

# UPPER WEST SIDE

## NEIGHBORHOOD ACTION PLAN



YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

**“A city cannot be a successful city without a strong economy, without strong neighborhoods, and without a diverse, productive population with opportunities to improve their lives. The last, after all, was—and should still be—the traditional promise of the city.”**

**—Alan Mallach**

### **ACTION PLAN PRODUCED JULY 2015**

by the YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION  
and the CITY OF YOUNGSTOWN

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St. Brendan Catholic Church on Oakwood Ave.



# 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 a higher percentage of 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 housing markets and socioeconomic conditions. Our goal is to inform a citywide strategy for addressing basic challenges and opportunities in our neighborhoods to improve quality of life.

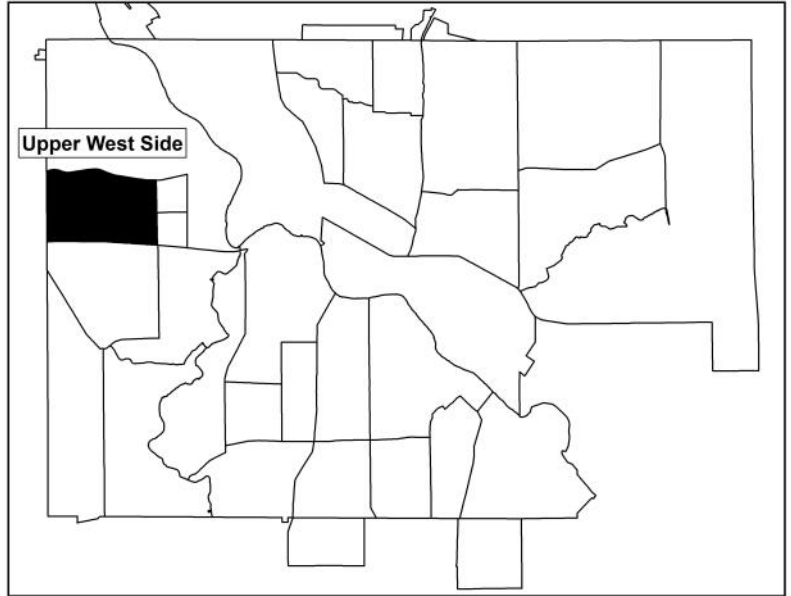


Oakwood Orchard on Oakwood Ave., a vacant land reuse project in the neighborhood

YNDC is forging collaboration between the City of Youngstown, the Mahoning County Land Bank, Westside Citizens Coalition, Upper West Side Crime Watch, West Side Nosey Neighbors, residents, and other West 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 Upper West Side and the Mahoning Ave. corridor. YNDC and the City of Youngstown's Community Planning and Economic Development Department. will take the lead in preparing, administering, reporting and monitoring the Neighborhood Action Plan.

# BOUNDARIES AND HISTORY

The Upper West Side was annexed by the City of Youngstown in the early 1900s, during a time of population growth. The southern and eastern blocks of these neighborhoods were developed first and are pre-war in nature, while the northern blocks are post-war in nature. This area which includes most of Census Tracts 8029 and 8030, is bordered by commercial sections of N. Meridian Rd. to the west and Mahoning Ave. to the south, a railroad corridor to the north, and residential blocks of N. Belle Vista to the east. Interstate 680, opened in the early 1970s, crosses the northeast corner and provides quick access to other parts of the city as well as Interstate 80.



The southern portion of the neighborhood is the most densely-populated census tract in the city, with approximately 2,500 people in less than half a square mile. Meridian Rd. includes a mix of businesses, single-family homes, and light industry. The commercial corridor of Mahoning Ave. features gas stations, restaurants, bars, a hardware store, and venues for bowling and billiards.



The Upper West Side is primarily residential, with businesses and multi-family structures along Mahoning Ave.



# DEMOGRAPHICS AND AMENITIES

The Upper West Side has varying housing market conditions. Generally speaking, there is a constrained market in the older housing south of Connecticut Ave. and east of N. Hazelwood Ave., and a more functional housing market north of Connecticut Ave. and west of N. Hazelwood Ave., according to a market analysis.

Between 1990 and 2010 owner occupancy decreased **from 80% to 68%**, yet remains higher than the city's rate of 58%. The average home sale price is \$26,246—higher than the city average. This area of the city has a higher percentage of White residents (72%) than the city as a whole. The poverty rate is 30%, slightly less than the city rate; among households with children it is 41%, about 10% lower than the city rate.



A post-war Cape Cod on N. Bon Air Ave.

Unlike many Youngstown neighborhoods interrupted by waterways or parkland, the Upper West Side is a true grid of north-south and east-west streets. Recent demolitions have left some houses with double side lots. There are mature trees on some blocks, as well as selected sites for new plantings. With high population density and proximity to the Mahoning Ave. corridor and Mill Creek Park, this is a key neighborhood to develop for residents interested in multiple transportation options including foot, bicycle and bus. Youth playgrounds include Borts Field on N. Belle Vista Ave. and the Mahoning County Sanitary District Playground on Connecticut Ave.

## Upper West Side Neighborhood Demographic Summary

	POPULATION (2010)	POPULATION LOSS (1990-2010)	AVERAGE HOME SALE PRICE (2010-2012)	PERCENT OWNER OCCUPIED	VACANCY RATE (1990)	VACANCY RATE (2010)
UPPER WEST SIDE	4,456	-19%	\$26,246	68%	4%	15%
YOUNGSTOWN	66,982	-30%	\$23,944	58%	9%	19%

SOURCE: United States Census and American Community Survey Data

UPPER WEST SIDE NEIGHBORHOOD DEMOGRAPHIC COMPARISONS	UPPER WEST SIDE	YOUNGSTOWN	MAHONING COUNTY
TOTAL POPULATION (2012)	4,456	66,982	238,823
RACIAL/ETHNIC DEMOGRAPHICS (2012)			
AFRICAN AMERICAN	16%	44%	15%
WHITE	72%	43%	78%
HISPANIC	9%	9%	5%
TOTAL PERSONS BELOW POVERTY (2012)	30%	34%	16%
MEDIAN HOUSEHOLD INCOME (2012)	\$25,737	\$24,880	\$40,570
UNEMPLOYMENT (2011)	14%	20%	11%
HOUSING VACANCY RATE (2010)	15%	19%	12%
HOUSING UNITS BUILT BEFORE 1939	40%	40%	22%
OWNER OCCUPIED HOUSING UNITS (2010)	68%	58%	71%
RESIDENTS WITHOUT A HIGH SCHOOL DIPLOMA (2012)	17%	20%	12%
RESIDENTS WITH AN ASSOCIATE'S AND/OR BACHELOR'S DEGREE (2012)	11%	12%	19%
RESIDENTS WITH A GRADUATE OR PROFESSIONAL DEGREE (2012)	3%	4%	7%
SOURCE: United States Census and American Community Survey Data			



Playground at Borts Field. Parts of Borts Field are slated for redevelopment

# WEST SIDE NEIGHBORHOODS PUBLIC ENGAGEMENT



A Public Meeting held at Our Lady of the Afflicted on February 26, 2014, for west side residents to express their thoughts on priorities for the neighborhood

On February 26, 2014, the Rocky Ridge Neighborhood Association hosted YNDC and officials from the City for a citywide planning meeting for residents of West Side neighborhoods. Assets and priorities in the neighborhoods were established, discussed, 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.

*“we need our parents to want to send their children to Yo. Schools instead of sending them elsewhere.”*

*“larger library for education/greater help for school children/improve graduation rate/police dept doing super job.”*

*“taxes are too high on the west side!”*

*“reset wards so city government is more effective.”*

*“keep fighting crime—don’t let up—keep the criminals out of the west side.”*

*“council to get along with each other. Take care of the people!!”*

*“race needs to be left out of the issue. This town is too much of a black and white thing.”*

*“we’re glad you’re trying to help us.”*

*“sidewalks, more street lights, road conditions.”*

*“a lot of potholes need to be fixed—a lot of lots need to be cleaned up.”*

*“there are good people that care about the area and if engaged could make great things happen. They are our best resource.”*

*“we need to market to young people.”*

*“Youngstown will come back with everyone’s help.”*

*“we need a street tree inventory. Trees add value to a city. We need to know what we have.”*

*“there are too many rental homes with multiple families in single dwellings.”*

*“keep up with housing code violations . Trash in yard. Huge branches in yard. These things don’t seem addressed.”*

*“keep ‘fracking’ out of our area.”*

*“my neighbor has 6 unoperable cars—some in the back yard covered.”*

*“Mahoning Ave. corridor needs to be secured.”*

*“the best restaurants are family owned!”*

*“JOBS”*



# NEIGHBORHOOD PRIORITIES

Residents who attended the citywide public meetings held in early 2014 were asked to identify the primary challenges or priorities in their neighborhoods. The 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

Litter, illegal dumping, code violations, vacant homes, unmaintained vacant lots, and abandonment.

## 2. Infrastructure Repair and Maintenance

Repairing and maintaining existing infrastructure, including streets, sidewalks, and street lights.

## 3. Crime and Safety Concerns

Addressing crime hot spots, including vacant and occupied homes within the neighborhoods where criminal activity is threatening the health and safety of neighborhoods.

