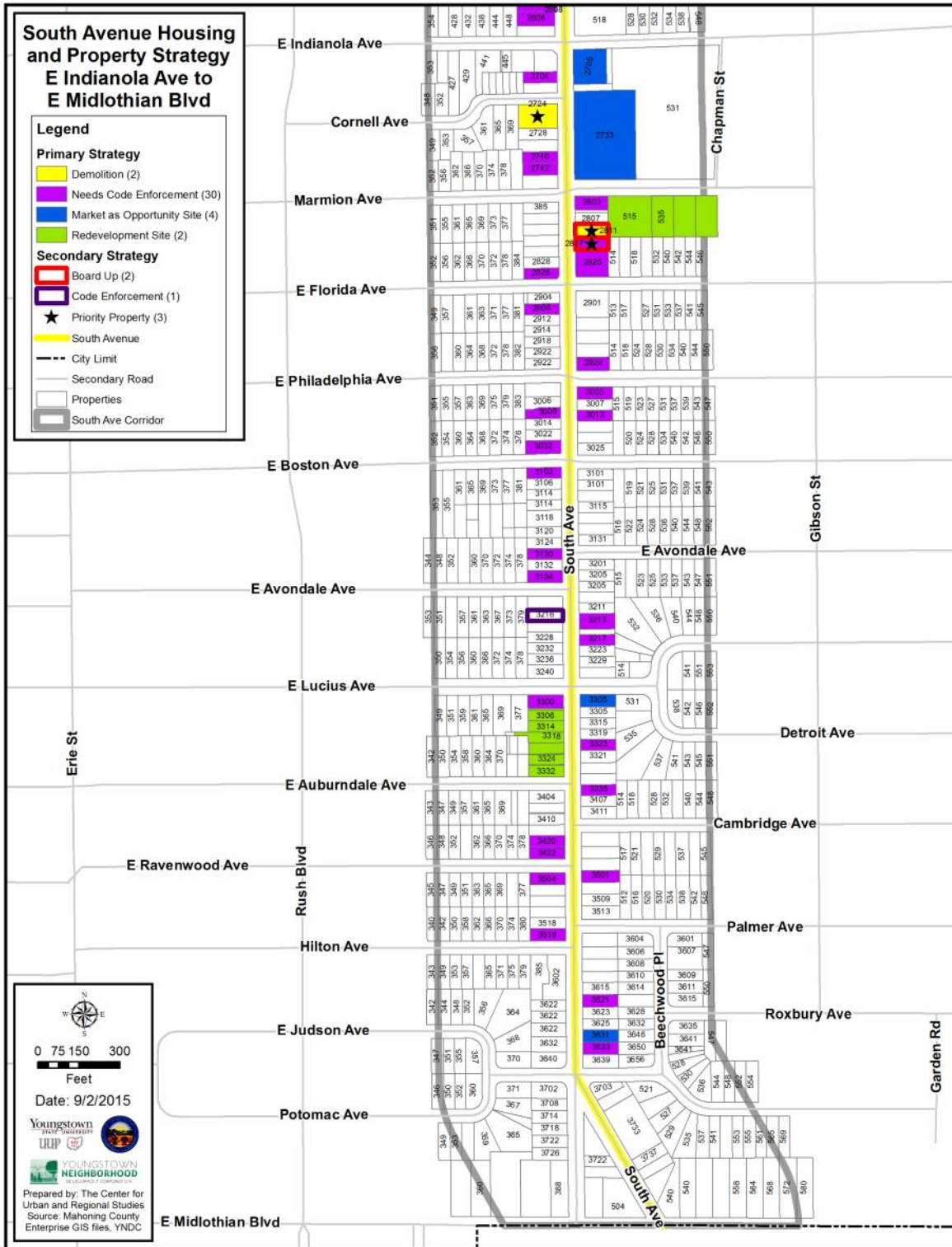
**Map 1 of 3**

# HOUSING AND PROPERTY STRATEGY (cont'd)



Map 2 of 3

# HOUSING AND PROPERTY STRATEGY (cont'd)



## Map 3 of 3



# Strategies

The following are descriptions of the 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 disinvestment on the corridor.

**1) Code Enforcement:** This strategy seeks to have the structure repaired through aggressive code enforcement by the City of Youngstown. Inspectors can issue warnings, administrative penalties, and can send the owner of structure 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 neighborhood 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.

**2) Demolish via City of Youngstown:** Properties that are vacant, 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.

**3) Market as Opportunity Site:** Key vacant and underutilized buildings should be marketed as opportunity sites for new businesses. An online database with property information should be available and easy-to-use in order to give potential new tenants information regarding potential sites. The database should contain relevant details, such as square footage, layout, location, and price, as well as a list of suggested uses. Signage should be displayed prominently along the corridor to showcase these opportunity sites.

**4) Board Up/Clean Up:** Vacant properties with broken or missing doors or windows or are otherwise vulnerable to break-ins, vandalism and weather damage are recommended to be boarded up. Properties can be boarded and secured in partnership with the City of Youngstown, YNDC, area businesses and institutions, and neighborhood residents through a combination of volunteer workdays and contracted work crews. On highly visible properties, 3/4 inch plywood painted white with windows and/or storefront outlines should be installed in order to improve aesthetics along the corridor. These should be coated with VandalGuard anti-graffiti protection.

**5) 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 acquired by the City through the tax foreclosure process or directly from owners and preserved by boarding all openings, securing all doors, and ensuring the roofs are functional.

# TOP 15 PRIORITY PROPERTIES: SOUTH AVE CORRIDOR

Through field research, 15 vacant structures with code violations were identified as priority properties. These structures were selected based on severity of deterioration; visibility; concern for health and safety of occupants or neighboring residents; or nearby businesses and customers; 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.

The list is broken down into four sections: priority properties for code enforcement, demolition, board up, and preservation. Lists are not prioritized by rank. Photos on this page demonstrate examples of some of the Top 15 Priority Properties.



**2205 South Ave: PRESERVATION**



**2811 South Ave: DEMOLITION**



**1100 South Ave: PRESERVATION**



**2724 South Ave: DEMOLITION**

## PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 7 properties have been identified as priority properties for code enforcement. The condition of these properties was evaluated using the corridor property survey. 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
2817 SOUTH AVE	trash/ debris; unsecure
2214 SOUTH AVE	peeling paint; roof damage; boarded
1402 SOUTH AVE	motor vehicles; tires; overgrown vegetation; roof damage
1323 SOUTH AVE	peeling paint
1105 SOUTH AVE	peeling paint; cracked bricks; boarded; front of building has structural issues
1003 SOUTH AVE	trash/debris; tires; weeds; wire fence is security; awning is damaged
906 SOUTH AVE	dumping in rear; tires; weeds; peeling paint; roof damage; broken vehicles; motor vehicles.

## PRIORITY PROPERTIES: DEMOLITION

The following 6 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 and visibility.

Address	Description of Condition
2811 SOUTH AVE	dumping; weeds; broken window; peeling paint on siding and trim; roof & gutter damage
2724 SOUTH AVE	weeds; roof damage; soffits; boarded
2316 SOUTH AVE	trash/debris; weeds; defacement of property; windows unsecure; roof damage; gutters; downspout; soffits; fascia; holes in porch; partially boarded
2310 SOUTH AVE	trash/debris; weeds; defacement of property; unsecure; roof damage; gutters in disrepair
1111 SOUTH AVE	trash/debris; weeds; dumping in rear; roof damage; no downspout, soffits, or fascia; porch in severe disrepair; boarded
913 SOUTH AVE	broken windows; peeling paint; no gutters, downspouts, soffits, fascia; roof damage; boarded

## PROPERTIES TO BE BOARDED AND CLEANED UP

The following 5 properties have been identified as priority properties for cleanup and board-up. Many of these properties are among the worst on the corridor and are wide open and exposed to the elements. They pose an immediate threat to the health and safety of the surrounding residents, business owners, and customers. While they may not be demolished within the next two to three years due to funding constraints, getting them boarded, removing overgrowth and trash and debris will bring these properties into a manageable condition for neighboring property owners. 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. On highly visible properties, 3/4 inch plywood painted white with windows and/or storefront outlines should be installed in order to improve aesthetics along the corridor. These should be coated with Vandal-Guard anti-graffiti protection.

Address	Description of Condition
2817 SOUTH AVE	trash/ debris; unsecure
2811 SOUTH AVE	dumping; weeds; broken window; peeling paint on siding and trim; roof & gutter damage
2316 SOUTH AVE	trash/debris; weeds; defacement of property; windows unsecure; roof damage; gutters; downspout; soffits; fascia; holes in porch; partially boarded
2310 SOUTH AVE	trash/debris; weeds; defacement of property; unsecure; roof damage; gutters in disrepair
2205 SOUTH AVE	weeds; unsecure; no premise identification; awning is damaged

