

YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION
YOUNGSTOWN -WARREN REGIONAL CHAMBER
TRUMBULL COUNTY PLANNING COMMISSION



RECOMMENDATIONS

_INTERFACE STUDIO
SAM SCHWARTZ ENGINEERING
NINIGRET PARTNERS LLC

Let's get to work!

US422 CORRIDOR REDEVELOPMENT PLAN

YNDC

- Youngstown Neighborhood Development Corporation (YNDC) Citywide community planning and development organization
- Created through public private partnership after completion of 2010 plan
- Began operations in 2009
- www.yndc.org

WELCOME TO YOUNGSTOWN

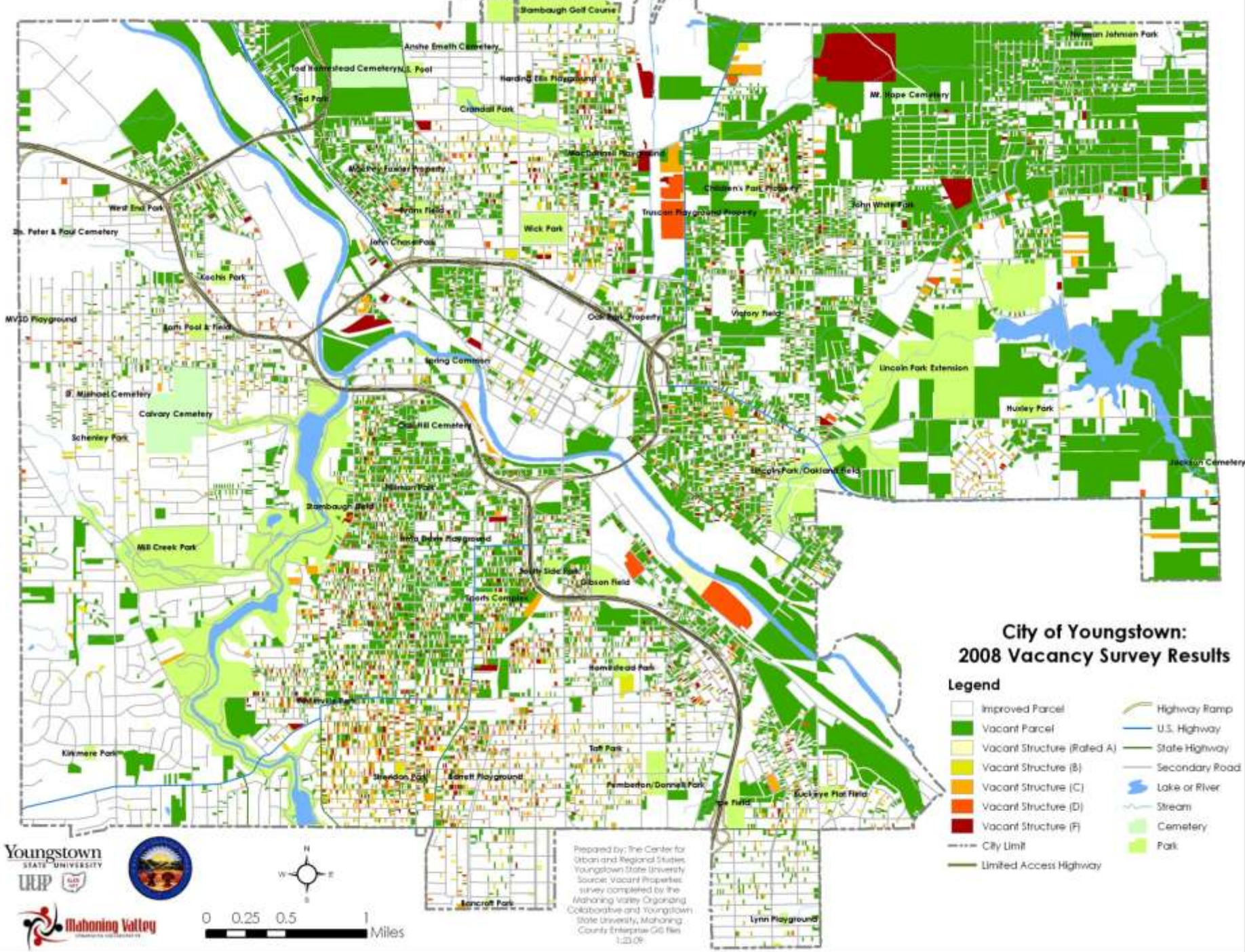
- Population Peaked at 170,002 in 1930
- Planners Laid Out Infrastructure for 250,000
- September 19, 1977 – Black Monday
- 40,000 Jobs Lost in Five Year Period



CURRENT REALITY

2013 SNAPSHOT

- Population 66,982 -61 PERCENT
- Vacant Structures 4,500
- Vacant Land 24,000+ PARCELS
- Poverty Rate 36 PERCENT
- Median HH Income \$24,880
- Average Home Sale \$21,327



City of Youngstown: 2008 Vacancy Survey Results

- Legend**
- Improved Parcel
 - Vacant Parcel
 - Vacant Structure (Rated A)
 - Vacant Structure (B)
 - Vacant Structure (C)
 - Vacant Structure (D)
 - Vacant Structure (E)
 - Vacant Structure (F)
 - City Limit
 - Limited Access Highway
 - Highway Ramp
 - U.S. Highway
 - State Highway
 - Secondary Road
 - Lake or River
 - Stream
 - Cemetery
 - Park