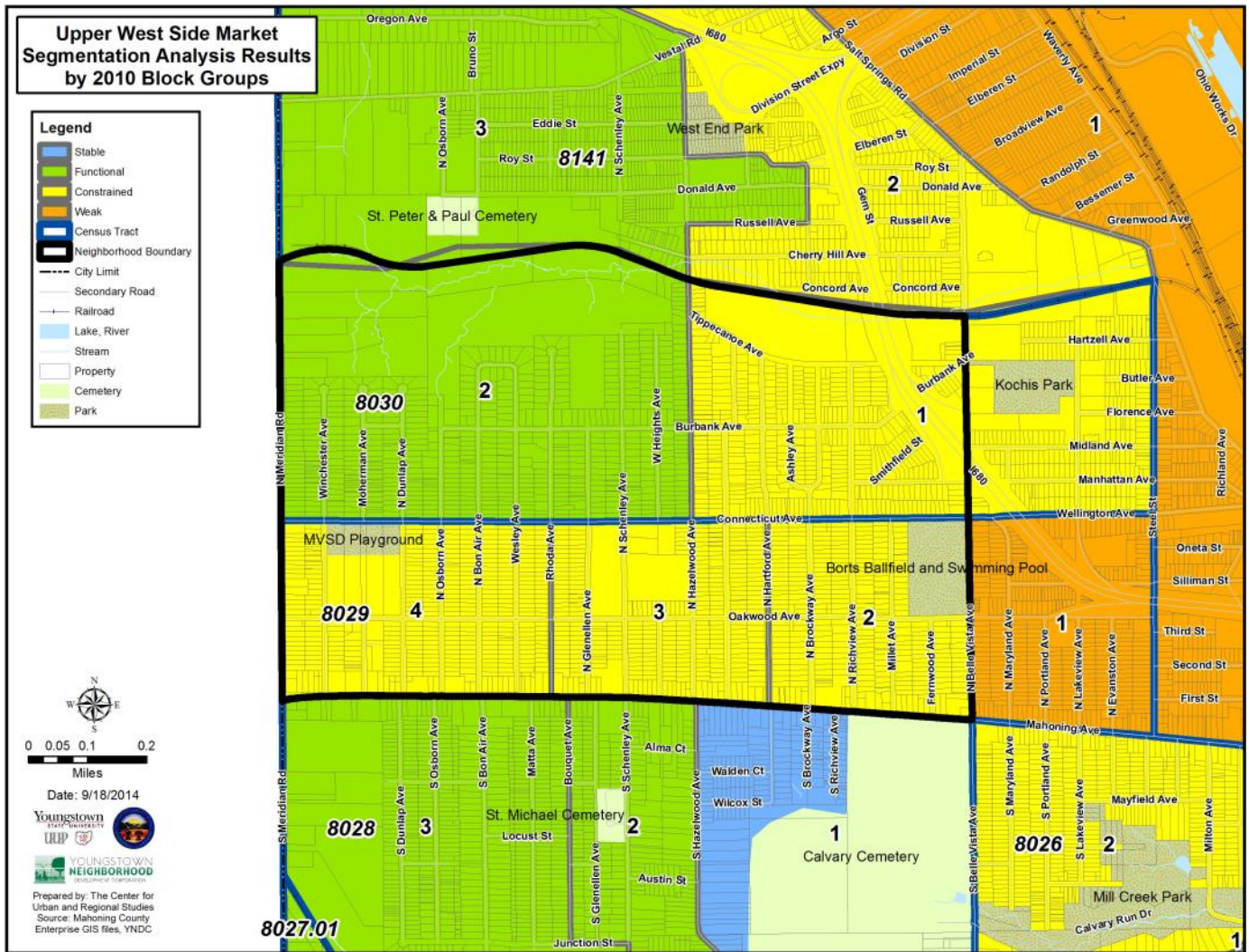
## 4. Encouraging Economic Development

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



A blighted, vacant structure on Millet Ave. has a detrimental effect on surrounding properties

# HOUSING MARKET SEGMENTATION ANALYSIS



The Upper West Side neighborhood housing market shows two levels of health. North of Connecticut Ave. and west of N. Hazelwood Ave. the market is *functional*; south of Connecticut Ave. and east of N. Hazelwood the market is *constrained*. A 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*.

The map above identifies the varying market conditions on the west side of Youngstown 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 *constrained* neighborhoods, the priority is to pursue an aggressive demolition strategy to remove blighted, abandoned homes on otherwise stable blocks; and apply code-enforcement on properties in disrepair. More information on the current conditions and strategies is provided in the plan.



## **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 Upper West Side 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 “functional market” block groups in the Upper West Side neighborhood, north of Connecticut Ave. and west of N. Hazelwood Ave.**

**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 “constrained market” block groups in the Upper West Side neighborhood, between Connecticut Ave. and Mahoning Ave., and east of N. Hazelwood Ave.**

**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) **There are no “weak market” block groups in the Upper West Side neighborhood.**

**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) **There are no “extremely weak market” block groups in the Upper West Side neighborhood.**



# SECTION II. FIVE-YEAR PERFORMANCE BENCHMARKS

The following section outlines neighborhood revitalization objectives for the Upper West Side Neighborhood to be achieved in accordance with this plan over the next five years, from 2015 to 2020.

## Proposed Property Five-Year Benchmarks

- 50 properties are brought into compliance.
- 30 severely blighted structures are demolished.
- 20 vacant and formerly blighted properties are boarded and cleaned up.
- 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

- Existing street lights remain operational and an annual survey is conducted by residents and business owners to report any further outages.
- Distressed sidewalks are either cleaned up or replaced.
- Dead trees are removed and at least 20 new street trees are planted.
- Borts Field is redeveloped for varying ages and interests.
- Install two crossing signals at key intersections on Mahoning Ave.
- Mark all crosswalks at intersections with crossing signals on Mahoning Ave.
- Install a WRTA bus shelter at the West Side Library.
- Remove all orphan poles in the sidewalks on Mahoning Ave.
- Install two bicycle racks on Mahoning Ave.
- Clearly mark parking locations along Mahoning Ave.
- Replace damaged street signs along the corridor.

## Proposed Crime and Safety Five-Year Benchmarks

- 10 neighborhood crime hotspots are addressed through community policing and neighborhood interventions.
- Crime hotspot at Belle Vista Ave. and Mahoning Ave. addressed through hot-spot policing efforts.

## **Community Building Benchmarks**

- Work with the Upper West Side groups such as West Side Citizens Coalition, West Side Nosey Neighbors, Upper West Side Crime Watch to bring them together, grow memberships, and build capacity in the area.
- Complete 3 resident and business-driven neighborhood improvement projects.
- Conduct a collaborative meeting of neighborhood businesses along Mahoning Ave.
- Engage neighborhood anchors such as St. Brendan's and Grace Evangelistic Temple Church.
- Install one public art piece along Mahoning Ave.

## **Economic Development Benchmarks**

- Strengthen the capacity of the West Side Merchants Association to focus on spearheading recommendations for improving Mahoning Ave. through collaboration with city officials, the Rocky Ridge and Garden District Neighborhood Associations, and neighborhood residents.
- Target city incentive programs to retail on Mahoning Ave., including marketing resources and training for small business owners.
- Improve at least two existing business façades with a grant or loan from the City of Youngstown.
- Provide a Youngstown Neighborhood Development Corporation micro-enterprise loan to a neighborhood entrepreneur.
- Create or retain 5 jobs.
- Attract a grocery store to the neighborhood.
- Create an online database of available commercial space to market opportunity sites.
- Acquire two vacant, tax-delinquent properties through tax foreclosure to market as opportunity sites.
- Acquire ten vacant, tax-delinquent vacant lots through tax foreclosure to market as opportunity sites.
- Perform three environmental assessments on former gas stations and/or auto repair shops.
- Install one streetscape improvement project, such as banners, landscaping planters, or wayfinding signage.

## Neighborhood Revitalization Outcomes

The following are outcome goals from implementing the strategies proposed in this Neighborhood Action Plan:

Outcome 1: Improve housing market conditions by decreasing the number of blighted properties in the neighborhood by 30% and increasing home sales prices by 10%.

- Baselines: 90 blighted residential properties (achieving a 30% reduction would be reducing the number of blighted properties by 30; \$26,246—average home sale price (achieving a 10% increase would be increasing average home sale price to \$28,871)

Outcome 2: Improve basic public infrastructure by reporting all unlit street lights on a regular basis, resurfacing the most critical streets in the neighborhood, cleaning up and replacing sidewalks through a collaborative partnership between residents and the city, and by mowing 90% of vacant lots in the neighborhood in a strategic manner to cut costs and maximize impact.

- Baselines: 14 unmaintained vacant lots; 4 missing street lights; 3.2 miles of road in fair and 1.1 miles of poor condition road

Outcome 3: Improve neighborhood safety by reducing reported crime by a minimum of 30% over a period of five years through community policing and securing of vacant properties.

- Baseline: 1270 reported crimes between 2011-2013 (achieving a 30% reduction would be 889 reported crimes)

Outcome 4: Improve capacity of neighborhood groups and institutions to collaborate with the City and YNDC on 3 neighborhood improvement projects.