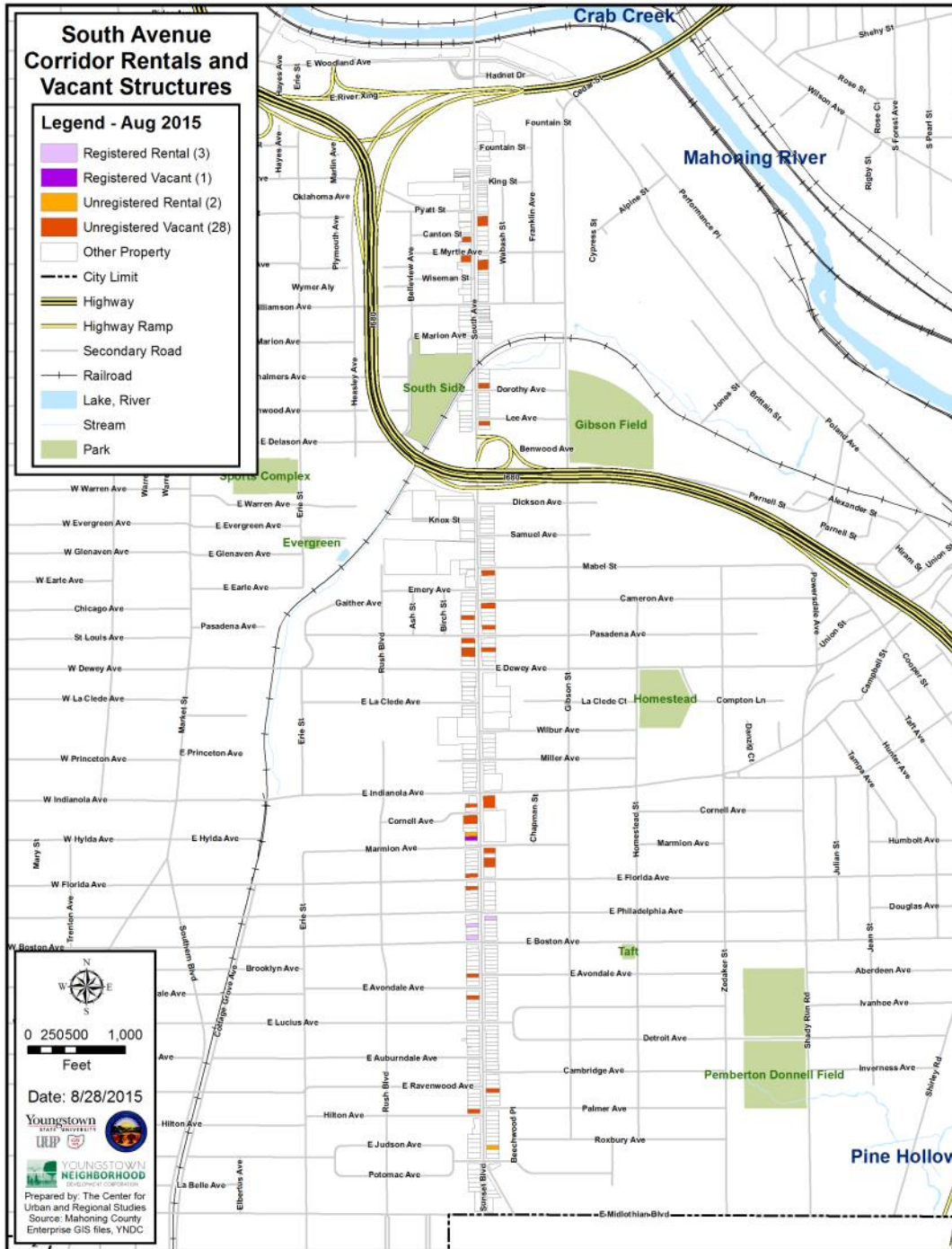
## PROPERTIES FOR ACQUISITION AND PRESERVATION

The following 2 properties have been identified as priority properties for acquisition and 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 acquired by the City through the tax foreclosure process and preserved by boarding all openings, securing all doors, and ensuring the roofs are functional.

Address	Description of Condition
2205 SOUTH AVE	weeds; unsecure; no premise identification; awning is damaged
1100 SOUTH AVE	boarded; no premise identification; peeling paint; defacement of property

# 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.



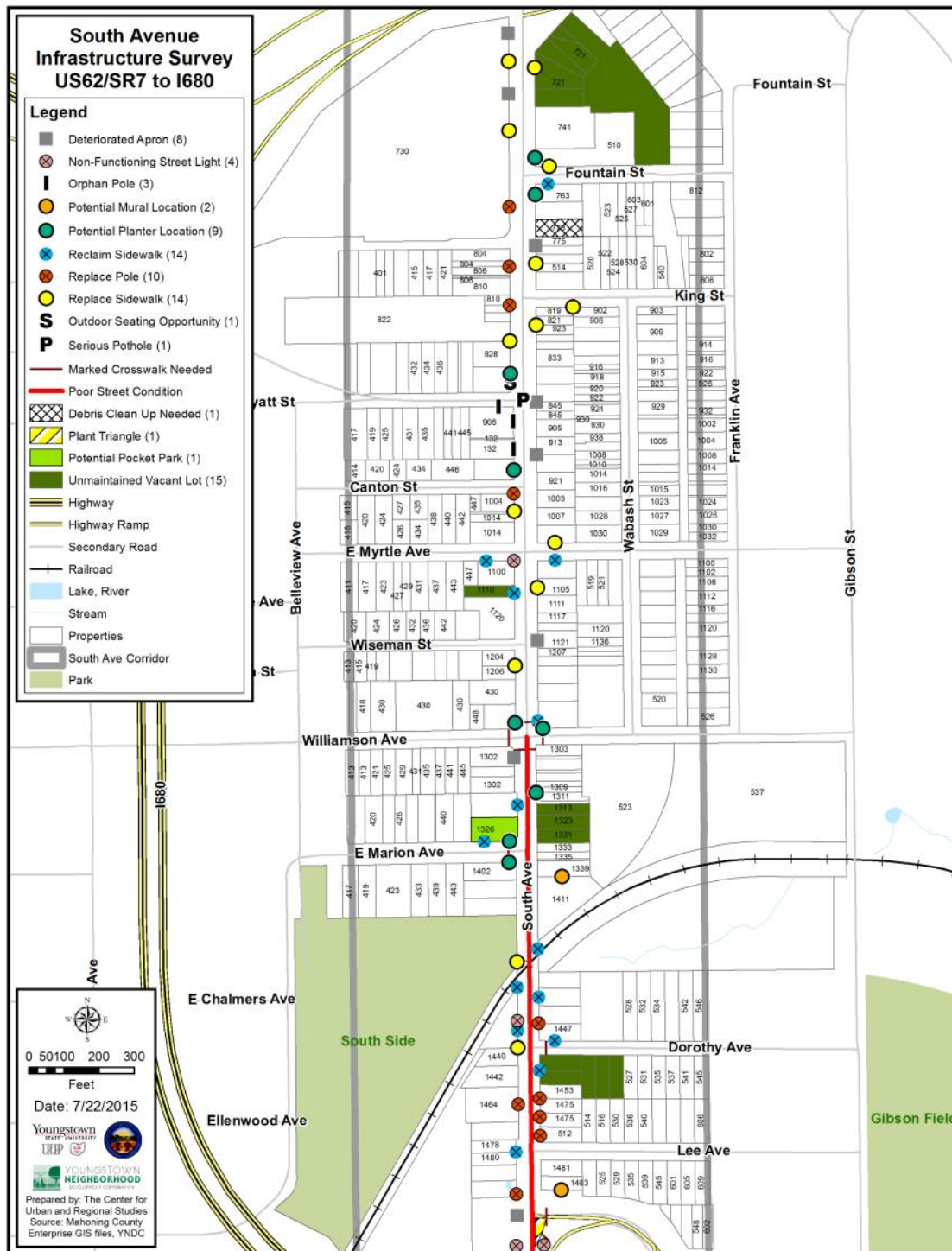
All residential properties that are occupied and being rented must be registered with City of Youngstown. In total, there are 3 registered rental properties along the corridor and an additional 2 occupied houses that are likely rental properties which are unregistered.

**“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 is 1 registered vacant properties along the corridor, with an additional 28 **“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 owners of unregistered vacant and rental property 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, per city ordinance, citations of \$100 per week should be issued in order to gain registration compliance. Like other fees, these can be assessed to the property tax duplicate.

# SECTION IV. INFRASTRUCTURE REPAIR AND MAINTENANCE

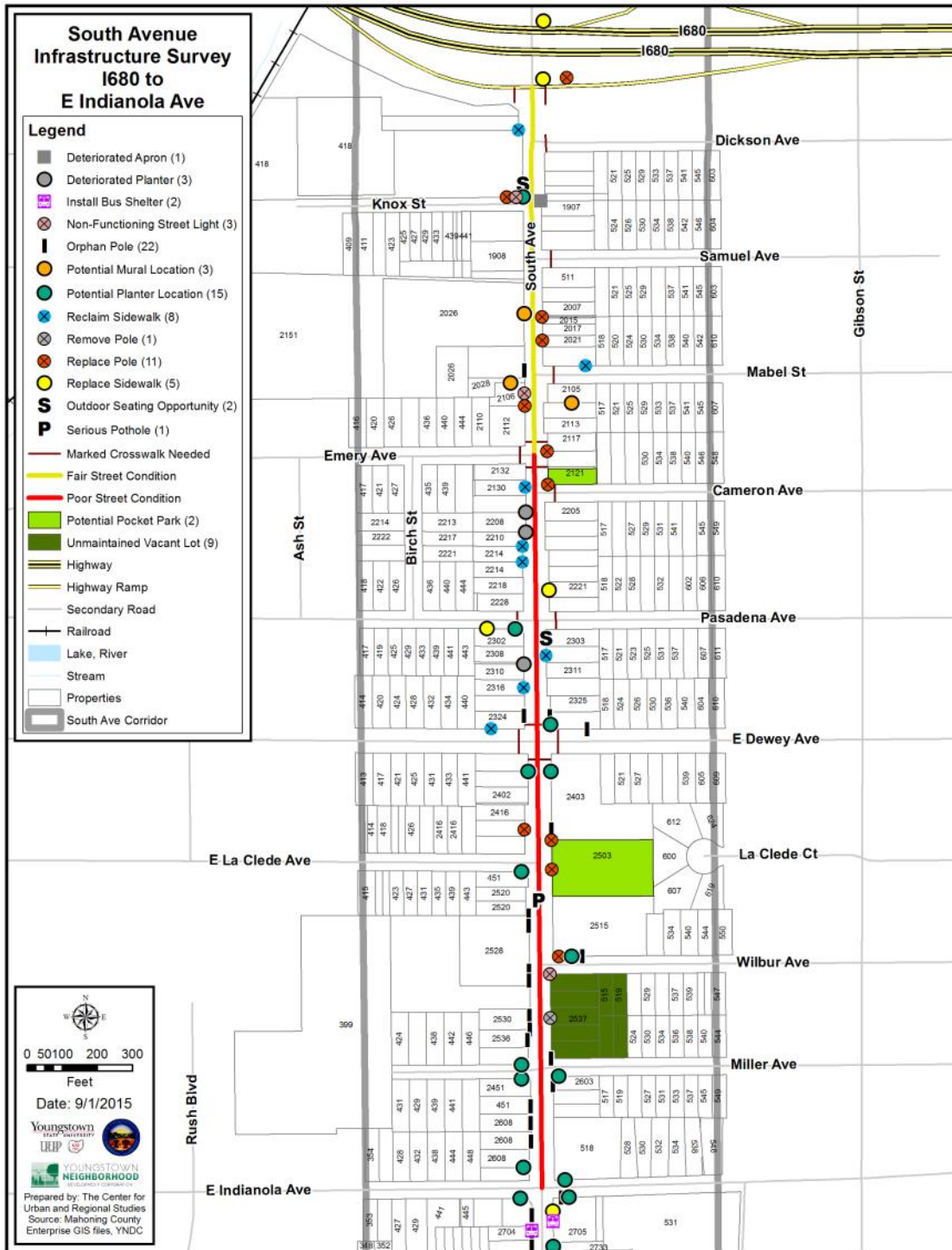
A detailed survey was conducted by YNDC to identify all roads, sidewalks, street lights, and other basic infrastructure and facilities issues that require attention throughout the neighborhood. The following map identifies the basic infrastructure issues that need addressed along the corridor where infrastructure requires significant attention.