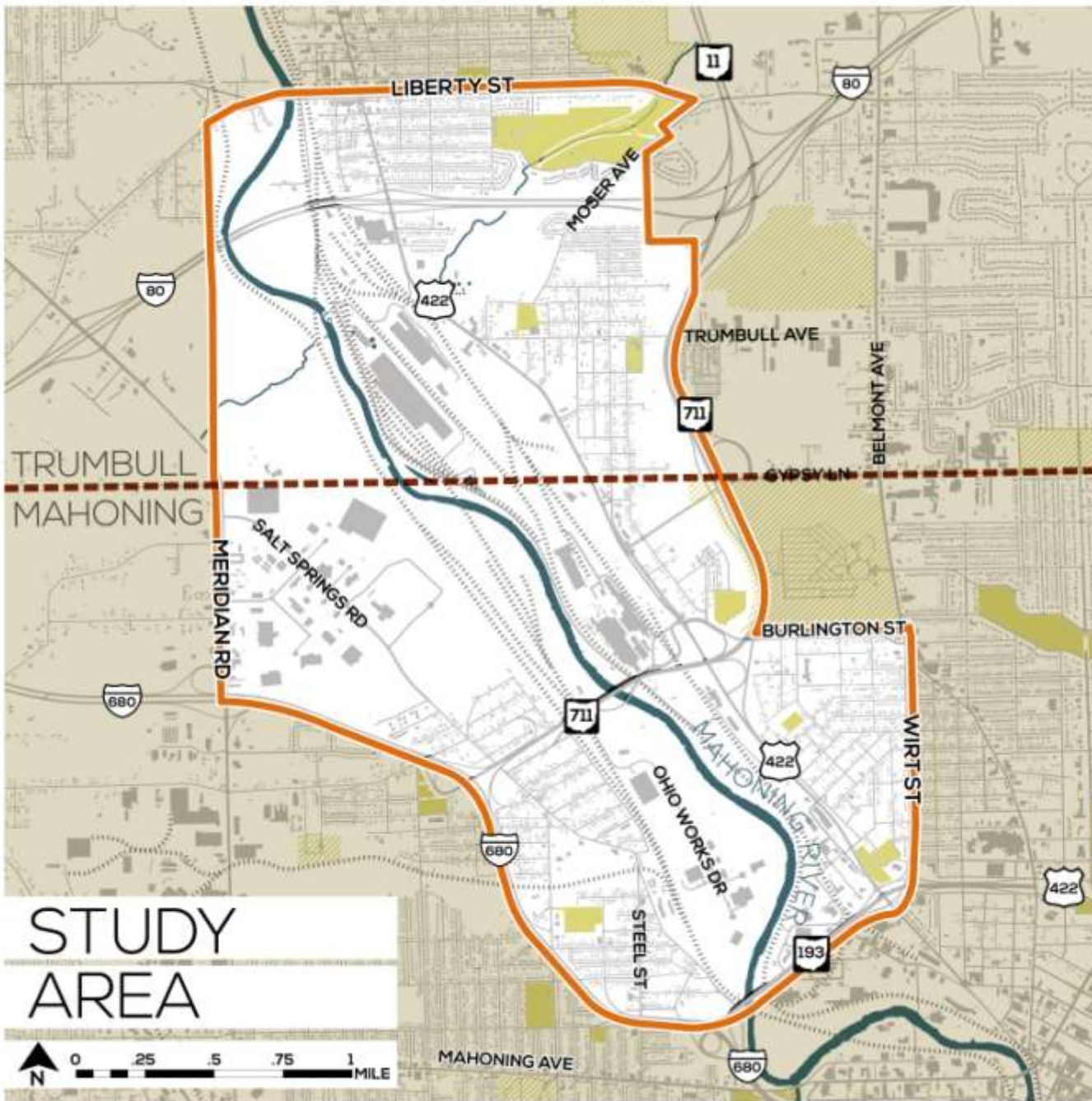
Youngstown
STATE UNIVERSITY



0 0.25 0.5 1 Miles

Prepared by: The Center for Urban and Regional Studies
Youngstown State University
Source: Vacant Property Survey completed by the Mahoning Valley Organizing Collaborative and Youngstown State University, Mahoning County Enterprise GIS files 1/23/09





STATS:

- > **size:**
3,500 acres
- > **population:**
7,870
- > **race breakdown:**
69% white
23% black
5% hispanic
4% other
- > **median hh income:**
\$26,343
- > **households below poverty level**
(<\$14.9k for a 2 person hh):
30%
- > **unemployment rate:** 11%
(state of ohio = 9%)

Create a Corridor that **WORKS**
to expand economic growth,
to serve as a model for modern industry,
to foster good neighbors,
to develop a connection to the river,
and to serve as an economic front door
to the region.