- Baseline: Number of large-scale collaborative, neighborhood improvement projects (currently there are none)

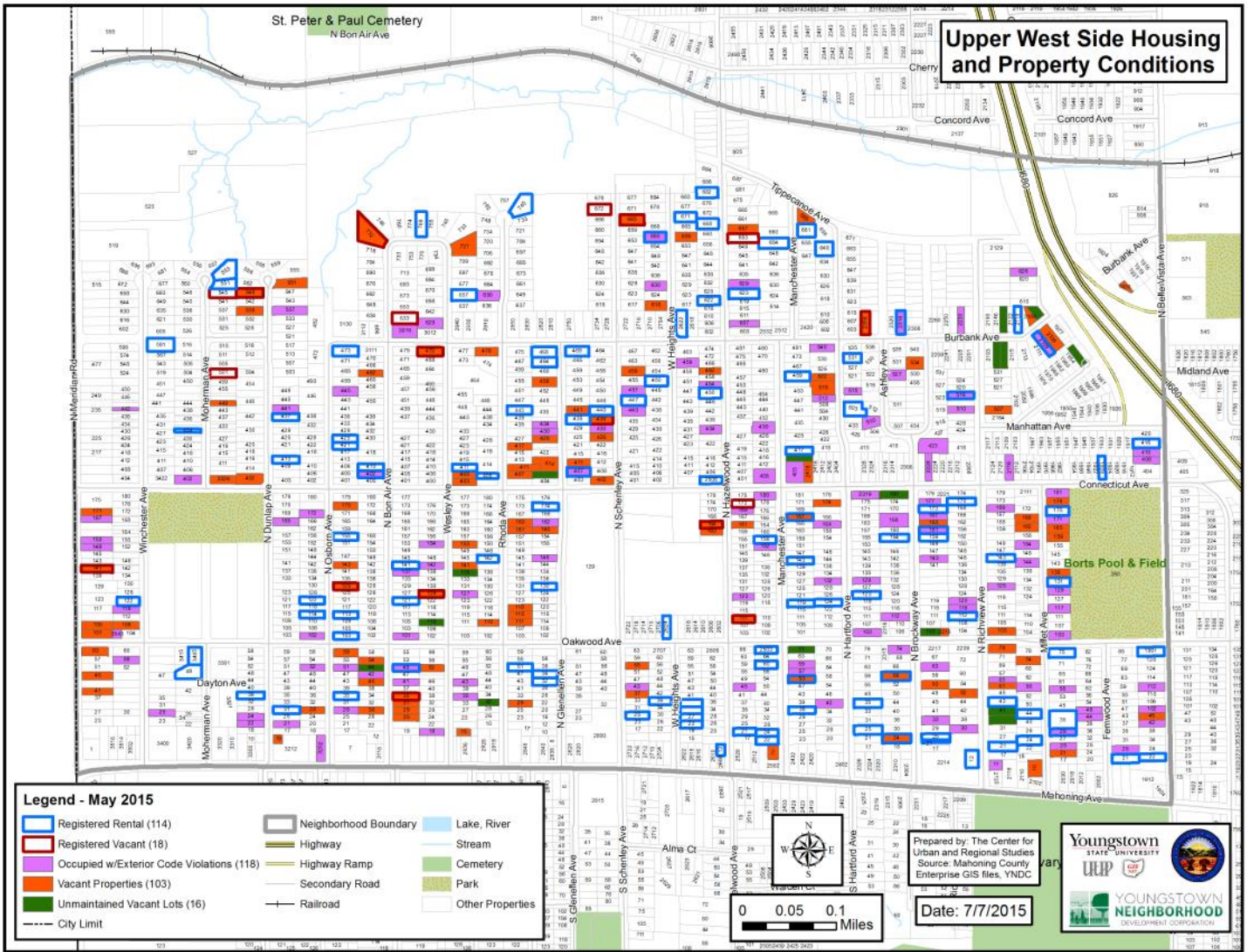
Outcome 5: Improve economic development by providing assistance to 3 businesses and/or entrepreneurs.

- Baseline: Number of Mahoning Ave. businesses and/or neighborhood entrepreneurs receiving assistance (currently there are none).



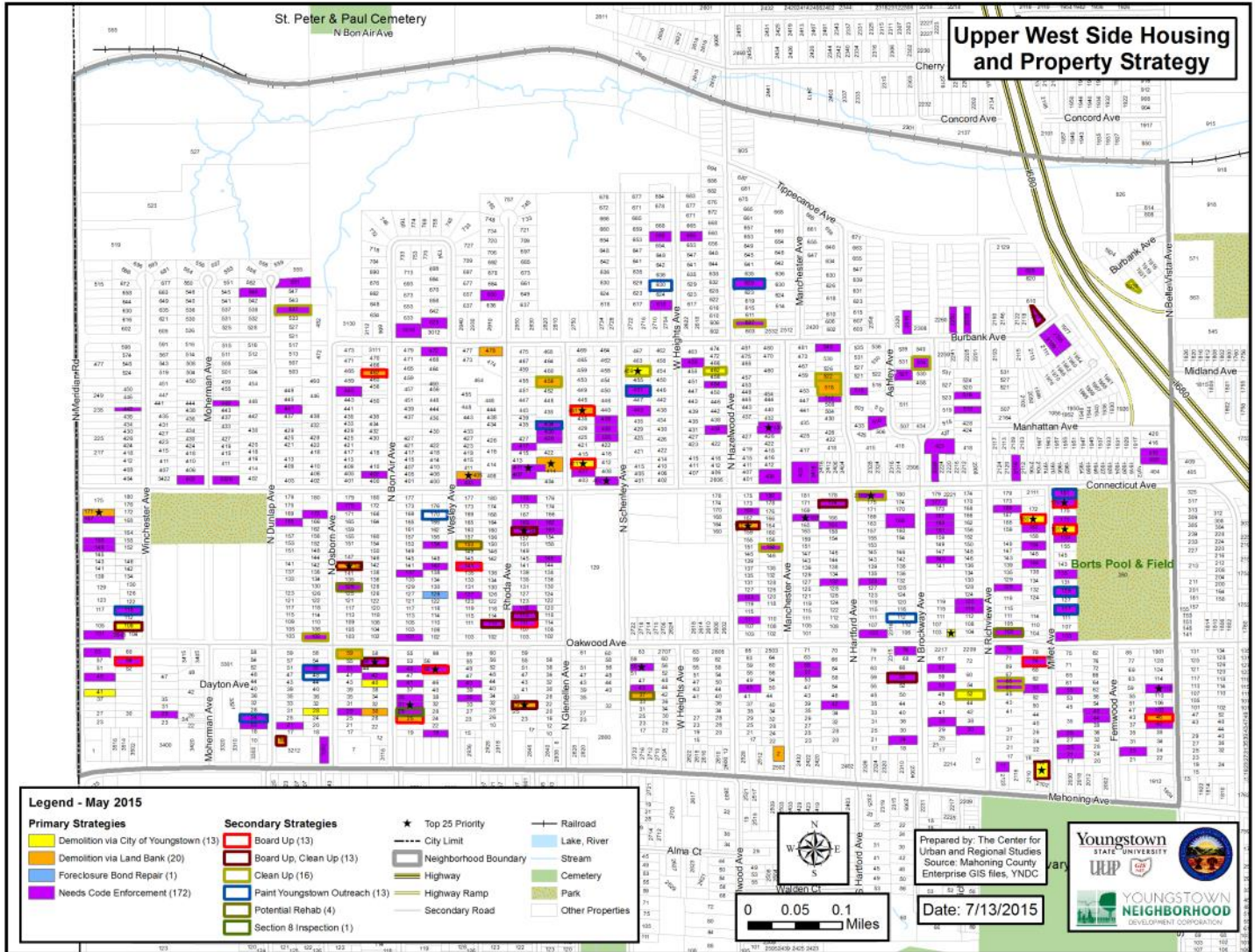
# SECTION III. HOUSING AND PROPERTY ISSUES

YNDC conducted a survey of conditions of all properties on the Upper West Side, to assess issues that are negatively impacting quality of life and hindering housing reinvestment. The following map spotlights occupied properties with code violations, vacant and blighted properties, and unmaintained vacant lots.



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 118 occupied properties with exterior code violations, and 103 properties that are vacant. There are 16 vacant lots that are not being sufficiently maintained.

# 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 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 two pages.



## Core Strategies

The following are descriptions of the core strategies assigned to each vacant 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 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 Land Bank:** In designated areas of the city, houses that are vacant, blighted, and certified tax delinquent for two years or more can be demolished through the Mahoning County Land Bank using Neighborhood Improvement Program (NIP) funds. The Land Bank typically acquires these properties through a tax foreclosure process. This strategy is assigned to severely deteriorated, tax delinquent abandoned properties that have already been identified and prioritized by the Mahoning County Land Bank for demolition. The advantage to this method of demolition is that the Land Bank will take ownership of the land and will landscape the properties after demolition, making them easily accessible for adjacent property owners to acquire and maintain.

**3) Demolish via City of Youngstown:** Properties that are vacant, severely deteriorated, and not eligible for demolition by the Mahoning County Land Bank 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.

**4) Foreclosure Bond Repair:** This strategy utilizes the \$10,000 bond required by the city of Youngstown for properties entering the foreclosure process. The bond can be used to abate nuisances on the property. At the end of the foreclosure process, the bond is returned to the bank, minus an administration fee and any funds expended for nuisance abatement.



Peeling paint is a code violation



## Secondary Strategies

For properties within the neighborhood that meet specific criteria, a secondary layer of strategies has been identified as a potential means for improving property conditions.

**1) 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, and neighborhood residents through a combination of volunteer workdays and the AmeriCorps REVITALIZE Team.