**Map 1 of 3**

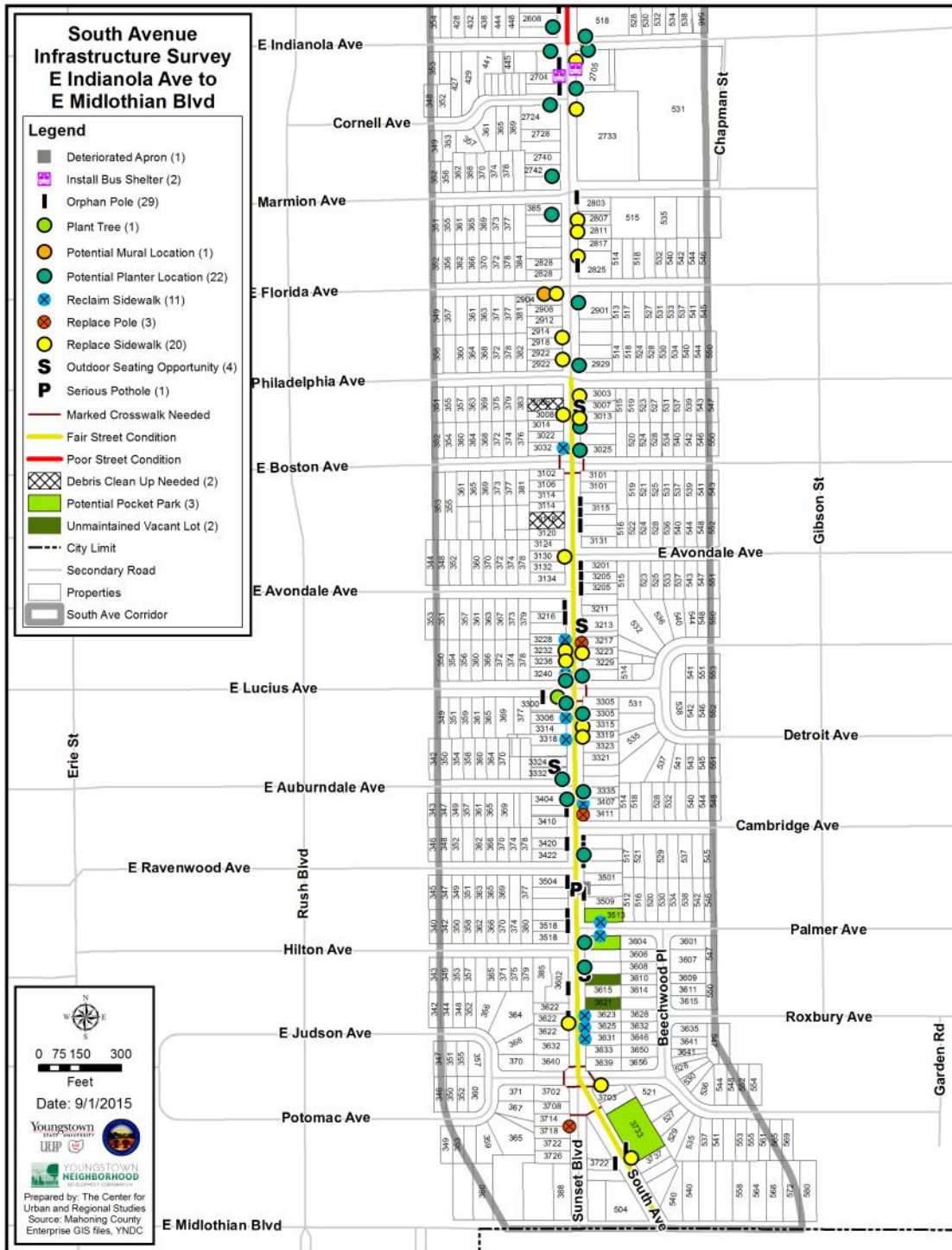
The survey indicated there are **7 missing street lights** along the corridor. There are a number of sidewalk issues throughout the neighborhood. Yellow circles identify sections of sidewalk that are either severely lifted up or severely cracked and need to be replaced. Blue circles indicate areas where 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.

# INFRASTRUCTURE REPAIR AND MAINTENANCE (cont'd)



**Map 2 of 3**

# INFRASTRUCTURE REPAIR AND MAINTENANCE (cont'd)



## Map 3 of 3



## Infrastructure Strategy Recommendations:

The following strategies are recommended to improve the appearance and functionality of South Ave. as a commercial district. The strategies are divided into three categories: 1) encouraging pedestrian activity; 2) improving the appearance of the corridor; and 3) increasing the functionality of the corridor.

### Encouraging pedestrian activity

**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. Increasing pedestrian activity will make South Ave. feel more vibrant. Crossing signals should be installed at the intersections with E. Dewey Ave., E. Indianola Ave., E. Lucius Ave., and the signal at E. Boston Ave. 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. Crossing signals should be installed at intersections with E. Lucius Ave., E. Judson Ave., E. Boston Ave., E. Dewey Ave., Avery Ave., and William-son Ave. Crosswalks should be fully marked at intersections with crossing signals.

**3) 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, between E. Indianola Ave. and E. Lucius Ave., due to this area's proximity to institutions such as Taft Elementary School and Wilson Middle School.

**4) 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 nearby residents to safely use them. This should be done in conjunction with neighborhood groups, the City of Youngstown's RUBY tool trailer, and Street Department staff.

**5) Western Reserve Transit Authority bus shelters should be installed near the intersection of South Ave. and E. Indianola Ave. for patrons and customers of nearby businesses that rely on public transportation.** Users of public transit on South Ave. are often exposed to the elements while waiting for the bus to arrive. Sheltered waiting areas will encourage both the use of public transportation, thus relieving automobile traffic on South Ave., and encouraging patronage of businesses along the corridor.



Damaged sidewalks impair walkability and detract from the appearance of the corridor.

## South Avenue Corridor Infrastructure Recommendations: (cont'd)

**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.

### Improving the appearance of the corridor

**1) 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, and local artists should have input into the design of public art along the corridor.

**2) Clean up sites with debris, particularly those that are visible from South 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.

**3) Plant trees and install landscaping planters where possible to add color and greenery to the corridor.** Trees can provide shade to sidewalks during the summer and function as a sound buffer between traffic noise and nearby businesses and residences. Where no opportunities exist for street trees in the tree lawn, large planters can be used to plant trees, bushes, or flowers. Artistically designed or painted planters would add color and visual interest along the corridor. Any plantings should be appropriate to the size of the planting space and should not obstruct signs, sidewalks, or utility lines.

**4) 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).

**5) Install lighting at dark intersections and parking lots where visibility at night is low.** Additional lighting in dark spaces will improve the safety perceptions of the corridors and will increase actual safety for pedestrians and customers at businesses, bars, and restaurants that are open late.

**6) Install banners along South 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.

**7) Keep a higher standard of vacant property maintenance.** Grass and weeds should be trimmed with more frequency. Vacant properties that require board up should be boarded to a higher quality that includes painted windows and doors in order to improve aesthetics.



Orphan poles on the sidewalk impair walkability, are a tripping hazard for pedestrians, and give the corridor an unmaintained appearance.