vision statement

1 Improve 422 as the region's gateway to jobs

2 Unlock the potential of land for job growth

3 Support local business

4 Stabilize residential areas

5 Activate natural assets

1.1 REMOVE THE CLUTTER



TELEPHONE WIRES



TRASH



'MATERIALS' STORAGE



BARBED WIRE

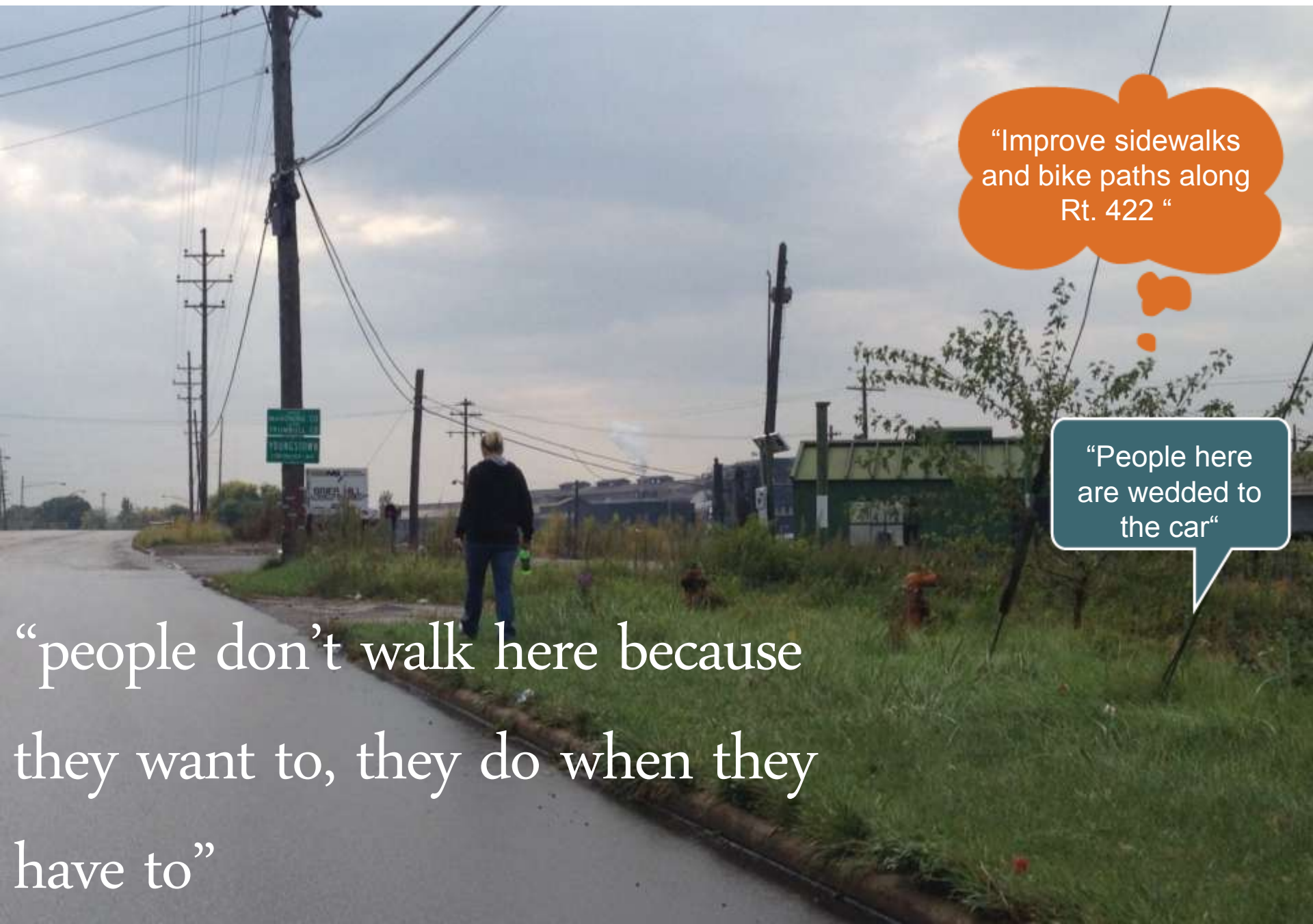


JERSEY BARRIERS



OVERGROWN BRUSH

1.2 IMPROVE THE PEDESTRIAN EXPERIENCE

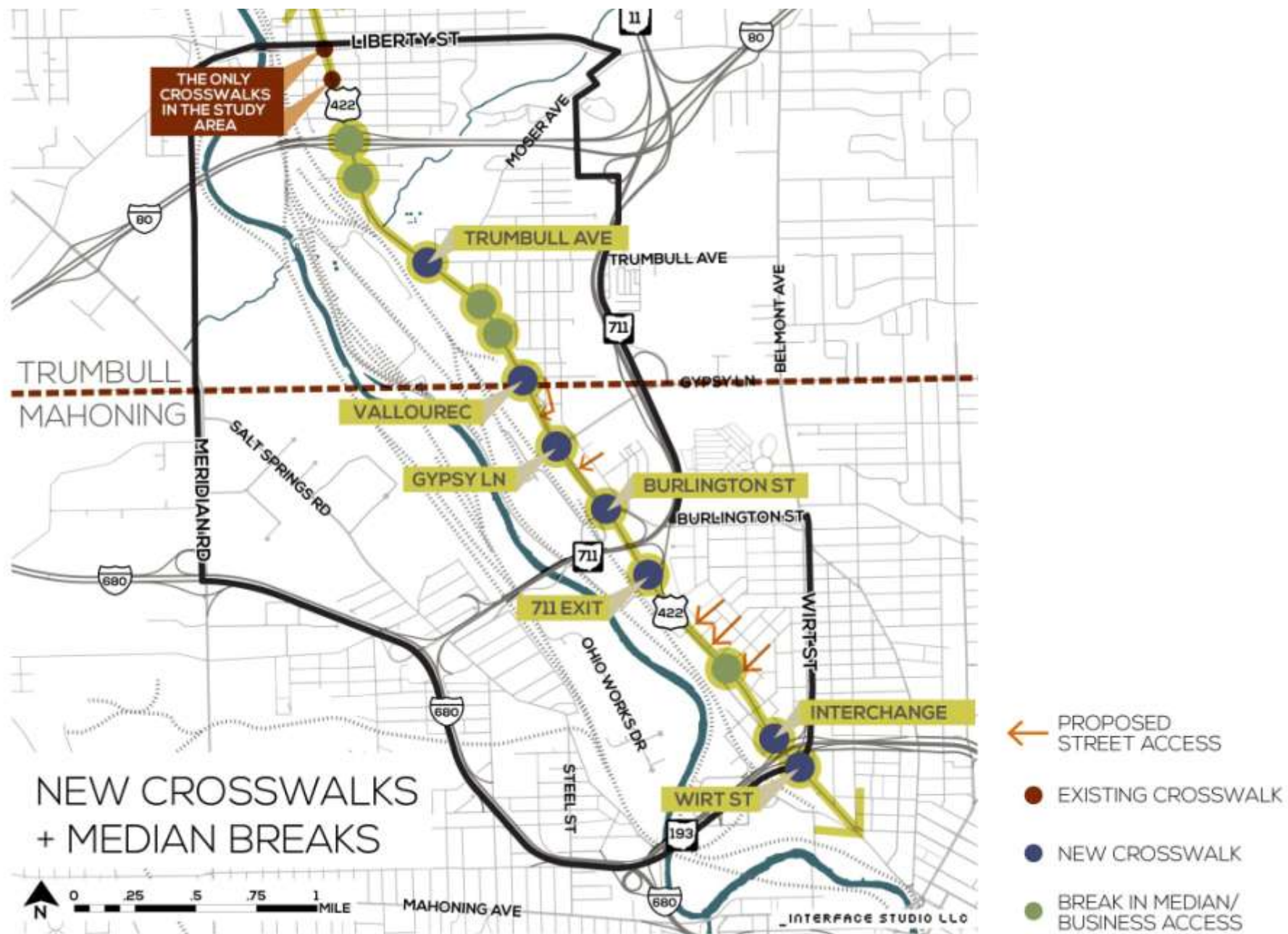


“Improve sidewalks
and bike paths along
Rt. 422 “

“People here
are wedded to
the car“

“people don't walk here because
they want to, they do when they
have to”

1.2 IMPROVE THE PEDESTRIAN EXPERIENCE



1.3 CREATE A PARK LIKE SETTING



LONGER TERM VISION

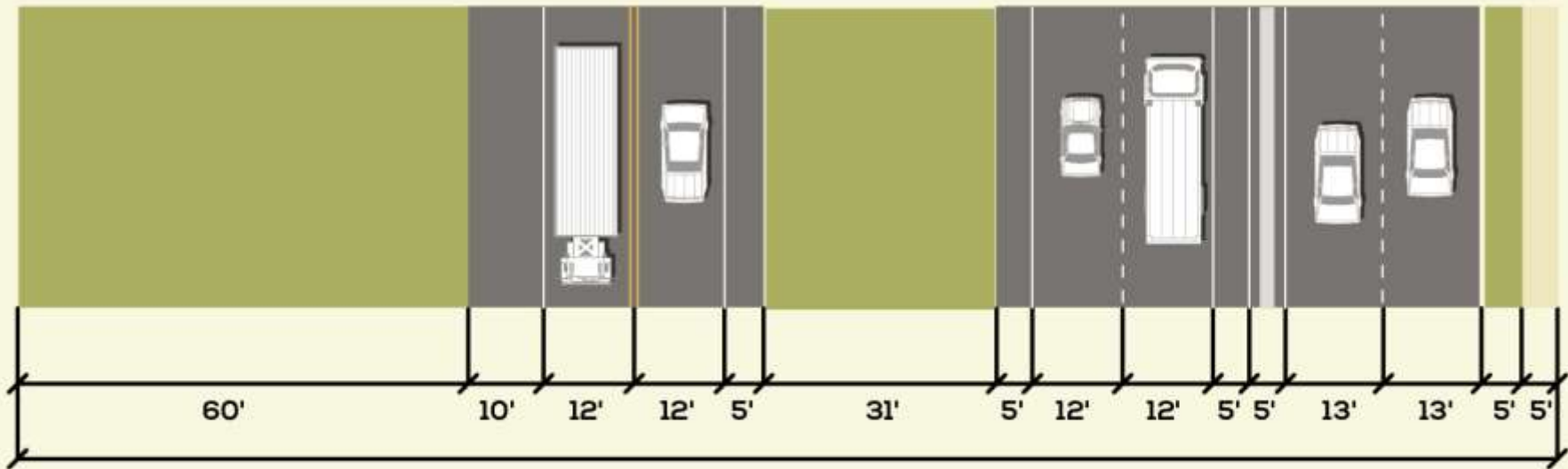
- PRIORITIZE TRUCK MOVEMENTS
- WALKABLE
- BE A PLACE



422 SECTION 3

GREEN MEDIAN + FEDERAL STREET

1"=20'



204'
PARCEL TO PARCEL

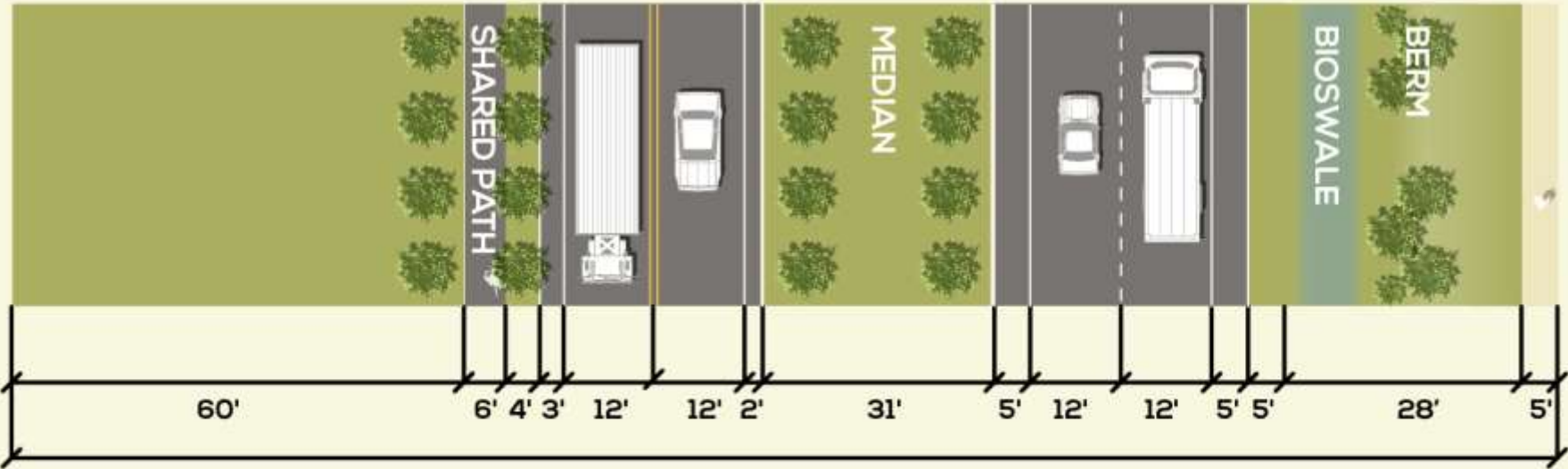
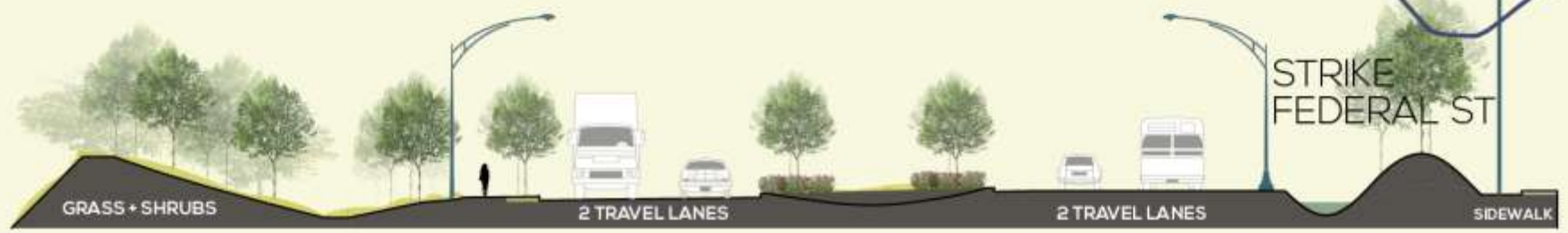
422 SECTION 3