**2) Section 8 Inspection:** Properties that are Section 8 rentals with exterior code violations should be inspected by the Youngstown Metropolitan Housing Authority to ensure issues are addressed.

**3) 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 (e.g. tax delinquency). Many of these homes need some level of code enforcement. A collaborative effort by the City of Youngstown, YNDC, and Mahoning County Land Bank should be considered to unencumber these properties so that they may be rehabilitated and re-occupied by YNDC, the Land Bank, or a private entity with the means to do so. Rehabilitated homes are marketed exclusively to homeowners, in order to build housing market activity in the neighborhood.

**4) Paint Youngstown Outreach:** Owner-occupied properties with exterior code violations may qualify for YNDC's Paint Youngstown Limited Repair or Owner-Occupied Rehabilitation programs. These programs assist qualified owner-occupants living in target areas to make critical repairs to their homes at no cost. All occupied properties with significant exterior code violations where the owner's address is the same as the address of the property (and not a business name), have been identified as potential addresses to conduct outreach for this program over the next 5 years. The Upper West Side is a target area for 2015 fund; however, target areas will change as eligible properties in the current area become complaint.



This vacant house on Millet Ave. should be cleaned up and the vegetation around the porch should be removed

## 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:** Improving street and sidewalk conditions, enhancing existing commercial facades, and cleaning up blighted property will help build neighborhood identity and market the neighborhood to potential residents.
- 2. Encouraging Homeownership:** As properties become available, they should be marketed to owner-occupants in order to strengthen the housing market of the Upper West Side neighborhood.
- 3. Engaging Neighborhood Anchors:** The Upper West Side neighborhood includes such community anchors as St. Brendan Catholic Church, Summit Academy Elementary on Oakwood Ave., and Grace Evangelistic Temple Church on Mahoning Ave. These anchors may provide strong partnership or funding opportunities for community projects.
- 4. Community Buildings:** The Upper West Side neighborhood groups may take on such projects as a street clean up or vacant property board-up/clean up. These activities strengthen ties within the community and leverage the collective neighborhood resources.
- 5. Engaging the Business Community:** The Upper West Side 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.
- 6. Economic Development:** The City's incentive programs should be targeted to owners along Mahoning Ave. In particular, 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.
- 7. Borts Field:** The City's Parks Department has plans to redevelop Borts Field. Plans include demolition of the pool, pool building, bleachers, dugouts, and basketball court. The park will be improved with a handicap-accessible playground, picnic pavilion/meeting room with restrooms, a splash pad, walking paths, and an ungraded parking lot.



Homeownership will be encouraged throughout the Upper West Side neighborhood by marketing rehabilitated homes to owner-occupants



# TOP 25 PRIORITY PROPERTIES: UPPER WEST SIDE NEIGHBORHOOD

Through field research, 25 houses with code violations were identified as priority properties. Some vacant and some occupied, these houses were selected based on 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. Both lists are in alphabetical order and not prioritized by rank. Photos on this page demonstrate examples of some of the Top 25 Priority Properties.



**161 N. HAZELWOOD AVE: DEMOLITION**



**2319 CONNECTICUT AVE: CODE ENFORCEMENT**



**19 N. DUNLAP AVE: DEMOLITION**



**2218 OAKWOOD AVE: DEMOLITION**



# PRIORITY PROPERTIES: DEMOLITION

The following 11 houses have been identified as priorities for demolition, based on data collected in a YNDC property survey. These properties have been reviewed by the Mahoning County Land Bank and the City of Youngstown for consideration for demolition in advance of the creation of this plan. Those with an “X” under the “Land Bank” column are two years’ certified tax delinquent and being considered as priority properties for the Mahoning County Land Bank to acquire for demolition. Those with an X under the “City” column have been identified as priority properties for demolition by the City of Youngstown in 2014.

Address	Description of Condition	City	Land Bank
10 MILLETT AVE	Trash/debris, tires; overgrown vegetation; unsecure door and windows; porch in disrepair.	X	
166 MILLET AVE	Overgrown vegetation; peeling paint on trim; roof damage; soffits and fascia in disrepair; unsecure.		X
411 N GLENELLEN AVE	Trash/debris; dumping; tires; overgrown vegetation; peeling paint on wood shakes; roof damage; gutters in disrepair.	X	
414 N GLENELLEN AVE	Trash/debris; missing/damaged siding; roof damage.		X
441 N GLENELLEN AVE	Overgrown vegetation; roof damage; unsecure.		X
161 N HAZELWOOD AVE	Trash/debris; overgrown vegetation; defacement/vandalism; roof damage; porch & gutters in disrepair; street # not visible.		X
171 N MERIDIAN RD	Missing/damaged siding; peeling paint on siding and trim; roof damage.		X
143 N OSBORN AVE	Unsecure; overgrown vegetation; porch and garage in disrepair.		X
2218 OAKWOOD AVE	Porch in disrepair; outside stairs; garage in disrepair; boarded.		X
29 RHODA AVE	Trash/debris; overgrown vegetation; inoperable vehicle; peeling paint on garage and trim; roof damage; porch, outside stairs, and gutters in disrepair.		X
405 WESLEY AVE	Missing/damaged siding; peeling paint; roof damage.		X

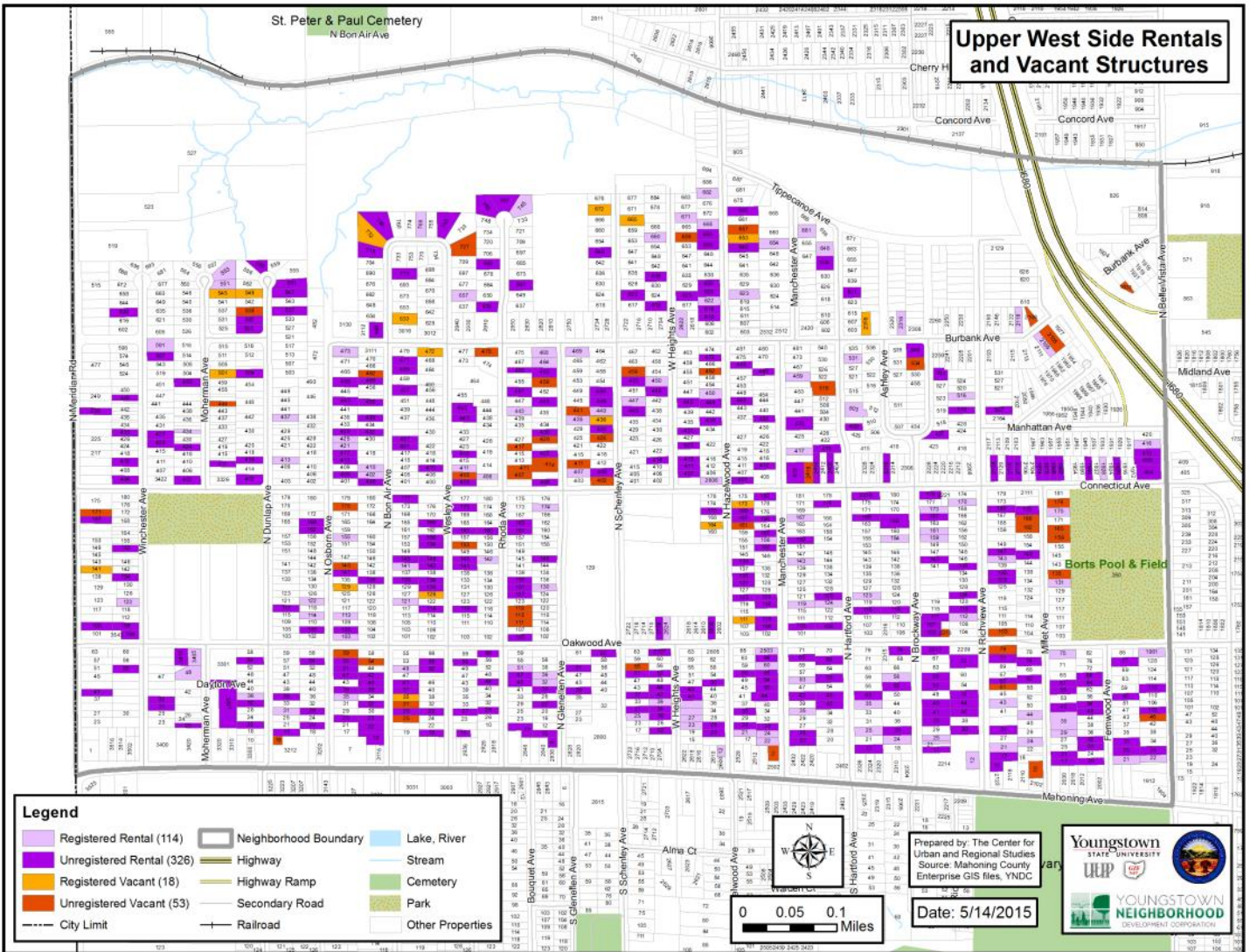
# PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 14 properties have been identified as priorities for code enforcement. The condition of these properties was evaluated using the neighborhood property survey. Some are occupied homeowner or rental properties in poor condition, some are vacant with issues but can likely be salvaged and rehabilitated. Others are located on or near corridors, a priority for revitalization as they serve as an introduction to the neighborhood.