## Increasing the functionality of the corridor

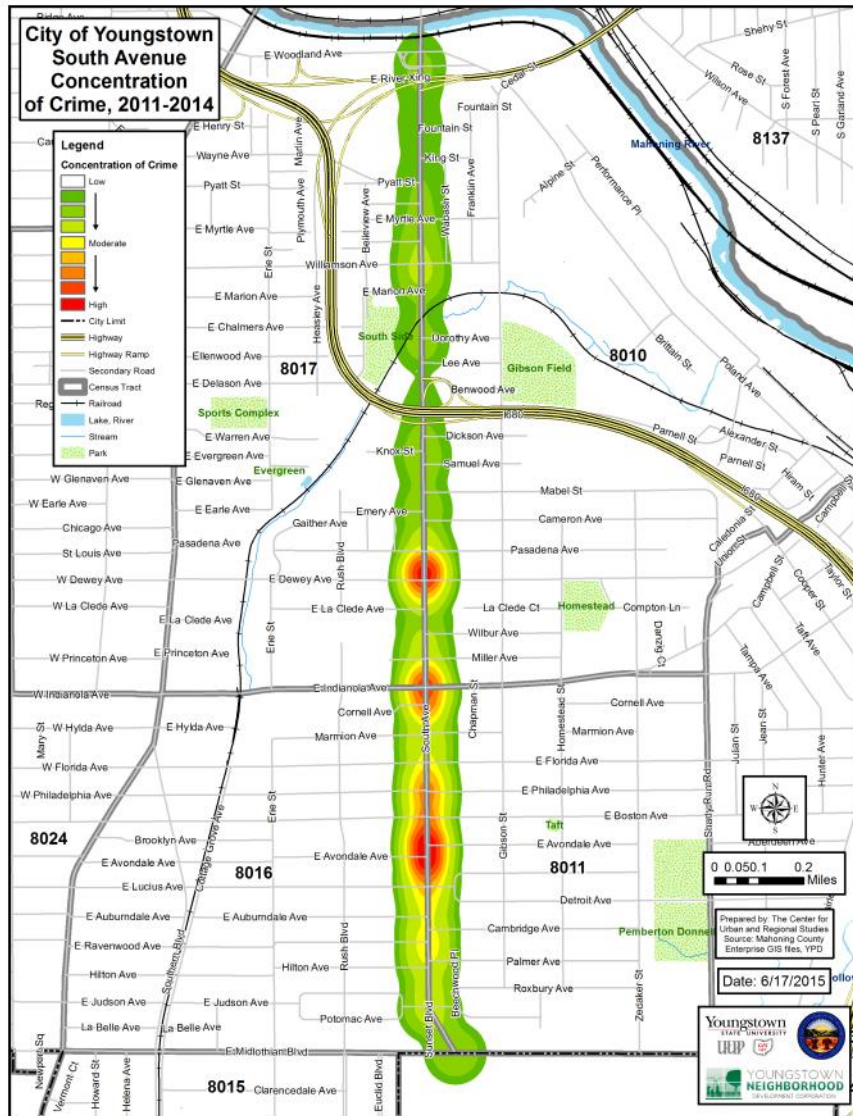
- 1) **Fill potholes and repave streets in poor condition, particularly near the intersections of side streets and South Ave.** South Ave. itself has serious potholes and patches, and is in need of resurfacing. In addition, the adjacent streets have many issues that need to be addressed as well.
- 2) **Clearly mark parking spaces and locations, particularly in areas along the corridor with a high concentration of businesses.** An adequate number of parking spaces is essential for successful businesses and parking opportunities should be clearly marked for the convenience of motorists.
- 3) **Rebuild deteriorated “aprons” along the corridor or remove where no longer needed.** Aprons are the entrances to driveways and parking lots between the street itself and the sidewalk. Many of these along South Ave. are in poor condition and should be rebuilt to improve the appearance of the corridor and to provide easier access for both motorists and pedestrians.
- 4) **Replace or remove damaged street signs along the corridor.** Damaged street signs detract from the corridor’s appearance and can be hazardous to motorists who rely of the sign’s information to safely navigate the corridor.
- 5) **Install wayfinding signage to direct motorists to key amenities along the corridor and in the adjacent neighborhoods.** Wayfinding can also assist with neighborhood branding and add visual interest along the corridor.



Infrastructure issues along South Ave. give the corridor an unmaintained appearance.

# SECTION V. SOUTH AVENUE CORRIDOR CRIME AND SAFETY

This heat map below illustrates “hot spots” or areas where there has been the most contact with the Youngstown Police Department. These are the locations of incidents at which the Youngstown Police Department has filed reports. Data collected includes all police reports filed for residential properties in the neighborhood between 2011 and 2014 that are violent, drug-related, and otherwise factors of distress. This also includes domestic incidences such as custody interference and runaway persons, which may not make the neighborhood less safe as a whole but may demonstrate patterns of neighborhood distress or disruption.



Properties included in this analysis include residences such as single-family, two-family, multiple-family and group home structures; and exclude commercial sites along South Ave. Houses are a mix of rental, owner-occupied and vacant properties.

## Crime and Safety 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. Three significant crime hotspots exist at the intersections of South Ave. with E. Avondale Ave., E. Indianola Ave., and E. Dewey Ave. These intersections should be addressed through hotspot policing efforts, such as increased foot patrols and police presence, additional lighting and surveillance, removing graffiti and trash, and engagement of business owners and managers.

The City should apply for funding through the Department of Justice Byrne Criminal Justice Innovation program to build a cross-sector partnerships tasked with developing a crime reduction strategy for the corridor and adjacent neighborhoods. In addition, large-scale cleanup events, such as the United Way Day of Caring, should be coordinated to secure and clean up vacant properties.

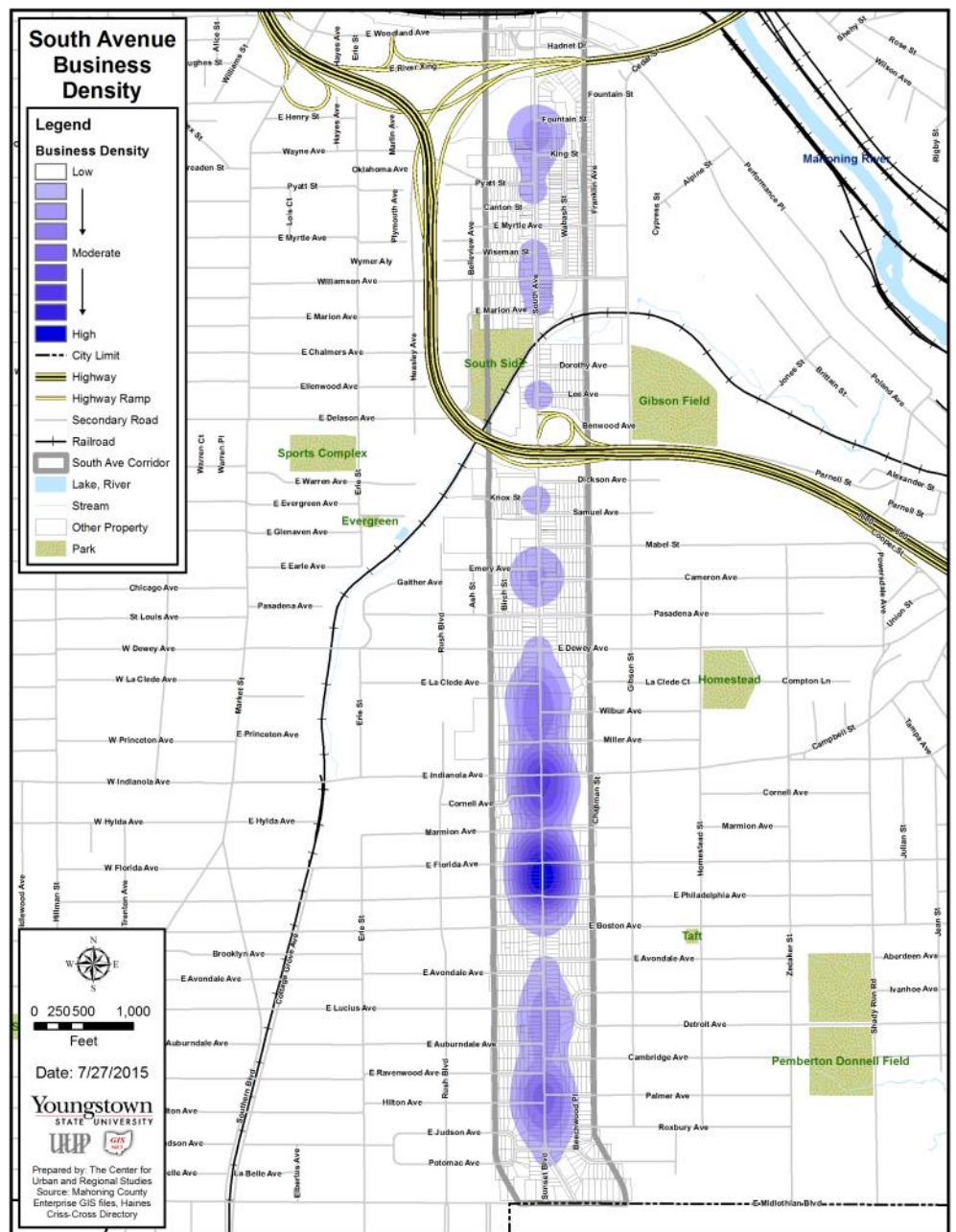
# SECTION VI. ECONOMIC DEVELOPMENT

At the March 20, 2014 neighborhood planning meeting, residents identified the improvement of South Ave. as a top priority. Residents noted the good location with access to I-680 and the grocery store as assets along the corridor. However, residents expressed a desire for more businesses along South Ave., as well as concern regarding the condition of properties on the corridor. Given its population density, proximity to regional assets, and existing mix of businesses and institutions, the South Ave. corridor has been identified as a key area for economic development and revitalization efforts. In order to strengthen the corridor, a number of improvements are recommended, including streetscape improvements, public art, and cleanup and promotion of vacant structures as opportunity sites.

A focus on improvements to South Ave. is consistent with recommendations in the Youngstown 2010 Plan to revitalize priority business areas along the corridor. The plan also advocated cleaning up the corridor and for creating neighborhood plans for the neighborhoods along South Ave. In 2014 the City of Youngstown and the Youngstown Neighborhood Development Corporation created a neighborhood action plan for the area around Taft Elementary School. The plan called for the stabilization of residential areas adjacent to South Ave. and economic development activity along the corridor itself.