GREEN MEDIAN + FEDERAL STREET

1"=20'



ROUTE 422
72'



204'
PARCEL TO PARCEL



LANDSCAPE
EXISTING
MEDIANS

PAINT JERSEY
BARRIERS

TEMPORARY SOLUTION
[WORK WITH WHAT YOU'VE GOT
WITHOUT CHANGING THE CURBLINE]

'COLOR FIELDS'

PLANT
EXISTING
STRIPING

GATEWAY
ENHANCEMENT

*in the
meantime...*

DEARBORN ST

FEDERAL ST

DIVISION ST

TO 711

422

1.6 IMPROVE GATEWAYS



-  GATEWAY FOCAL POINT
 -  MURAL/SIGNAGE OPPORTUNITY
 -  LIGHTING OPPORTUNITY
 -  LANDSCAPING OPPORTUNITY
- ADT = AVERAGE DAILY TRAFFIC, 2008

LANDSCAPING OPPORTUNITY

SIMPLE, BOLD, GRAPHIC



MURAL/SIGNAGE OPPORTUNITY

UNDER I-80



LIGHTING OPPORTUNITY





WEST SIDE
422 CORRIDOR

422
CORRIDOR
CONNECTION
TO
THE FUTURE

422
CORRIDOR
CONNECTION
TO
THE FUTURE

422
CORRIDOR
CONNECTION
TO
THE FUTURE

WELCOME TO GIRARD, OHIO

1.9 IMPROVE THE NIGHTSCAPE



PEDESTRIAN SCALE & HIGHLIGHT INDUSTRIAL ASSETS



1 Improve 422 as the region's gateway to jobs

2 Unlock the potential of land for job growth

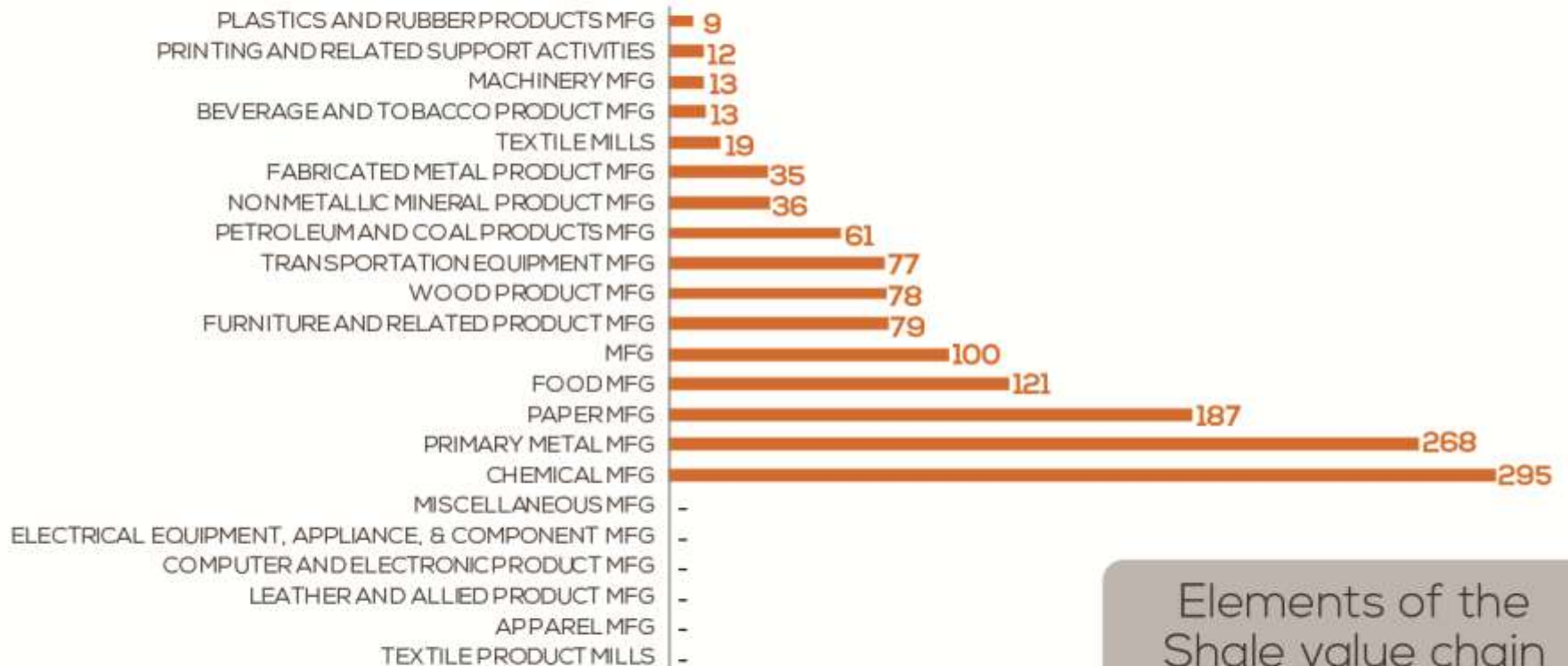
3 Support local business

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5 Activate natural assets

PARTICULARLY WHEN IT COMES TO PROPERTIES WITH RAIL ACCESS

FREIGHT RAIL INTENSITY BY MANUFACTURING CATEGORY
100=MANUFACTURING AVERAGE



Source: NP analysis and calculations from National Freight Analysis Framework & CommodityFlow Study
Note: - indicates amount of shipping is below survey margin of error estimates

Elements of the Shale value chain could be **very dependent on rail** for logistics

HOW DOES THAT TRANSLATE TO A LAND USE STRATEGY?

LARGER SITES

with rail access should be preserved for major processing industries that will need rail to ship in raw materials or its final products