Address	Description of Condition
2319 CONNECTICUT AVE	Overgrown vegetation; peeling paint on trim; roof damage; outside stairs and railing in disrepair.
167 MANCHESTER AVE	Secure; garage in disrepair.
430 MANCHESTER AVE	Trash/debris; roof damage; peeling paint on trim; outside stairs in disrepair; both houses on property in disrepair.
165 MILLET AVE	Unsecure; overgrown; peeling paint.
179 MILLET AVE	Partially boarded; overgrown vegetation; unsecure.
112 N BELLE VISTA AVE	Trash/debris and dumping on property; inoperable vehicle; gutters and outside stairs in disrepair.
31 N BON AIR AVE	Overgrown vegetation; roof damage; garage and gutters in disrepair; boarded.
54 N BON AIR AVE	Overgrown vegetation; unsecure windows; garage in disrepair.
55 N SCHENLEY AVE	Overgrown vegetation; boarded; peeling paint on the garage; roof damage.
402 N SCHENLEY AVE	Roof damage.
459 N SCHENLEY AVE	Peeling paint on siding; unsecure upstairs window; overgrown vegetation; trash/debris.
161 RHODA AVE	Trash/debris; unsecure; roof damage; porch in disrepair.
411 RHODA AVE	Gutters; fascia; garage in disrepair; broken windows.
52 WESLEY AVE	Unsecure; missing/damaged siding; gutters in disrepair; broken antenna on roof.

# 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 114 registered rental properties within the neighborhood and an additional 326 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 18 registered vacant properties within the neighborhood, with an additional 53 “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, this penalty can be assessed to the property tax duplicate.



# CRITICAL PROPERTIES FOR BOARDUP AND CLEANUP

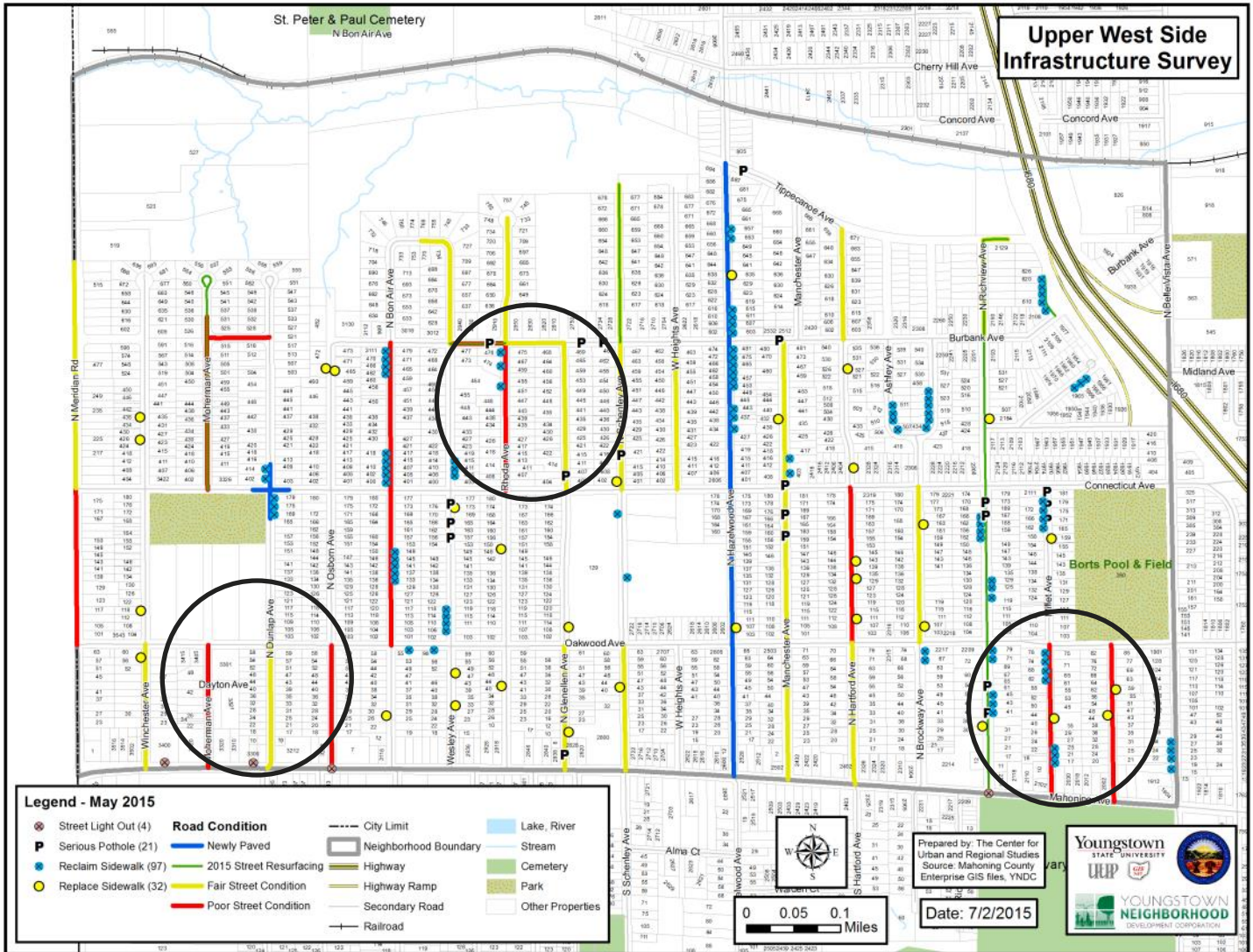
The following 9 properties have been identified as priority properties for cleanup and board-up. Many of these properties are among the worst in the neighborhood, are wide open and exposed to the elements, and are an immediate threat to the health and safety of the surrounding residents. While many are not likely to be demolished within the next two to three years due to funding constraints, getting them boarded, removing overgrowth and trash and debris 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. Boards should be painted to resemble doors and windows to make these structures blend in better with the neighborhood, rather than stand out as eyesores.

Rank	Address	Description of Condition	Strategy
1	2108 BURBANK AVE	Trash/debris; overgrown vegetation; peeling paint on trim; outbuilding in disrepair; unsecure.	Board up, Clean up
2	10 MILLETT AVE	Trash/debris, tires; overgrown vegetation; unsecure door and windows; porch in disrepair.	Board up, Clean up
3	54 N BON AIR AVE	Overgrown vegetation; unsecure windows; garage in disrepair.	Board up, Clean up
4	56 N BROCKWAY AVE	Overgrown vegetation; broken windows; peeling paint on trim and shutters; outside stairs in disrepair.	Board up, Clean up
5	174 N HARTFORD AVE	Peeling paint on garage; roof damage.	Board up, Clean up
6	110 RHODA AVE	Trash/debris, tires; overgrown vegetation; unsecure; peeling paint on garage; roof damage.	Board up, Clean up
7	115 RHODA AVE	Trash/debris; unsecure; roof damage; soffits and fascia in disrepair.	Board up, Clean up
8	161 RHODA AVE	Trash/debris; unsecure; roof damage; porch in disrepair.	Board up, Clean up
9	108 WINCHESTER AVE	Unsecure; peeling paint on siding and trim; roof damage; gutters and outside stairs in disrepair; overgrown vegetation; tires.	Board up, Clean up

# 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.



The survey indicated there are **4 missing street lights** within the neighborhood. 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.

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. Green sections of road are scheduled for resurfacing in 2015. Sections of road that are not highlighted are generally in “good” condition. Blue sections of road have been recently resurfaced. Three clusters where infrastructure issues are concentrated were identified in the survey and are circled on the map.

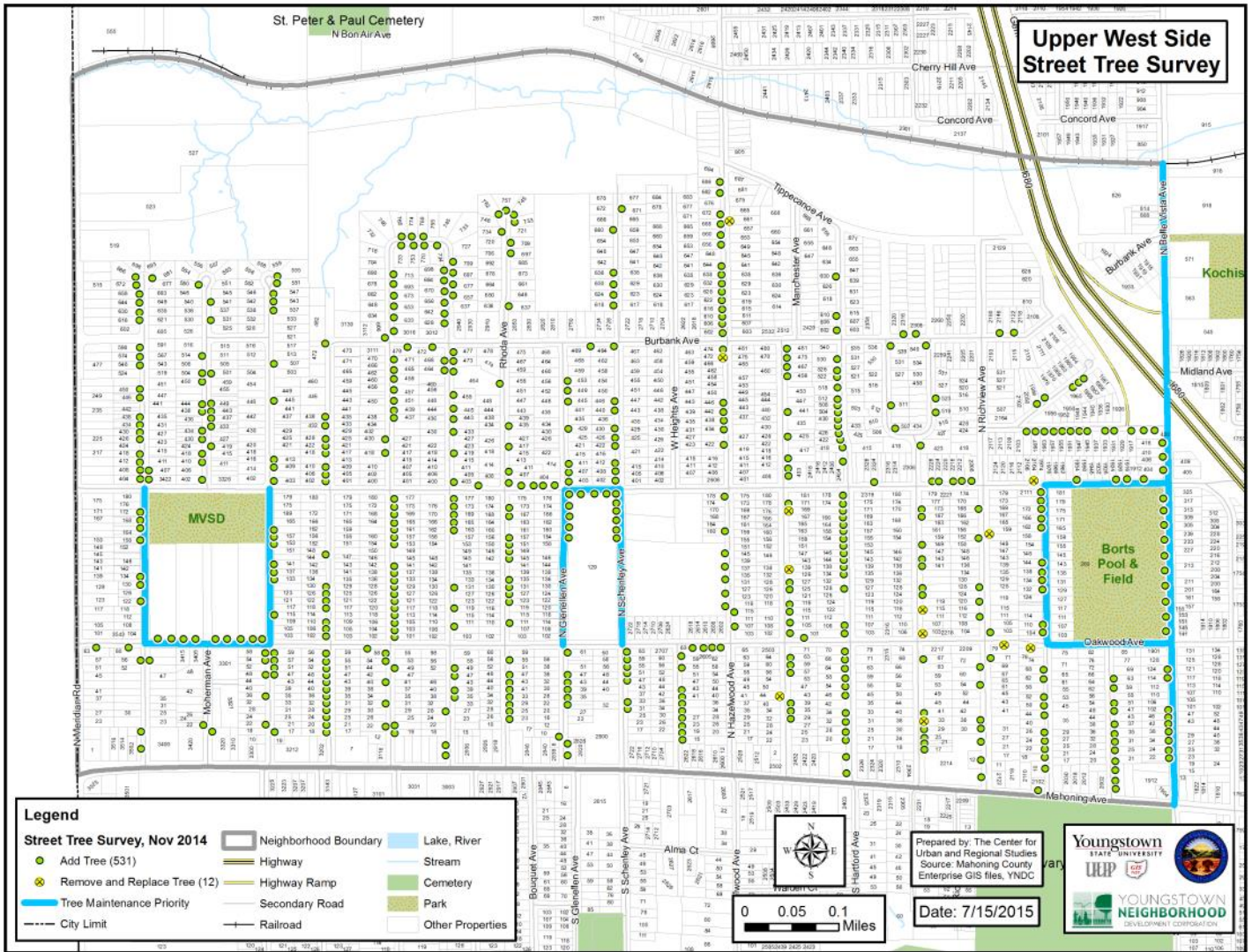
## **Infrastructure Strategy Recommendations:**