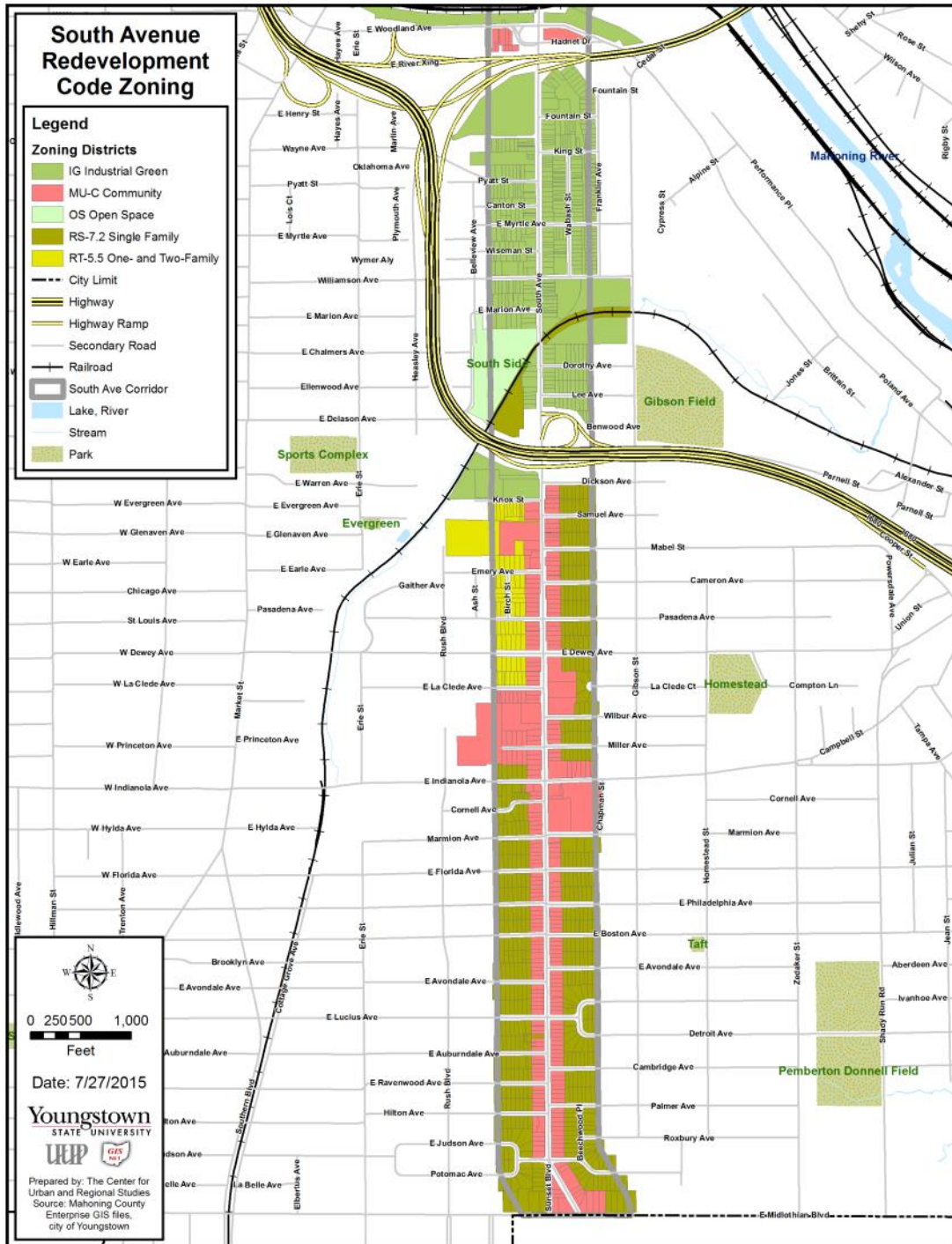
Several anchor institutions have existing development plans along the corridor. The Ursuline Sisters currently own three properties on South Ave., with plans to acquire 2 other properties on South Ave. and one on E. Lucius Ave. The organization plans to demolish the two structures on South Ave. and replace them with a new residential single-story fourplex. Compass Family Services, located on Marmon, is planning for a \$1.5M expansion to its existing facility. Green Youngstown recently received a grant to complete a small beautification project near the corner of South Ave. and Cameron Ave, which will include a pollinator garden, green space, trees, and a small basketball court.

Businesses line the entire length of the south Ave. corridor, but the majority are located south of E. Indianola Ave. The concentration of businesses between E. Indianola Ave. and E. Boston Ave. presents an ideal location to address property and infrastructure issues.



# SECTION VI. ECONOMIC DEVELOPMENT

South of I-680, the South Ave. corridor 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 a distinctive character. This makes South Ave. an ideal corridor for infrastructure improvements that enhance walkability and public transit use, streetscape improvements that make the corridor more visually appealing, and code enforcement to address properties in need of repair. North of I-680, the South Ave. corridor is zoned Industrial Green (IG), which was created for the purpose of encouraging investment in a wide variety of green/clean commercial and industrial technologies that have positive or minimal negative impacts on surrounding residential areas.



# SECTION VI. ECONOMIC DEVELOPMENT

The following strategies are recommended to strengthen existing businesses and attract additional development.

**1) Strengthen the existing South Avenue Business Association.** A strong, functional business association will increase cooperation among businesses with the goal of leveraging resources to improve the viability of South Ave. as a commercial corridor. The association will be able to speak with a stronger voice than could individual business owners. City officials will work closely with the association to determine and address collective needs, that may include safety concerns, infrastructure needs, and funding sources. The business association can also collaborate with neighborhood groups in adjacent areas. The association must be focused on taking action to realize the vision for the South Ave. Corridor.

**2) Create an online inventory of available retail and office space along the corridor.** The database should contain relevant information, such as amount of space available, layout, price per square foot, and other key details. The inventory should be updated regularly to be useful in connecting potential new tenants to existing spaces.

**3) Connect corridor businesses with existing economic development resources.** Several local agencies offer support to existing businesses, as well as to entrepreneurs looking to start a business. Resources should be discussed at business association meetings and a summary handout should be delivered to all businesses. YNDC has a webpage with consolidated information regarding support for new and existing businesses, which can be accessed here: <http://www.yndc.org/programs/economic-development>

## SOUTH AVENUE CORRIDOR OPPORTUNITY SITES

The following 4 properties are recommended as opportunity sites. These sites are key vacant or underutilized buildings that should be marketed for new businesses. An online database with property information should be created that is easy-to-use in order to give potential new tenants information regarding these sites. The database should contain relevant details, such as square footage, layout, location, and price, any necessary repairs, as well as a list of suggested uses. Signage should be displayed prominently along the corridor to showcase these opportunity sites.

Address	Photo
3309 South Ave.	
741 South Ave.	

# SOUTH AVENUE CORRIDOR OPPORTUNITY SITES (cont'd)

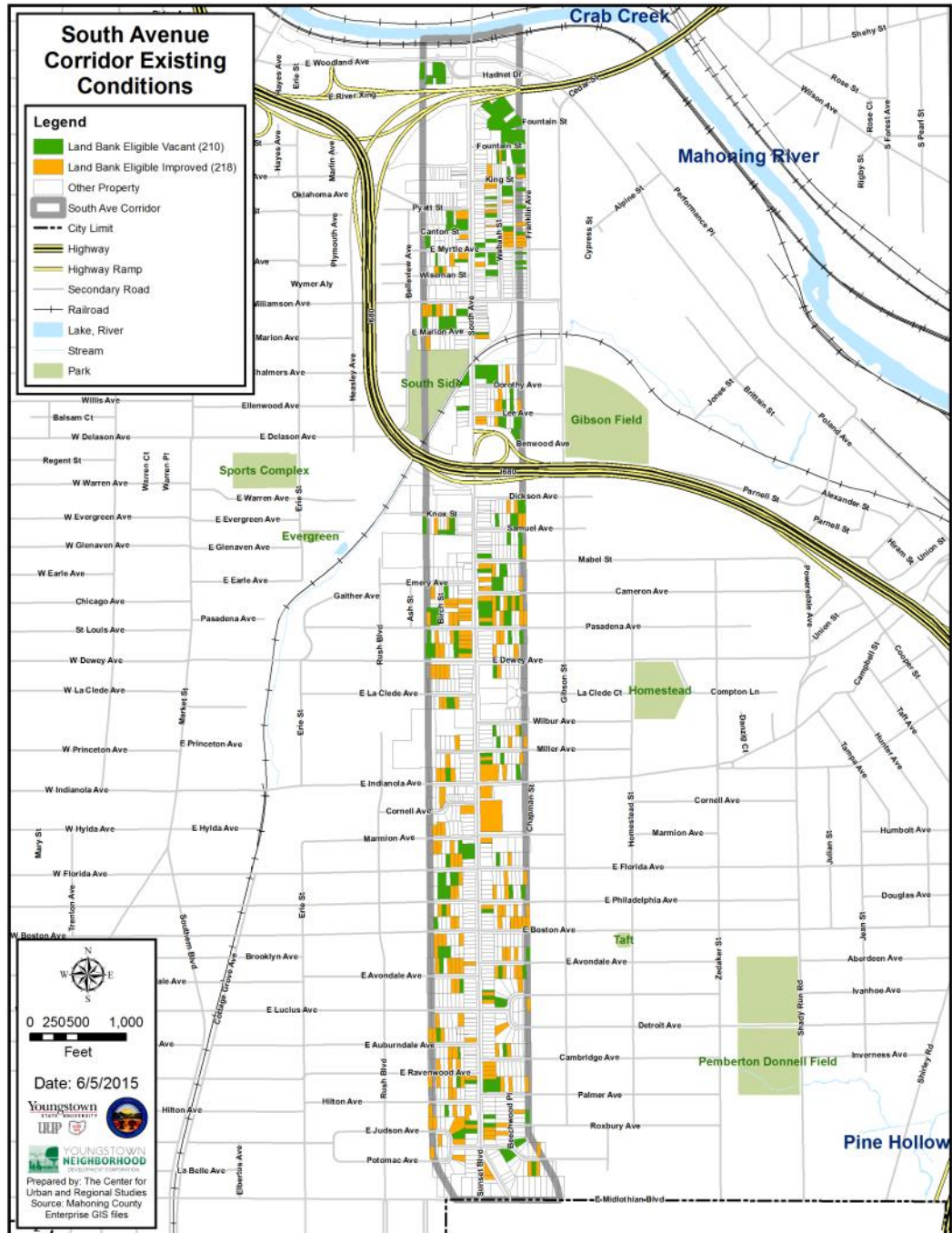
Address	Photo
2739 South Ave.	 A photograph of a single-story commercial building with a light blue facade. A sign above the entrance reads "STATE LIQUOR STORE". To the left, a red and white Coca-Cola sign is visible. The building has large glass windows and a set of double doors.
2705 South Ave.	 A photograph of a single-story brick building with a dark grey roof. A sign is mounted on the roof. In the foreground, there is a red sign on a post. The building has a mix of brick and light-colored siding.