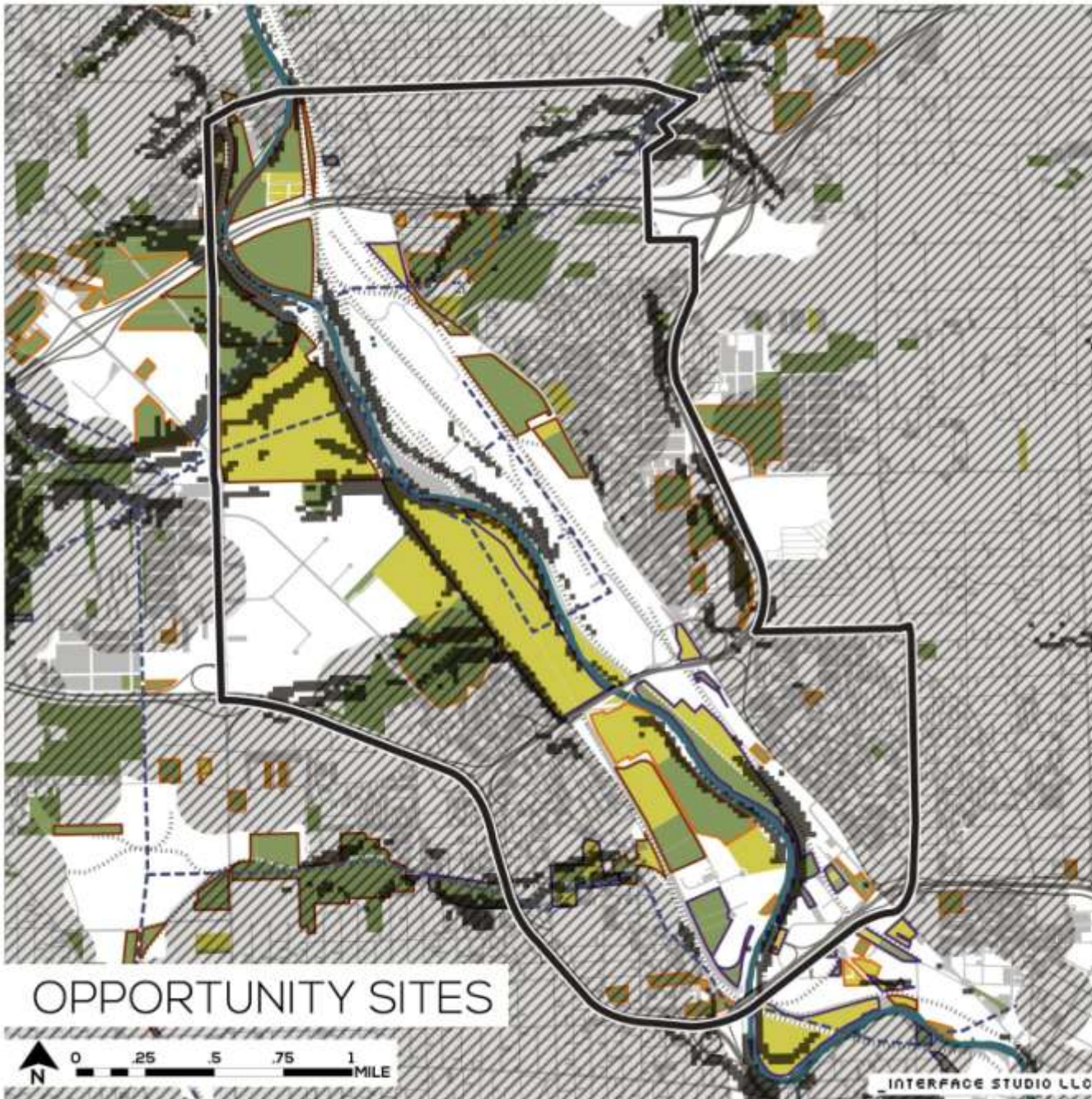
SMALLER SITES

could host the growth in new manufacturing establishments [as well as support services to the oil & gas business]

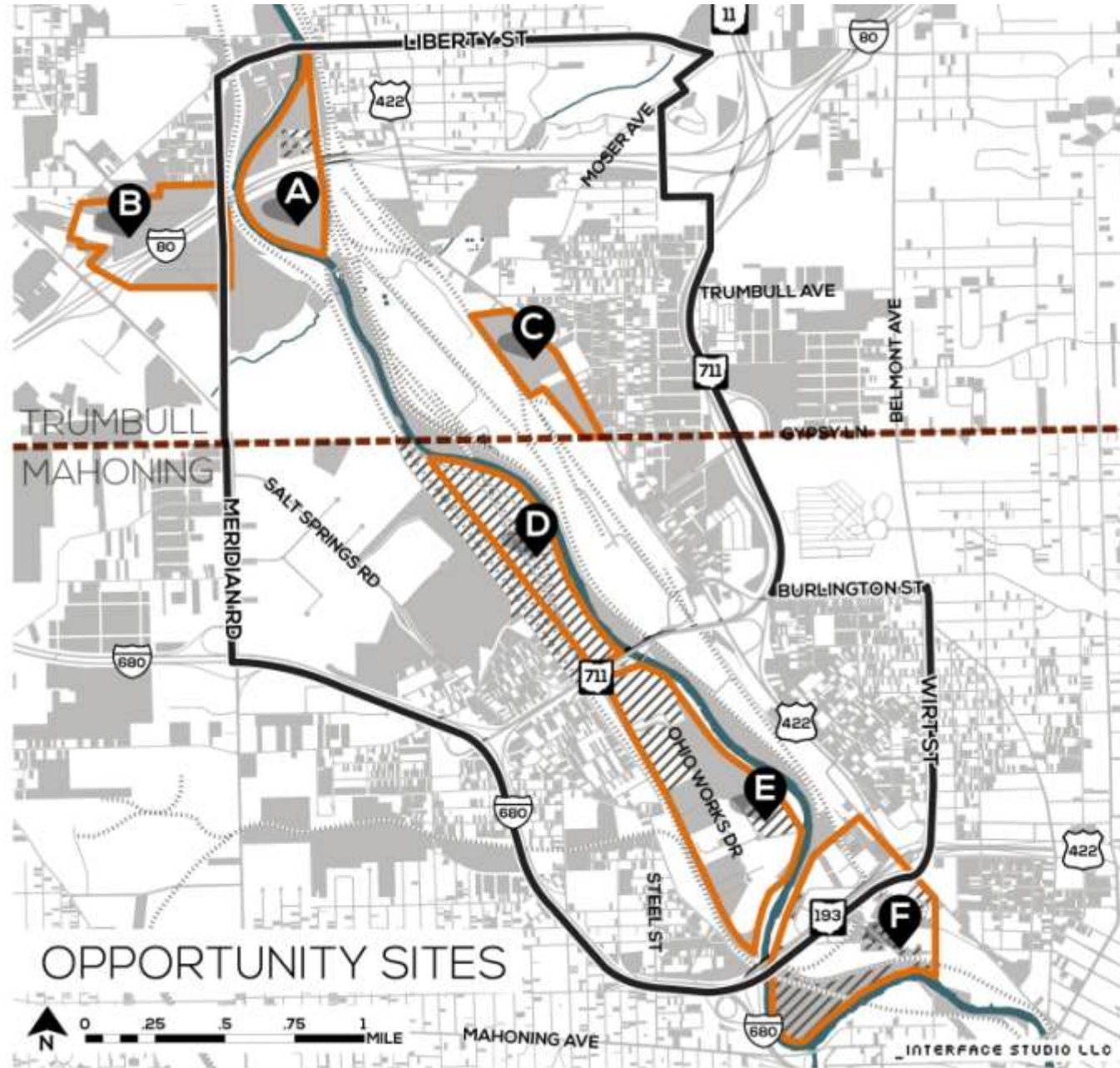
HARD TO DEVELOP SITES (brownfields)

should be considered as either lay down areas or for interim uses

given the [surprisingly] small availability of land, you have to be strategic about what goes where



ASSEMBLE SITES FOR DEVELOPMENT



A 78 acres

POSITIVES	NEGATIVES
- HIGHWAY VISIBILITY	- EXISTING BUSINESS ON SITE
- RAIL ACCESS	- ENVIRONMENTAL REMEDIATION REQUIRED
- UNDEVELOPED / OPEN LAND	- NEW INFRASTRUCTURE REQUIRED
- RIVER ACCESS	- LACKS ACCESSIBILITY
- PROXIMITY TO VALLOUREC	

B 109 acres

POSITIVES	NEGATIVES
- HIGHWAY ACCESS	- NEW INFRASTRUCTURE REQUIRED
- UNDEVELOPED / OPEN LAND	- TREE CLEARANCE NECESSARY
- PROXIMITY TO TRUCK STOP	- STEEP SLOPES / GRADING REQUIRED

C 43 acres

POSITIVES	NEGATIVES
- LARGE PIECE OF LAND	- CLOSE PROXIMITY TO RESIDENTIAL NEIGHBORHOOD
- RAIL ACCESS	
- RIVER ACCESS	
- PROXIMITY TO VALLOUREC	

D 85 acres

POSITIVES	NEGATIVES
- LARGE PIECE OF LAND	- EXISTING BUSINESS ON SITE
- RAIL ACCESS	- NEW INFRASTRUCTURE REQUIRED
- RIVER ACCESS	- ENVIRONMENTAL REMEDIATION NECESSARY
- PROXIMITY TO VALLOUREC	