- 1) Focus street resurfacing improvements on critical thoroughfares and around core neighborhood amenities.** Streets in poor condition should be prioritized for street resurfacing in future years, once current and planned projects are completed.
- 2) Sidewalk replacement should be focused in the areas that connect residences to neighborhood assets and transit stops.** Sections of deteriorated sidewalk should be replaced as funding is available to connect residents to Mahoning Ave., Borts Field, Oakwood Ave., and Connecticut Ave.
- 3) A concerted effort should be made to uncover and clean up overgrown sidewalks at a community workday.** 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 Upper West Side 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.
- 4) An annual survey of all street lights which are out should be conducted and the results reported and tracked 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 URL for the online Report Lighting Problem system is:  
[https://www.firstenergycorp.com/service\\_requests/report-lighting-problem.html](https://www.firstenergycorp.com/service_requests/report-lighting-problem.html).
- 5) All dead street trees should be removed and new trees should be planted in the priority areas identified using the City of Youngstown Street Tree Planting Guide regulations.**



# STREET TREE REMOVAL AND PLANTING

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

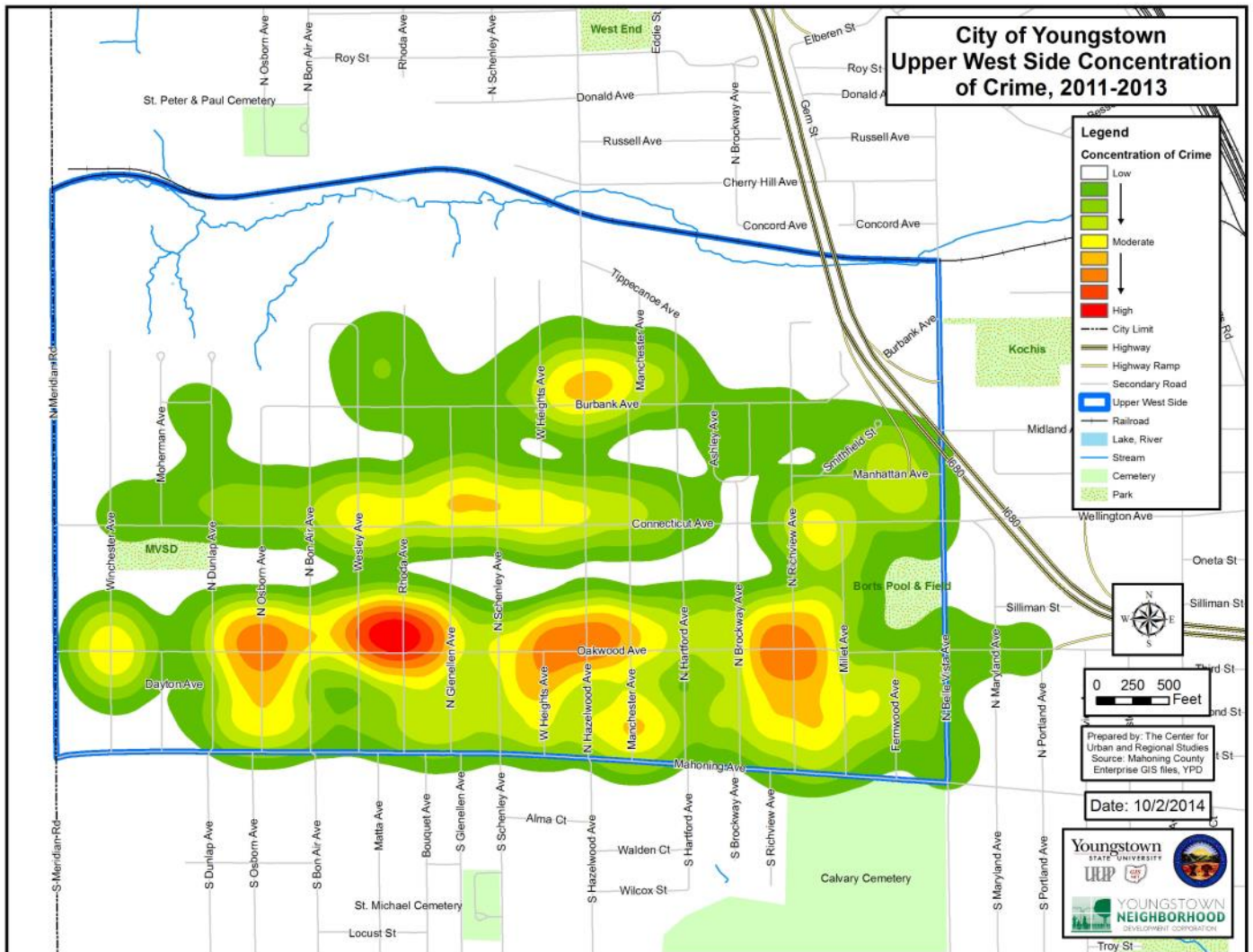


**Street Tree Strategy Recommendation:** Improving the condition of street trees will improve neighborhood aesthetics and provide numerous ecological benefits. Dead street trees should be removed. If these trees are not located under power lines, they should be replaced with a new street tree. Additional areas have been identified where it would be appropriate to plant street trees.

Planting should be prioritized along N. Belle Vista Ave. because it is a more highly trafficked street, as well as along N. Glenellen Ave. and N. Schenley Ave. between Oakwood Ave. and Connecticut Ave., and on Connecticut Ave. between N. Glenellen Ave. and N. Schenley Ave. to complement the church and school, which are strong assets in the neighborhood.

# SECTION V. NEIGHBORHOOD 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. Houses are a mix of rental, owner-occupied and vacant properties.

**Crime and Safety Strategy Recommendation:** The Neighborhood Action Team tasked to implement the plan should work with the newly-designated community police officer, 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 filed in the neighborhood. The total number of reports was tallied for the period between January 1, 2011 and December 31st, 2014.

Recurring police reports include Assault, Aggravated Assault, Runaway/Missing Persons, Menacing, Aggravated Menacing, Domestic Violence, Criminal Damaging, Towed Vehicles, and other related offenses.

Rank	Address	Number of Reported Crimes, 2011 - 2014
1	A house in the first block of N Richview Ave	17
2	A house in the 100 block N Osborn Ave	15
3	A house in the 2700 block Oakwood Ave	15
4	A house in the first block of Manchester Ave	14
5	A house in the first block of Rhoda Ave	12
6	A house in the first block of N Osborn Ave	12
7	A house in the 100 block N Glenellen Ave	12
8	A house in the 100 block N Hartford Ave	12
9	A house in the 400 block Manchester Ave	11
10	A house in the 2100 block Connecticut Ave	11
11	A house in the 100 block N Dunlap Ave	10
12	A house in the 100 block Rhoda Ave	10
13	A house in the 400 block Wesley Ave	10
14	A house in the 2100 block Connecticut Ave	10
15	A house in the 600 block Manchester Ave	9
16	A house in the 400 block W Heights Ave	9
17	A house in the 400 block Rhoda Ave	9
18	A house in the 100 block N Hazelwood Ave	9
19	A house in the 400 block N Dunlap Ave	8
20	A house in the 400 block Wesley Ave	8