# SECTION VII. ACQUISITION STRATEGY

Tax delinquent, vacant land should be acquired and assembled for economic development or green space creation. This map identifies all improved and vacant land in the South Ave. corridor area that is tax delinquent. Current data was obtained from the Mahoning County Auditor. All land that is one year tax-delinquent is considered land bank eligible through the Mahoning County Land Bank. The area contains 210 land bank eligible vacant lots and 218 land bank eligible improved lots.

Areas with large amounts of existing vacant and land bank eligible properties should be prioritized for strategic acquisition. These areas represent the best opportunity to assemble enough lots to create an area suitable for economic development opportunities. Acquiring these lots also ensures against future non-conforming land development.

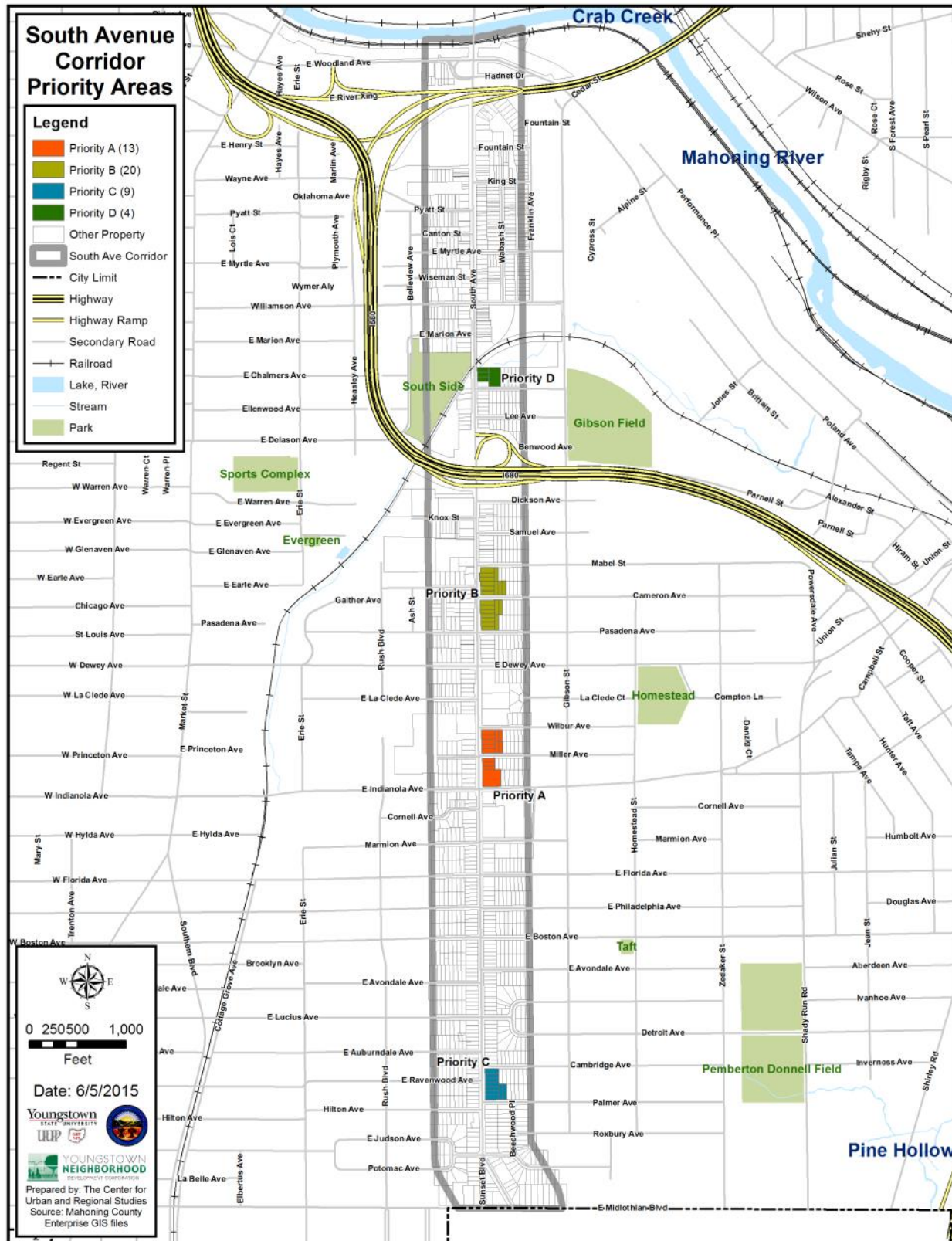


## Acquisition Strategy

Vacant parcels that are tax-delinquent should be acquired through the Mahoning County Land Bank or City of Youngstown Land Bank. If lots can be assembled and are near vacant or soon-to-be vacant land they should be held and marketed for economic development. If vacant parcels are located in residential areas they should be redeveloped with similar single-family housing or offered to adjacent homeowners. Vacant structures should be boarded to secure against unlawful activity until demolition occurs. Once demolition occurs, the vacant land strategy can be identified regarding assembly for economic development or transfer to an adjacent home-owner.

# ACQUISITION PRIORITY AREAS

Four areas within the South Ave. Corridor are identified as priorities for strategic acquisition. Blocks where all parcels are vacant and land bank eligible were identified as possible locations of future development.



# PRIORITY AREA - A

Priority Area A is comprised of 13 parcels, along South Ave., Miller Ave., Wilbur Ave., and E. Indianola Ave. between Wilbur Ave. and E. Indianola Ave., and totals 2.25 acres. All properties are vacant lots, with the exception of one fenced parking lot. All of the parcels in this area are tax delinquent and land bank eligible.



Existing Condition	# of Parcels	Acres	# of Land Bank Eligible	# of Owners
Vacant Land	12	1.49	12	3
Improved Land	1	.76	1	1

# PRIORITY AREA. A

There are 13 vacant and tax delinquent parcels in Priority Area A that can be acquired by The City of Youngstown Land Bank and/or the Mahoning County Land Bank. There are two properties with vacant buildings that need to be demolished. Both are land bank eligible and priority properties.

Parcel ID	Address	Owner	Description	Strategy
53-115-0-036.00-0	South Ave.	Clark Martin K etal	Vacant land	Land bank acquisition
53-115-0-037.00-0	2537 South Ave. *	Clark Martin K etal	Vacant land	Land bank acquisition
53-115-0-038.00-0	South Ave.	Clark Martin K etal	Vacant land	Land bank acquisition
53-115-0-039.00-0	South Ave.	Clark Martin K etal	Vacant land	Land bank acquisition
53-115-0-040.00-0	South Ave.	Clark Martin K etal	Vacant land	Land bank acquisition
53-115-0-041.00-0	Miller Ave.	Clark Martin K etal	Vacant land	Land bank acquisition
53-115-0-042.00-0	Miller Ave.	Clark Martin K etal	Vacant land	Land bank acquisition
53-115-0-034.00-0	519 Wilbur Ave.	Clark Martin K etal	Vacant land	Land bank acquisition
53-115-0-035.00-0	515 Wilbur Ave.	Brancho Gary Robert	Vacant land	Land bank acquisition
53-115-0-064.00-0	2603 South Ave.	McCann John W & Anita C	Vacant land	Land bank acquisition
53-115-0-065.00-0	2603 South Ave.	McCann John W & Anita C	Vacant land	Land bank acquisition
53-115-0-066.00-0	2603 South Ave.	McCann John W & Anita C	Vacant land	Land bank acquisition
53-115-0-069.00-0	518 E Indianola Ave.**	Indianola 518 LLC	Fenced lot	Land bank acquisition

\*As of 6/1/15, the owner of 2537 South Ave. was on a payment plan with the Mahoning County Treasurer to pay off the delinquent taxes. If the owner fails to make payments, the plan will expire and the property will once again be eligible for tax foreclosure. The City should monitor this property after 6 months to determine its current status and begin the foreclosure process if it is eligible.

\*\*518 E Indianola was identified as a possible underground storage tank location during a 2013 citywide survey of current and abandoned gas stations and auto repair shops.

# PRIORITY AREA - B

Priority Area B is comprised of 20 parcels, along Mabel Ave., Cameron Ave., Pasadena Ave. , and South Ave., between Mabel St. and Pasadena Ave., and comprises 2.87 acres. There are four structures in this area, all of which are vacant; all properties except one are tax delinquent and land bank eligible. The remaining property, 2113 South Ave ("Nana's Nest") is vacant.



Existing Condition	# of Parcels	Acres	# of Land Bank Eligible	# of Owners
Vacant Land	17	2.27	17	9
Improved Land	4	.6	3	4

## PRIORITY AREA. B (cont'd)

There are 20 vacant and tax delinquent parcels in Priority Area B that can be acquired through Mahoning County Land Bank.