E 118 acres

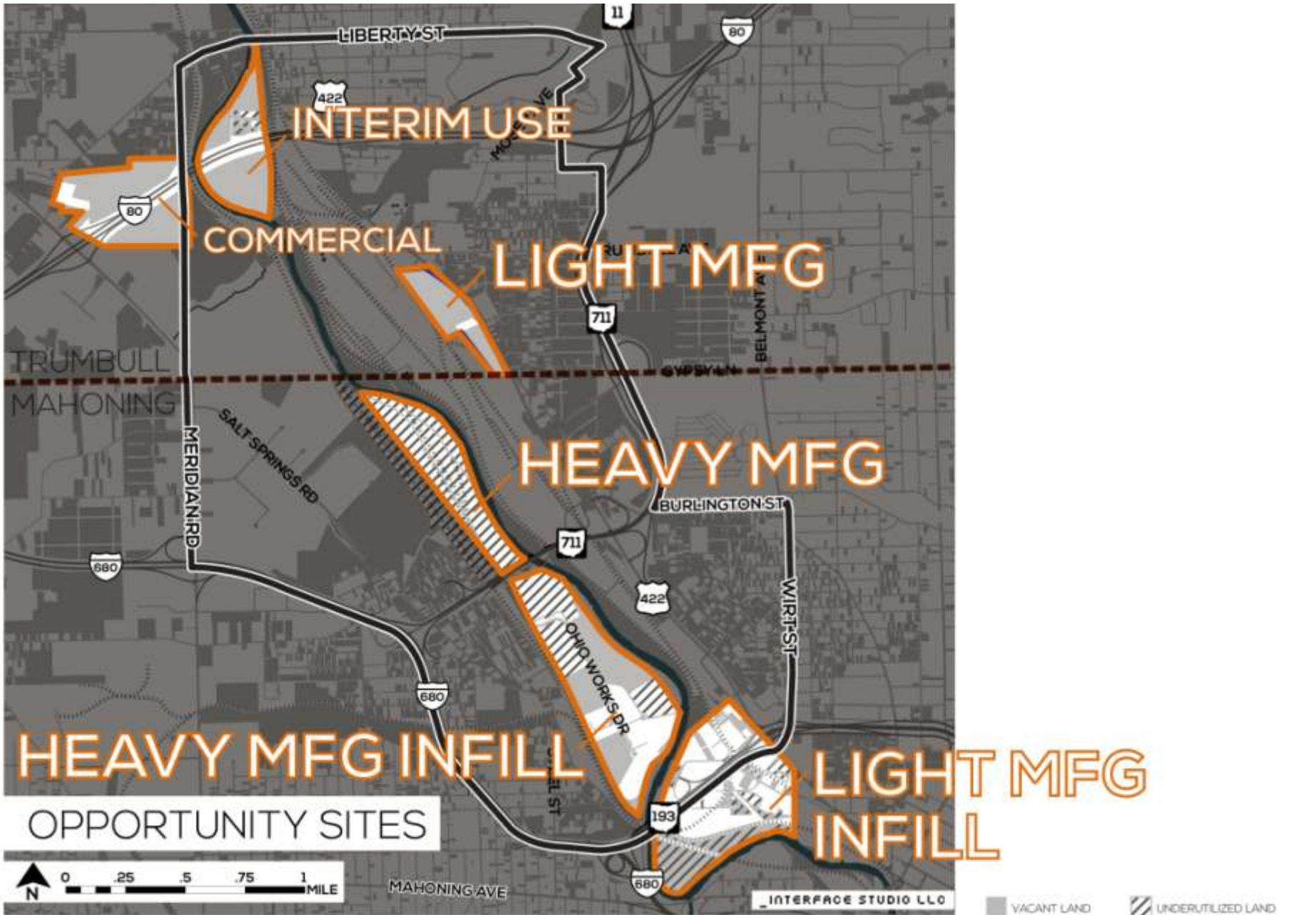
POSITIVES	NEGATIVES
- EXISTING INDUSTRIAL PARK	- EXISTING BUSINESSES ON UNDERUTILIZED LOTS
- LARGE VACANT LOTS READY FOR DEVELOPMENT	
- RAIL ACCESS	
- RIVER ACCESS	
- POTENTIAL FOR IMPROVED HIGHWAY ACCESS	

F 63 acres

POSITIVES	NEGATIVES
- RAIL ACCESS	- VACANT BUILDING CLEARANCE REQUIRED
- HIGHWAY ACCESS	- SMALL LOTS / MULTIPLE OWNERS
- RIVER ACCESS	- NEW CIRCULATION REQUIRED
- HIGH VISIBILITY	

VACANT LAND
 UNDERUTILIZED LAND

2.3 PURSUE INTERIM USES



1 Improve 422 as the region's gateway to jobs

2 Unlock the potential of land for job growth

3 Support local business

4 Stabilize residential areas

5 Activate natural assets

3.1 SHARE RESOURCES

now!



COLLECTIVE VOICE

COMMUNITY LIAISON

+

down the road...