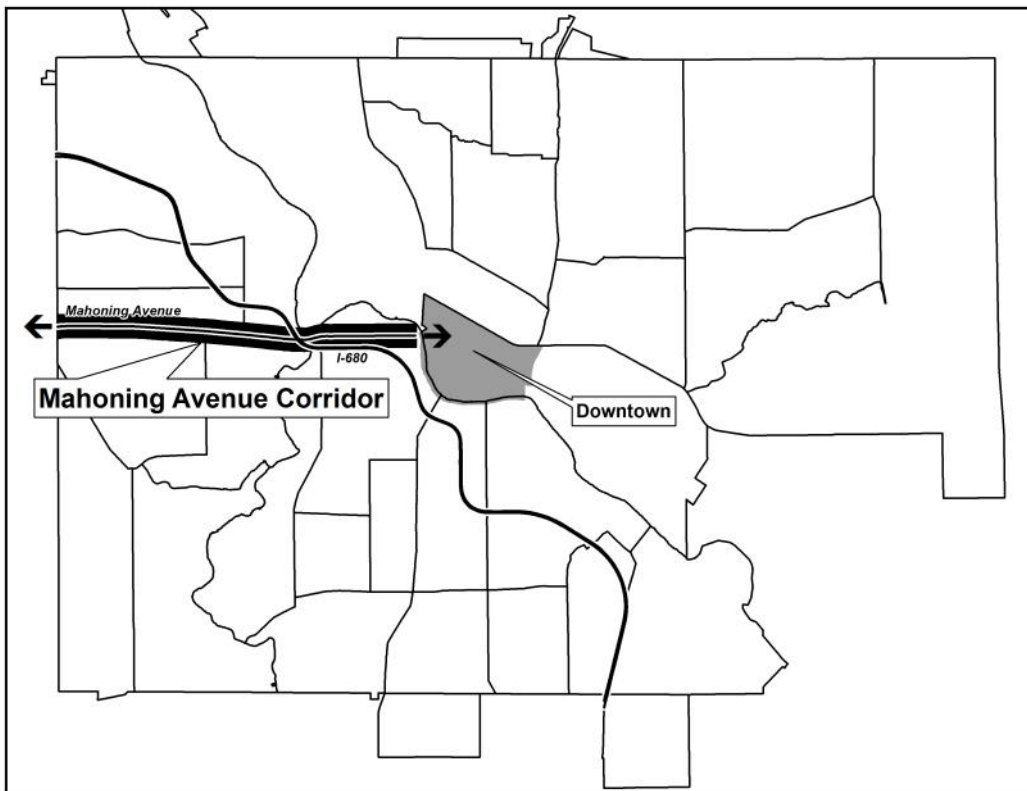
# SECTION VI. ECONOMIC DEVELOPMENT



Mahoning Ave. connects downtown Youngstown with Austintown Township to the west, crossing several distinct neighborhoods, including the Mahoning Commons, the Garden District, Rocky Ridge, and the Upper West Side. This plan focuses on the approximately 2-mile section of Mahoning Ave. between Mill Creek Park and the city's boundary at Meridian Rd. Mahoning Ave. and its adjacent neighborhoods developed throughout the 20th century; its older, eastern section is characterized by more compact development, while its western section dates from the mid-20th century, characterized by automobile-oriented plazas and post-war cape cods.

The Mahoning Ave. corridor and its adjacent neighborhoods had a population of 8,798 in the 2010 Census, down from 11,048 in 1990. The population is 75% White, 15% African-American, and 7% Hispanic. Since 1990 the proportion of White residents has decreased, while the percentage of African-American and Hispanic residents has increased. The neighborhoods along Mahoning Ave. have a population density 50% higher than the city's average and the streets just north of Mahoning Ave. are the most dense in the city. The median household income of the corridor in 2011 was approximately \$30,000, which was \$5,000 more than the citywide median income.

Saint John Evangelical Lutheran Church, one of several institutions along Mahoning Ave.



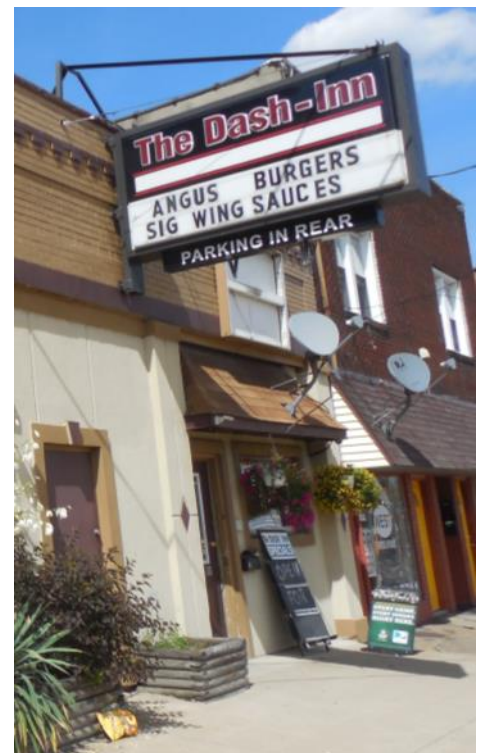
# MAHONING AVENUE CORRIDOR



Family-owned businesses were identified as assets by neighborhood residents

At the February 26, 2014 neighborhood planning meeting, residents identified the improvement of Mahoning Ave. as key to the stabilization of the Upper West Side. Proximity to Downtown Youngstown and the Mill Creek MetroParks, as well as a good mix of family-owned restaurants and businesses were identified as key assets to build from. However, residents expressed concern regarding vacant storefronts, infrastructure issues, and safety along the corridor. Given its population density, proximity to regional assets, and existing mix of businesses and institutions, the Mahoning 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, cleanup and promotion of vacant structures, and attracting a grocery store.

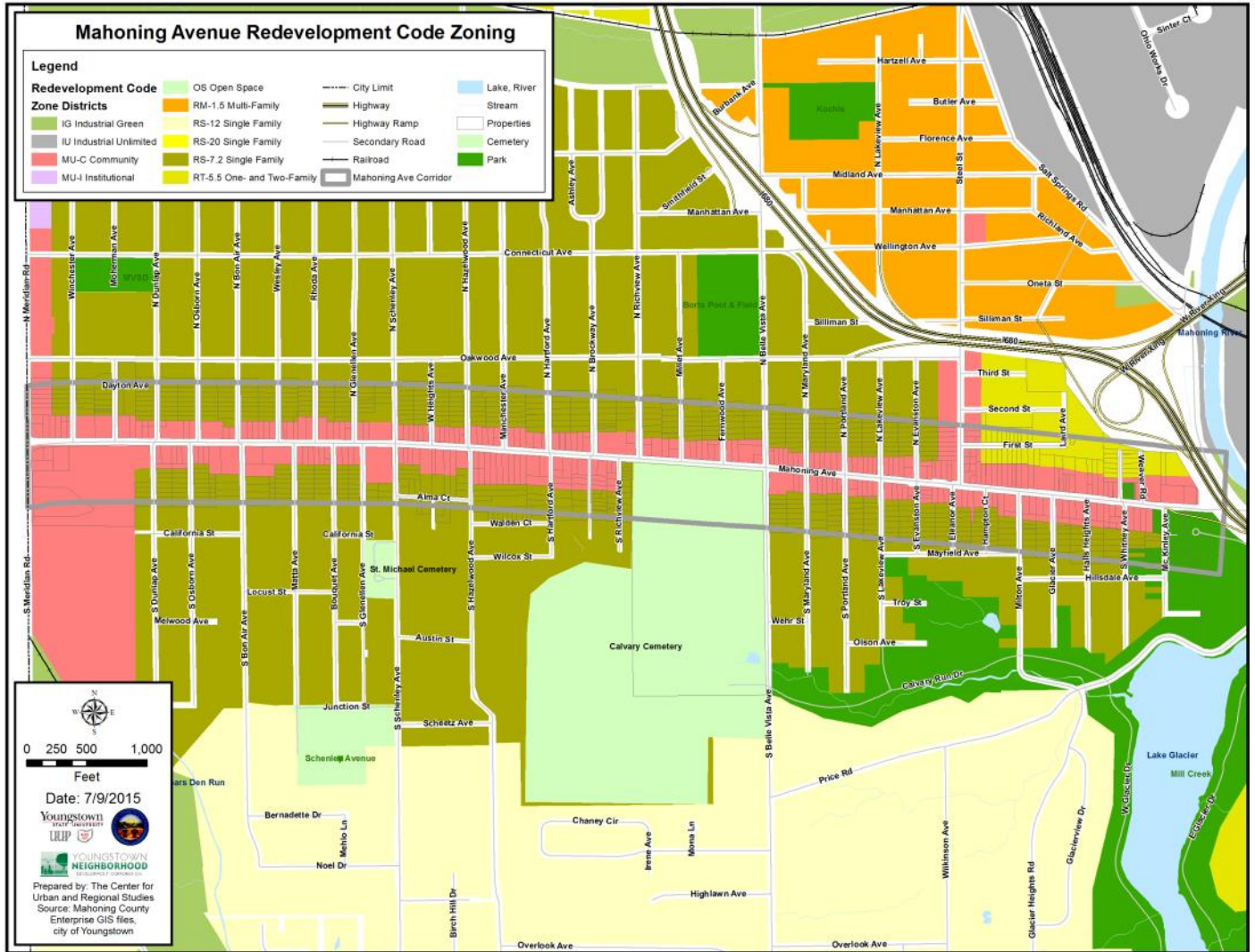
A focus on improvements to Mahoning Ave. is consistent with recommendations in the Youngstown 2010 Plan to revitalize priority business areas along the corridor. The plan also advocated cleaning up the corridor and for creating neighborhood plans for the neighborhoods along Mahoning Ave. In 2014 the City of Youngstown and the Youngstown Neighborhood Development Corporation created neighborhood action plans for the Garden District and Rocky Ridge—two neighborhoods adjacent to Mahoning Ave. These plans called for the stabilization of residential areas adjacent to Mahoning Ave. and economic development activity along the corridor itself.