Parcel ID	Address	Owner	Description	Strategy
53-114-0-236.00-0	2121 South Ave.	Diane Gray	Vacant Land	Land Bank Acquisition
53-114-0-233.00-0	South Ave.	City Land Bank	Vacant Land	Land Bank Acquisition
53-114-0-234.00-0	South Ave.	City Land Bank	Vacant Land	Land Bank Acquisition
53-114-0-238.00-0	Cameron	George Kostoglou	Vacant Land	Land Bank Acquisition
53-114-0-239.00-0	Cameron	George Kostoglou	Vacant Land	Land Bank Acquisition
53-114-0-240.00-0	Cameron	George Kostoglou	Vacant Land	Land Bank Acquisition
53-114-0-230.00-0	South Ave.	Lennell Land Corp.	Vacant Land	Land Bank Acquisition
53-114-0-231.00-0	South Ave.	Lennell Land Corp.	Vacant Land	Land Bank Acquisition
53-114-0-229.00-0	517 Mabel	Mary Jane Hollobaugh	Vacant Land	Land Bank Acquisition
53-114-0-266.00-0	South Ave.	Robert R Rothgeb	Vacant Land	Land Bank Acquisition
53-114-0-264.00-0	South Ave.	Next Generation For Christ Ministry Inc.	Vacant Land	Land Bank Acquisition
53-114-0-263.00-0	South Ave.	Next Generation For Christ Ministry Inc.	Vacant Land	Land Bank Acquisition
53-114-0-262.00-0	South Ave.	Next Generation For Christ Ministry Inc.	Vacant Land	Land Bank Acquisition
53-114-0-261.00-0	South Ave.	Next Generation For Christ Ministry Inc.	Vacant Land	Land Bank Acquisition
53-114-0-258.00-0	Cameron	Fairchild Gary A & Norma Jean	Vacant Land	Land Bank Acquisition
53-114-0-102.00-0	518 Pasadena	Bates John C Sr. & Bates John C Jr.	Vacant Land	Land Bank Acquisition

There are 4 vacant structures in Priority Area B.

Parcel ID	Address	Owner	Occupied	Condition	Code Violations
53-114-0-232.00-0	2113 South Ave.	Lynnise Wells	No	Vacant	
53-114-0-265.00-0	2221 South Ave.	Robert R Rothgeb	No	Vacant w/ code violations	trash/debris; overgrown; peeling paint; bricks cracked; foundation crumbling; completely boarded.
53-114-0-260.00-0	2205 South Ave.	Next Generation For Christ Ministry Inc.	No	Vacant w/ code violations	unsecure; handrails and guards in disrepair; awning is damaged.
53-114-0-259.00-0	517 Cameron	Fairchild Gary A & Norma Jean	No	Vacant w/ code violations	

# PRIORITY AREA - C

Priority Area C is comprised of 9 parcels along South Ave. and Palmer Ave. between Cambridge Ave. and Palmer Ave. and has an area of 1.31 acres. The area is vacant land with the exception of one vacant structure. All parcels are tax delinquent and land bank eligible.



Existing Condition	# of Parcels	Acres	# of Land Bank Eligible	# of Owners
Vacant Land	8	1.17	8	3
Improved Land	1	.14	1	1

## PRIORITY AREA. C (cont'd)

There are 13 priority properties in Priority Area C that are vacant and land bank eligible through the Mahoning County Land Bank.

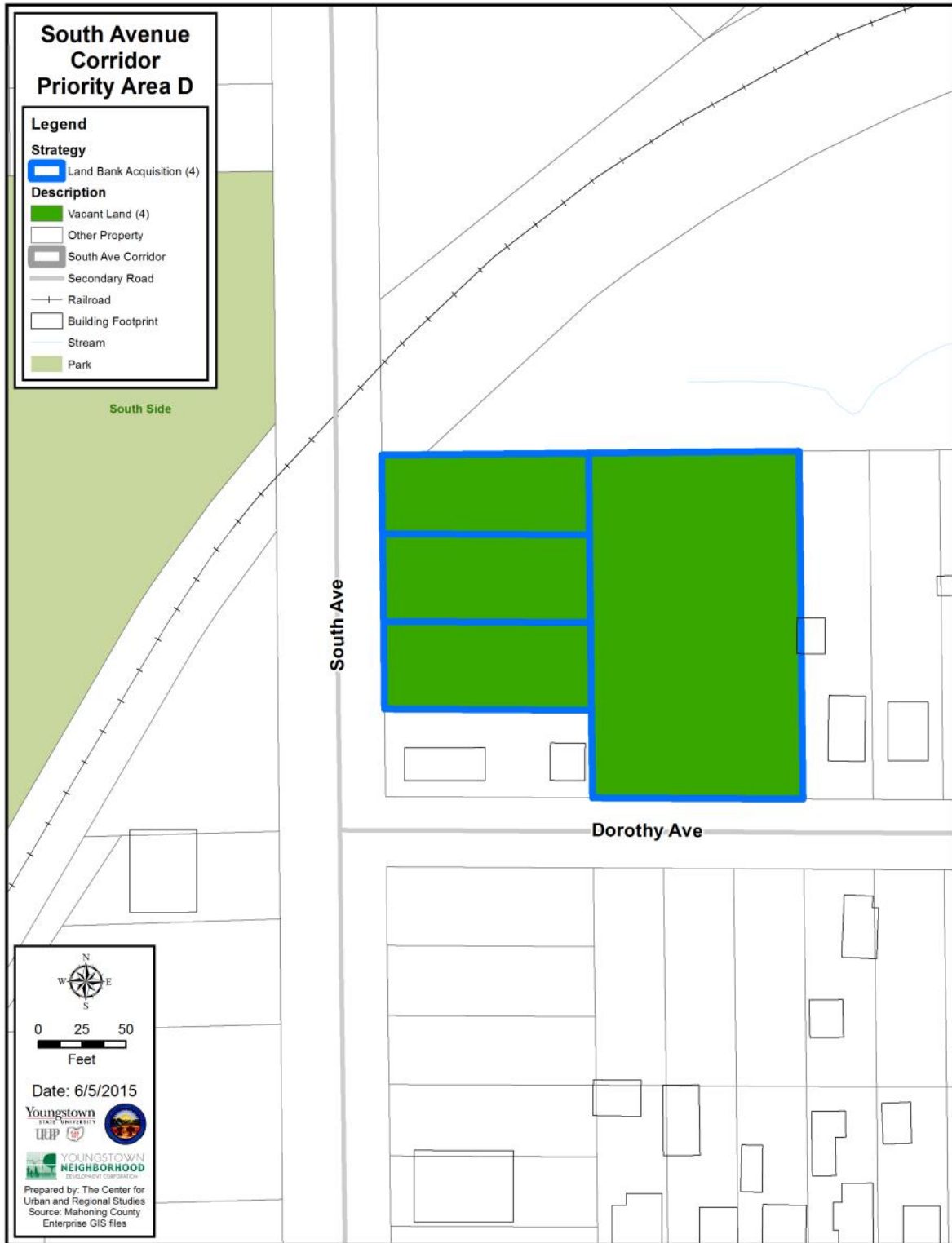
Parcel ID	Address	Owner	Description	Strategy
53-117-0-525.00-0	South Ave.	Tseng Lin	Vacant Land	Land Bank Acquisition
53-117-0-526.00-0	South Ave.	Tseng Lin	Vacant Land	Land Bank Acquisition
53-117-0-527.00-0	South Ave.	Tseng Lin	Vacant Land	Land Bank Acquisition
53-117-0-529.00-0	South Ave.	Tseng Lin	Vacant Land	Land Bank Acquisition
53-117-0-530.00-0	3509 South Ave.	William W & S A Prokop	Vacant Land	Land Bank Acquisition
53-117-0-531.00-0	3513 South Ave.	William & Shirley Prokop	Vacant Land	Land Bank Acquisition
53-117-0-532.00-0	512 Palmer Ave.	Touching Lives We Care	Vacant Land	Land Bank Acquisition
53-117-0-533.00-0	516 Palmer Ave.	Touching Lives We Care	Vacant Land	Land Bank Acquisition

Parcel ID	Address	Owner	Occupied	Description	Code Violations
53-117-0-528.00-0	3501 South Ave.	Tseng Lin	No	Vacant structure	Roof damage; damage to gutters and downspouts; sign in disrepair



# PRIORITY AREA - D

Priority Area D is comprised of four vacant grassy undeveloped lots along South Ave. and Dorothy Ave., and together comprise just under one acre (.934 acres). These lots have access to the adjacent rail lines. All parcels are tax delinquent and land bank eligible.



Existing Condition	# of Parcels	Acres	# of Land Bank Eligible	# of Owners
Vacant Land	4	.93	4	1

## PRIORITY AREA. D (cont'd)

There are 19 priority properties in Priority Area D that are vacant and land bank eligible through the Mahoning County Land Bank and the City of Youngstown Land Bank.

Parcel ID	Address	Owner	Description	Strategy
53-038-0-196.00-0	South Ave.	Dominic Cocco	Vacant Land	Land Bank acquisition
53-038-0-197.00-0	South Ave.	Dominic Cocco	Vacant Land	Land Bank acquisition
53-038-0-198.00-0	South Ave.	Dominic Cocco	Vacant Land	Land Bank acquisition
53-038-0-179.00-0	South Ave.	Dominic Cocco	Vacant Land	Land Bank acquisition

# SECTION VIII. NEIGHBORHOOD ACTION TEAM

A Neighborhood Action Team should be established to oversee implementation of the South Ave. Corridor Action Plan in order to ensure continuous progress toward achieving objectives. The Team should meet at minimum on a quarterly basis to review progress at achieving all objectives and benchmarks outlined in the plan. The Neighborhood Action Team should consist at minimum of representatives of the following entities:

- City of Youngstown Department of 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
- 6th Ward Councilwoman Janet Tarpley
- 7th Ward Councilman John R. Swierz
- South Avenue Business Association
- South Avenue Area Neighborhood Development Initiative
- Neighborhood Residents
- Metro Assembly of God Church
- Ursuline Sisters
- Compass Family Services
- First Energy
- Youngstown Neighborhood Development Corporation

**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 15" 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 15" 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 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	2015- 2016 Total	2015- 2020 Goal
<b>Housing Benchmarks</b>										
Property units brought into compliance										20
Severely blighted structures are demolished										6
Vacant and formerly blighted structures are boarded and cleaned up in order to improve safety										6
Vacant properties with dumping are cleaned up										ALL
Vacant lots are mowed with a higher frequency										ALL
<b>Infrastructure Benchmarks</b>										
Sidewalks and sidewalk curb ramps cleaned up or replaced where needed										ALL
Streets equipped with new uniform neighborhood street signs										ALL
Dead street trees removed										ALL
All non-functional street lights are repaired										ALL
<b>Crime and Safety Benchmarks</b>										
Crime hotspots are addressed through community policing and systematic code enforcement										3
<b>Community Building Benchmarks</b>										
Increase membership of SAANDI by 10 active members										10
Increase membership of the South Avenue Business Association by 10 active members										10
Complete two resident and business-owner driven neighborhood improvement projects										2
Install one public art piece along South Ave.										1
<b>Economic Development Benchmarks</b>										
Improve at least two existing business facades with a grant or loan from the City of Youngstown.			1						1	2
Install one streetscape improvement project, such as banners, landscaping planters, or wayfinding signs.										1
Provide a Youngstown Neighborhood Development Corporation micro-enterprise loan to a neighborhood entrepreneur.										1
Create or retain 5 jobs										5
Acquire 5 tax-delinquent parcels										5
Provide one micro-enterprise loan from YNDC to an entrepreneur										1

# APPENDIX 1. HOUSING AND PROPERTY DATABASE

Yellow properties represent the Top 15 Priority Properties.