SID

SPECIAL IMPROVEMENT DISTRICT

SECURITY

MARKETING

MAINTENANCE

WORKFORCE TRAINING

FUNDRAISING

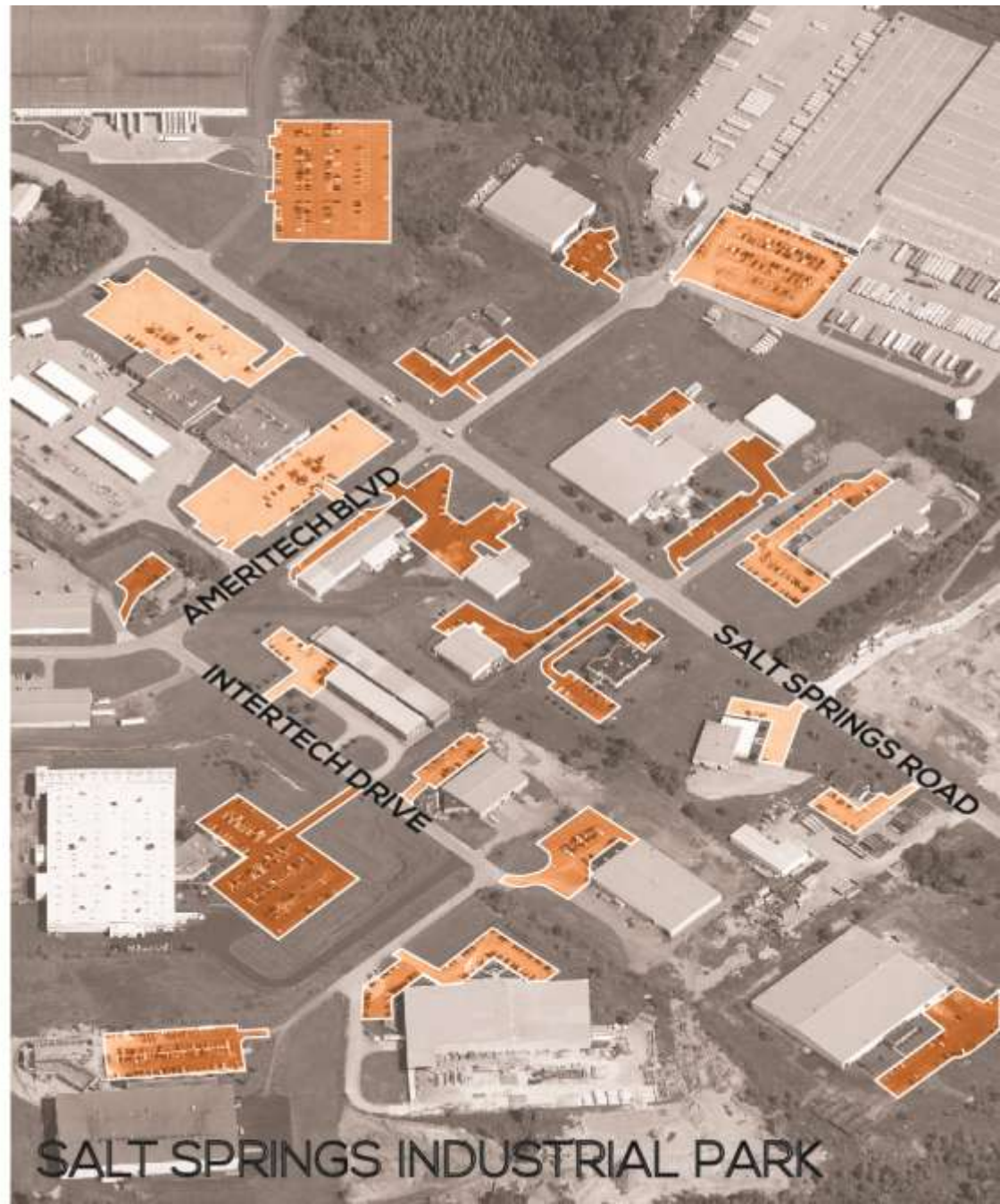
shared resources

3.2 BECOME A MODEL FOR SUSTAINABLE INDUSTRY

FUTURE **SITE DESIGN** CONSIDERATIONS

promote

- SHARED PARKING LOTS
- DISTRICT ENERGY SYSTEMS
- STORMWATER, GROUNDWATER & WASTEWATER MANAGEMENT
- GREEN BUILDING PRACTICES
 - PROPER BUILDING ORIENTATION
 - EFFICIENT USE OF ENERGY, WATER & OTHER RESOURCES
 - OPERATIONS & MAINTENANCE OPTIMIZATION



3.6 INCREASE ACCESS TO CONSUMER MARKETS

YOU'RE INVITED

saturday
june 9th

1st ANNUAL

made in mahoning valley

FESTIVAL



celebrate all of the good work that's going on here
& INTRODUCE PRODUCERS TO CONSUMERS

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4.1 DEVELOP A TARGETED HOUSING STRATEGY

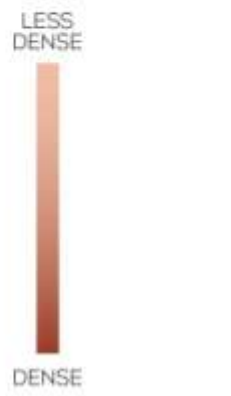


- 422 LANDSCAPING
- KEY CORRIDORS FOR NEIGHBORHOOD IMPROVEMENTS
- POCKETS OF STABILIZATION

NEIGHBORHOOD ASSETS

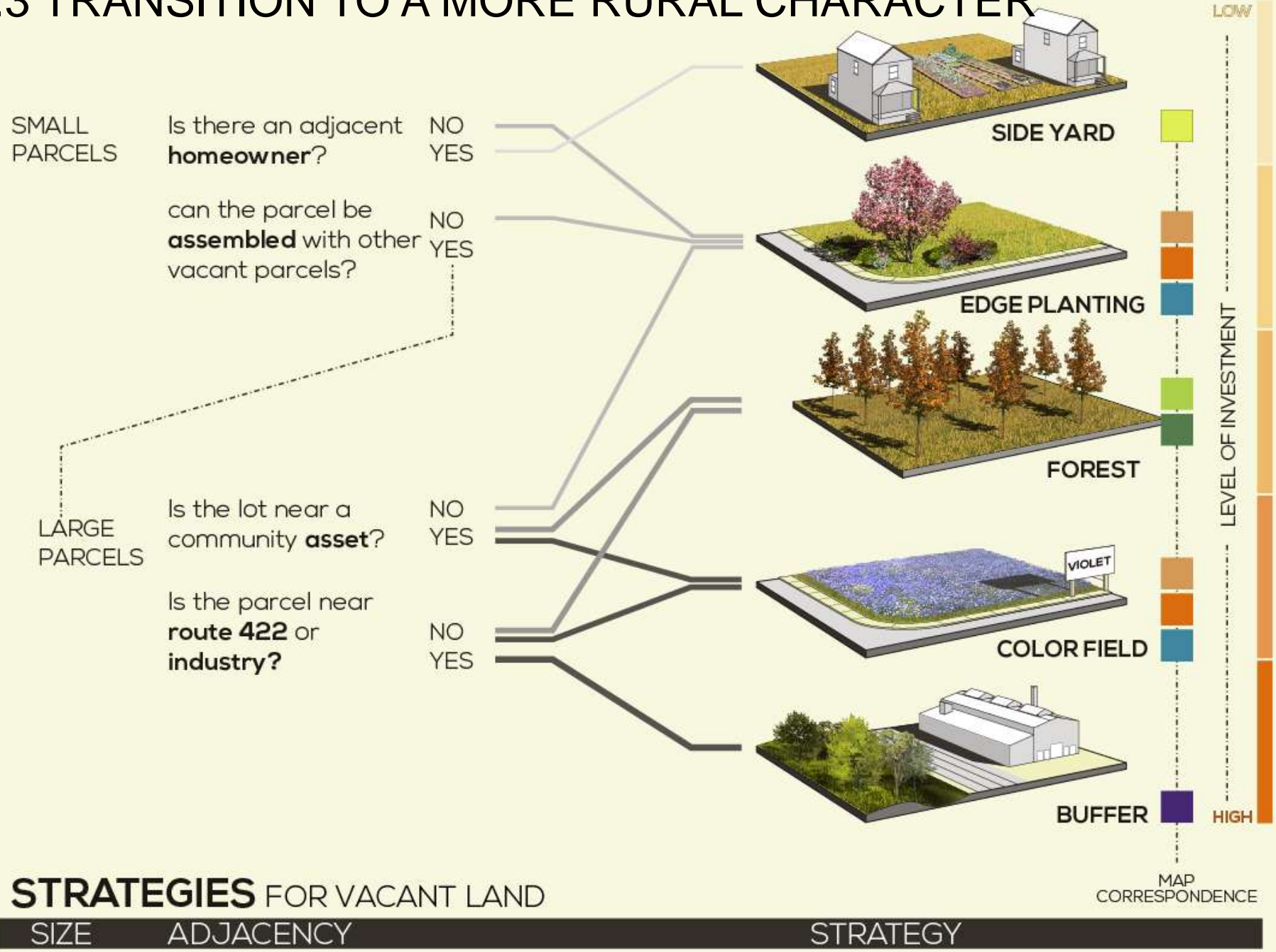


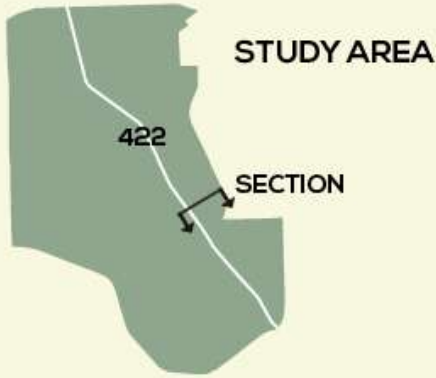
OWNER OCCUPIED UNITS



NEIGHBORHOOD INVESTMENT STRATEGY

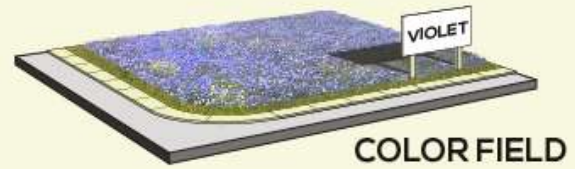
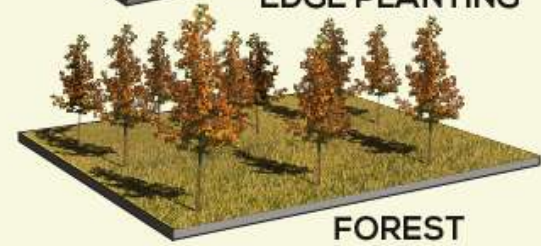
4.3 TRANSITION TO A MORE RURAL CHARACTER





focus investment

FOREST
 SIDE YARD
 EDGE PLANTING
 SIDE YARD
 FOREST
 COLOR FIELD
 BUFFER





COLOR FIELD PALETTE



Violet

Viola papilionacea



Phlox

Phlox divaricata



Goldenrod

Solidago spp.



Black-eyed Susan

Rudbeckia hirta



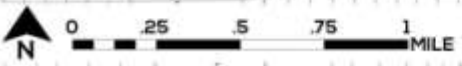
Little Bluestem

Schizachyrium scoparium



- POSSIBLE STREET CLOSURE
- SIDE LOT ACQUISITION
- SECONDARY CORRIDOR / LARGE LOTS
- PRIMARY CORRIDORS
- ASSETS
- INDUSTRIAL BUFFER
- VACANT LAND - SECONDARY IMPORTANCE
- REFORESTATION / EXTEND TREE CANOPY
- EXISTING FORESTED AREAS

NEIGHBORHOOD
VACANT LAND STRATEGY



4.5 PORCH / YARD LIGHTING INITIATIVE



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5.1 TAKE ME TO THE RIVER

“Growing up in Youngstown, the river was orange and brown. Even now, the perception is that the closer you get to Youngstown the dirtier the river gets.”

PROMOTE RIVER ACCESS
-ACCESS TRAIL
- KAYAK/CANOE LAUNCH
-REMOVE DIVISION STREET DAM



LIBERTY ST

GIRARD

PROPOSED LAUNCH

PARKWOOD

VALLOUREC STAR

ROGER LINDGREN WAY

SALT SPRINGS

VALLOUREC STAR

DIVISION ST BRIDGE

BRIER HILL

STEELTON

WAVERLY AVE

OHIO WORKS

SEWER INTERCEPTOR

Y.S.U.

STEEL STREET

N WEST AVE. BRIDGE

B & O BOAT DOCK

SPRING COMMON BRIDGE

DOWNTOWN YOUNGSTOWN

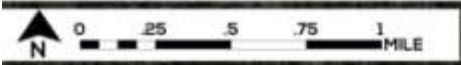
TOD AVENUE

COVELLI CENTRE

MILL CREEK PARK

PROPOSED TRAIL NETWORK

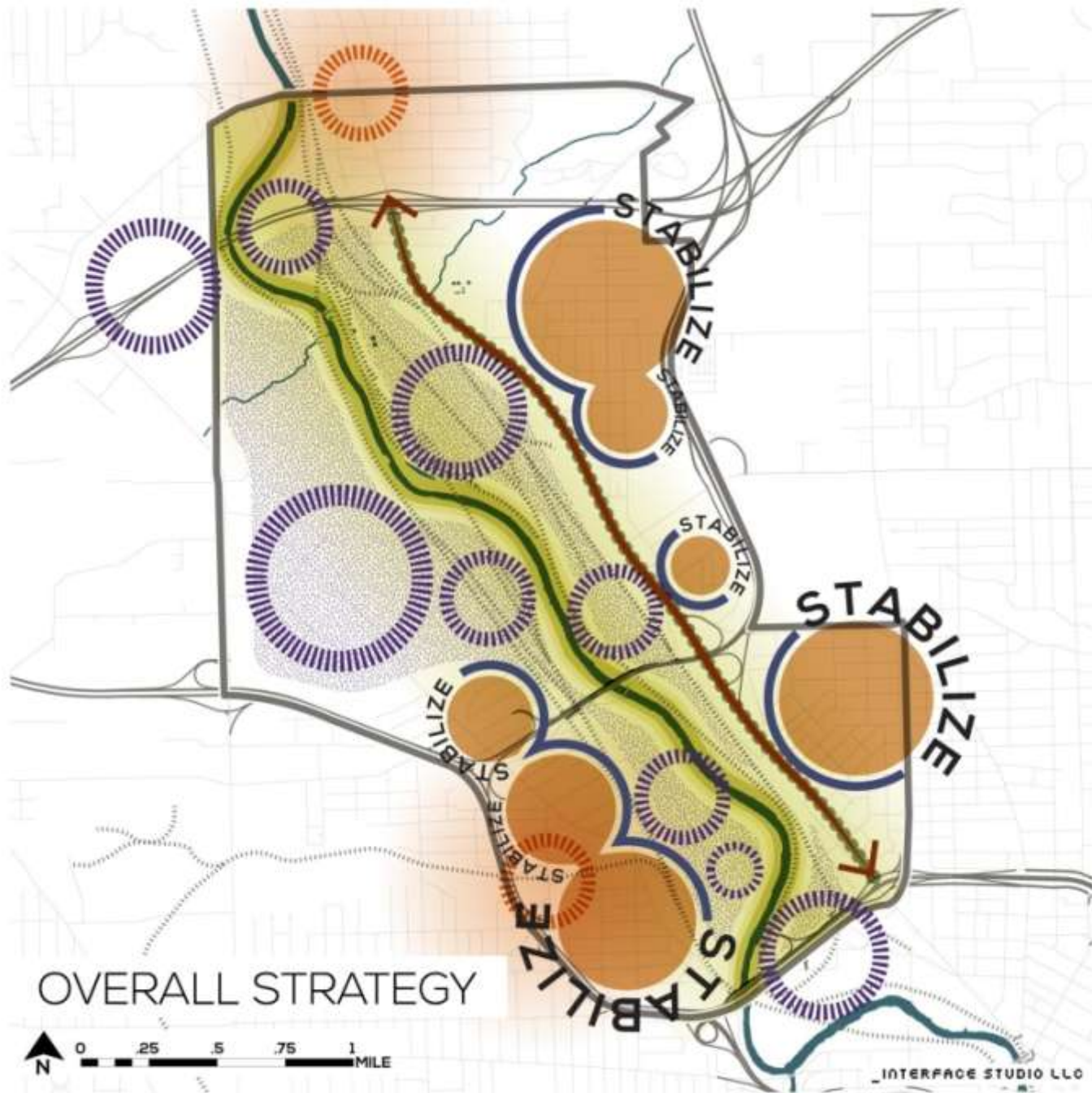
- EXISTING BRIDGE
- EXISTING TRAIL
- ⋯ FUTURE TRAIL
- PROPOSED TRAIL NETWORK
- ⋯ ROUTE 422



INTERFACE STUDIO L.L.C.

5.3 TAKE ADVANTAGE OF INDUSTRIAL RUINS





-  STABILIZE NEIGHBORHOODS
-  ECONOMIC OPPORTUNITIES
-  FOCUSED COMMERCIAL
-  INDUSTRIAL BUFFER
-  INDUSTRIAL AREAS
-  ACTIVATE RIVER EDGE
-  422 STREETSCAPING

OVERALL STRATEGY



INTERFACE STUDIO LLO

HIGH, MEDIUM, LOW PRIORITY	RECOMMENDATION	POTENTIAL PARTNERS	RELATIVE COST	FUNDING OPPORTUNITIES	NEXT STEPS	TIME FRAME (YEAR 1-10)
1 IMPROVE 422 AS THE REGION'S GATEWAY TO JOBS						
1.1	REMOVE THE CLUTTER (remove trash, dead telephone poles)		\$			
1.2	IMPROVE THE PEDESTRIAN EXPERIENCE (new multi-use path, crosswalks)		\$\$\$			
1.3	CREATE A PARK LIKE SETTING LONG TERM VISION (422 landscaping, planted median)		\$\$\$\$			
	CREATE A PARK LIKE SETTING TEMPORARY SOLUTION (landscaping, jersey barrier painting)		\$\$			
1.4	PROVIDE MANY TRANSPORTATION OPTIONS (market and improve bus access)		\$\$\$			
1.5	ADDRESS CIRCULATION CONCERNS (specific traffic signage & enforcement)		\$\$			
1.6	IMPROVE AREA GATEWAYS (landscaping, signage & public art)		\$\$			
1.7	CREATE INDUSTRIAL BUFFERS (berms & stormwater management)		\$\$\$			
1.8	IMPROVE THE APPEARANCE OF PRIVATE PROPERTIES (signage and targeted facade improvements)		\$\$			
1.9	IMPROVE THE NIGHTSCAPE (colorful LED lighting installations)		\$\$			

REVITALIZE

www.yndc.org