ADDRESS	VIOLATIONS	Primary Strategy	Secondary Strategy
3633 SOUTH AVE	peeling paint on trim; gutter falling;	code enforcement	
3631 SOUTH AVE	no violations		
3621 SOUTH AVE	trash/debris; weeds	code enforcement	
3518 SOUTH AVE	trash/debris; soffits and fascia in disrepair; sign in disrepair.	code enforcement	
3504 SOUTH AVE	peeling paint	code enforcement	
3501 SOUTH AVE	trash/debris; dumping; roof damage; no downspout; gutter in disrepair; sign in disrepair.	code enforcement	
3422 SOUTH AVE	motor vehicles; window boarded on side;	code enforcement	
3420 SOUTH AVE	trash/debris; tires; weeds; sign in disrepair.	code enforcement	
3335 SOUTH AVE	peeling paint on trim	code enforcement	
3332 SOUTH AVE	weeds; trash/debris; broken windows; roof damage; gutters, downspout, soffits, fascia all in disrepair	code enforcement	board up
3323 SOUTH AVE	peeling trim paint; brick damage above front door entrance.	code enforcement	
3306 SOUTH AVE	completely boarded; security system in place.	code enforcement	
3305 SOUTH AVE	completely boarded; secure.	code enforcement	
3300 SOUTH AVE	motor vehicles; chimney in disrepair; foundation walls in disrepair; partially boarded.	code enforcement	
3217 SOUTH AVE	no premise identification; boarded; wheel on roof; weeds.	code enforcement	
3213 SOUTH AVE	peeling paint on door; awning is falling.	code enforcement	
3216 SOUTH AVE	for rent; needs repainted; accessory structure in disrepair.	code enforcement	
3134 SOUTH AVE	weeds; paint is fading; missing shingles; fascia is rusting	code enforcement	
3130 SOUTH AVE	weeds; secured.	code enforcement	
3102 SOUTH AVE	No premise identification.	code enforcement	
3032 SOUTH AVE	weeds; windows broken; garage in disrepair.	code enforcement.	
3013 SOUTH AVE	awning needs painted	code enforcement	
3008 SOUTH AVE	roof damage	code enforcement	
3003 SOUTH AVE	broken windows; roof damage; roof damage on garage.	code enforcement	
2929 SOUTH AVE	peeling paint; façade damage; boarded windows.	code enforcement	
2908 SOUTH AVE	peeling paint; soffit damage; boarded.	code enforcement	
2828 SOUTH AVE	weeds; peeling paint.	code enforcement	

ADDRESS	VIOLATIONS	Primary Strategy	Secondary Strategy
2828 SOUTH AVE	weeds; peeling paint.	code enforcement	
2825 SOUTH AVE	peeling paint	code enforcement	
2817 SOUTH AVE	trash/ debris; unsecure	code enforcement	board up
2811 SOUTH AVE	dumping; weeds; broken window; peeling paint on siding and trim; roof & gutter damage	demolition	board up
2803 SOUTH AVE	dumping; boarded	code enforcement	
2742 SOUTH AVE	inoperable vehicle; porch stairs/railing in disrepair	code enforcement	
2740 SOUTH AVE	trash/debris in rear; peeling paint.	code enforcement	
2724 SOUTH AVE	weeds; roof damage; soffits; boarded.	demolition	
2704 SOUTH AVE	recently painted; completely boarded.	code enforcement	
2705 SOUTH AVE	completely boarded; weeds	private market sale	
2608 SOUTH AVE	roof damage.	code enforcement	
2608 SOUTH AVE	boarded window	code enforcement	
2536 SOUTH AVE	trash/debris; weeds; brick falling.	code enforcement	
2402 SOUTH AVE	peeling paint on awning; handrails unstable	code enforcement	
2403 SOUTH AVE	peeling paint on trim; missing gutters.	code enforcement	
2316 SOUTH AVE	trash/debris; weeds; defacement of property; windows unsecure; roof damage; gutters; downspout; soffits; fascia; holes in porch; partially boarded.	demolition	board up
2310 SOUTH AVE	trash/debris; weeds; defacement of property; unsecure; roof damage; gutter.	demolition	board up
2311 SOUTH AVE	weeds; tarp on roof		
2308 SOUTH AVE	trash/debris; weeds; awning damage.		
2302 SOUTH AVE	peeling paint; air ventilation in disrepair; roof damage	code enforcement	
2228 SOUTH AVE	foundation; repaint sign pole	code enforcement	
2221 SOUTH AVE	trash/debris; weeds; tires; peeling paint; bricks cracked; no premise identification; boarded.	code enforcement	
2214 SOUTH AVE	peeling paint; roof damage; boarded	code enforcement	
2208 SOUTH AVE	peeling paint; plywood fence	code enforcement	
2205 SOUTH AVE	weeds; unsecure; no premise identification; awning is damaged.	code enforcement	board up
2121 SOUTH AVE	demolition site needs cleaned up		
2113 SOUTH AVE	protective treatment peeling paint	code enforcement	
2112 SOUTH AVE	peeling paint	code enforcement	

ADDRESS	VIOLATIONS	Primary Strategy	Secondary Strategy
2105 SOUTH AVE	window boarded; peeling paint;	code enforcement	
1908 SOUTH AVE	weeds; peeling paint; roof damage	code enforcement	
1907 SOUTH AVE	peeling paint	code enforcement	
1481 SOUTH AVE	weeds; peeling paint	code enforcement	
1475 SOUTH AVE	trash/debris; tires; weeds; motor vehicles; peeling paint.	code enforcement	
1447 SOUTH AVE	peeling paint	code enforcement	
1402 SOUTH AVE	motor vehicles; tires; overgrown veg; roof damage	code enforcement	
1339 SOUTH AVE	peeling paint	code enforcement	
1323 SOUTH AVE	peeling paint	code enforcement	
1311 SOUTH AVE	porch in disrepair	code enforcement	
1111 SOUTH AVE	trash/debris; weeds; dumping in rear; roof damage; no downspout, soffits, or fascia; porch in severe disrepair; boarded.	demolition	
1105 SOUTH AVE	peeling paint; cracked bricks; boarded; front of building has structural issues.	code enforcement	
1100 SOUTH AVE	boarded; no premise identification; peeling paint; defacement of property	code enforcement	
SOUTH AVE	recent demo site.		

# APPENDIX 2. PUBLIC INPUT

The following input was obtained from residents at a neighborhood meeting on March 20, 2014 at the Faith Community Covenant Church. Attendees were asked to list what they believed to be their neighborhood's top three assets and top three priorities.

Neighborhood Assets		
homestead park	homeownership	easy entrance & exit via 680
homestead park	homeownership by residents	location to highway/stores
parks / playgrounds	large number of original homeowners	near main corridors
pemberton park	neighborhood groups	quiet area for the most part
pemberton park	watchful neighbors - promotes safety	2 new schools - gibson ave, wilson & taft
pemberton park	access to stores - grocery etc	school
pemberton park	well made houses	schools
pemberton park	church	schools
playgrounds	church	st mathias church, wilson school & school for autistic children
new fire house	church	taft elementary school
active blockwatches	number of neighborhood churches	taft school
block watch	places of worship	taft school
block watch	access to 680	wilson school
block watch / good neighbors	access to I-680	
high number of active blockwatches	access to I-680	
Neighborhood Priorities		
neighborhood that should be improved to make the neighborhood stronger	poor housing condition	potholes
more businesses	code enforcement	poor street conditions
lack of businesses	housing code enforcement	way too much drug activity (car to car)
adams school & other properties	slumlords	drug houses
high vacancy	blight (dilapidated housing)	police enforcement
high vacancy	code enforcement	CRIME
empty lots (no one takes care of)	people not putting trash cans back - putting out garbage too early	crime, empty lights
many rental homes owned by outside parties	demo 2 houses on corner (school bus stop)	too many bars on south ave
enforcement of current "quality of life" issues (eg, trash out way too early, keeping up w/ property)	demolition of 2 houses on corners of gibson ave on school route	quality of life issues - police enforcement
trash on streets	vacant houses	crime
poor housing conditions	blight - empty houses	increasing crime and drug sales
housing	large number of abandoned and vacant homes	police/city "not enforcing" codes
codes for housing	CRIME! Violent crime	littering / drug houses
poor housing conditions	poor streets	



# South Avenue Corridor Acquisition Strategy



**820 CANFIELD ROAD**

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NEIGHBORHOOD**

DEVELOPMENT CORPORATION