# MAHONING AVENUE CORRIDOR LAND USE AND ZONING

The entire Mahoning Ave. corridor, with the exception of a small portion at Mill Creek Park and Calvary Cemetery, 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. This makes Mahoning 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.

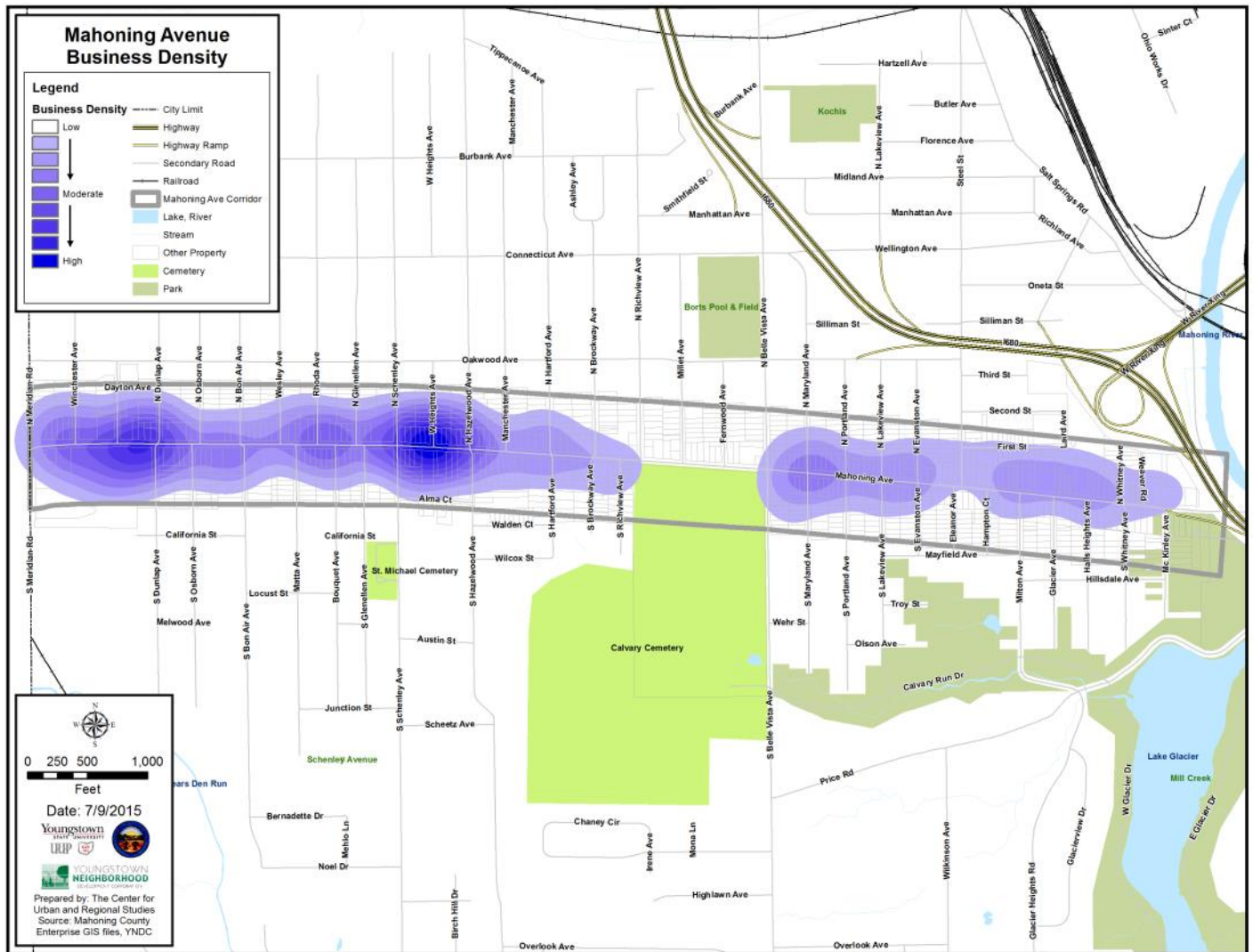


The Mahoning Ave. corridor contains a mix of commercial, single-family, and multi-family structures



# MAHONING AVENUE CORRIDOR BUSINESSES

Businesses line the entire length of the Mahoning Ave. corridor, but two significant clusters of businesses exist—between Hazelwood Ave. and Schenley Ave. and from Dunlap Ave. west to the city limits at Meridian Rd. These two concentrations of businesses present ideal locations to address property and infrastructure issues. Existing businesses on Mahoning Ave. include entertainment venues such as eating, drinking, music, billiards and bowling establishments; a pharmacy; automobile repair shops and gas stations; laundromats; tax and financial services; and specialty shops like florists, electronics repair, lawnmower repair, and cat rescue. **However, the area still lacks a single full-service grocery store.** The largest category of businesses is bars and restaurants (21), followed by automobile parts and services (16), health and beauty services (11), and convenience/general stores (9).



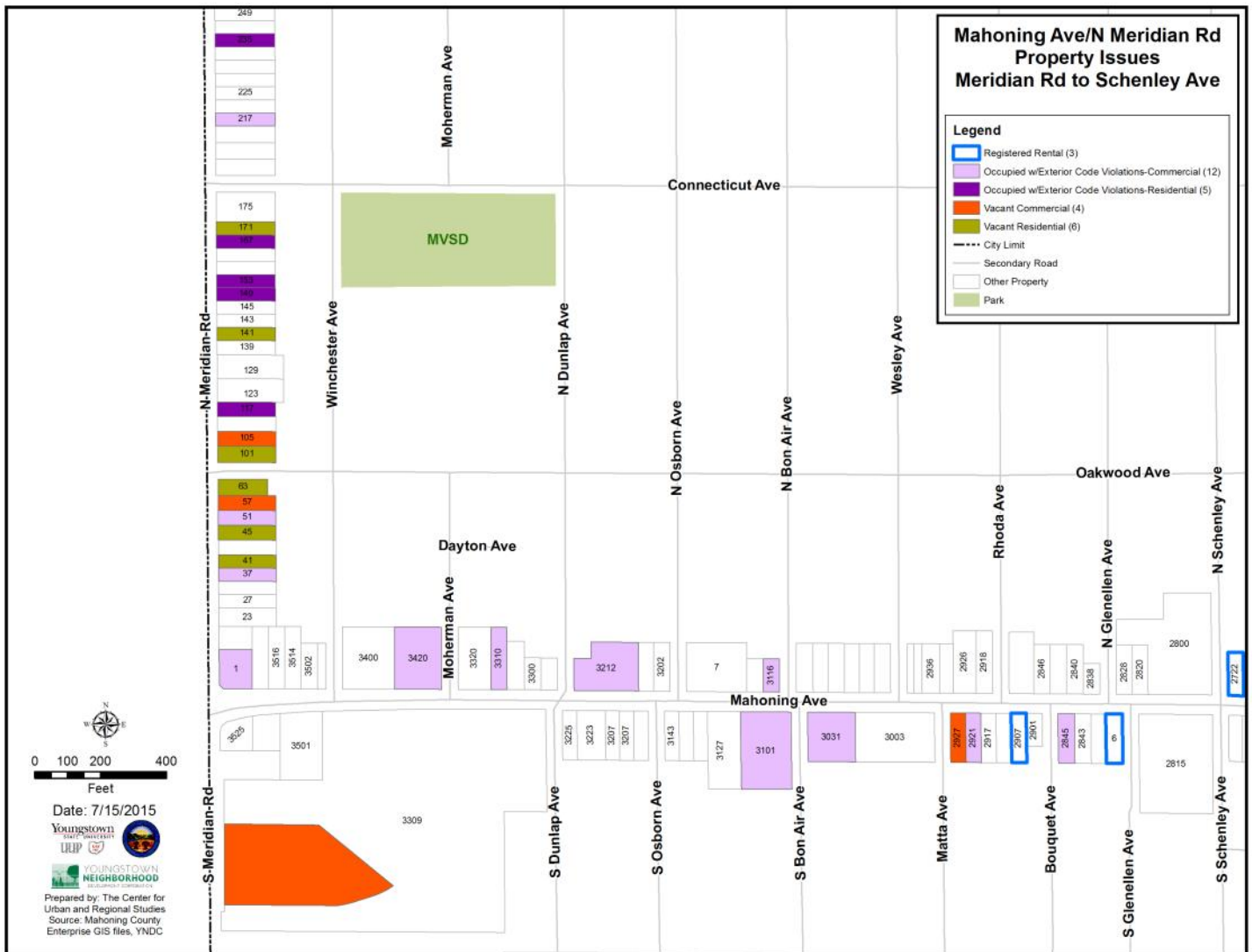
Mahoning Ave. Business Types									
BUSINESS TYPE	AUTO PARTS, SUPPLIES, AND SALES	BAR AND RESTAURANTS	CONVENIENCE AND GENERAL STORES	ELECTRONICS	ENTERTAINMENT	FINANCIAL SERVICES	FLORISTS	GAS STATIONS	HEALTH AND BEAUTY
NUMBER OF BUSINESSES	16	21	9	5	5	5	4	3	11

Source: Mahoning Ave. Business Directory. YNDC, 2015.

# MAHONING AVENUE CORRIDOR PROPERTY ISSUES

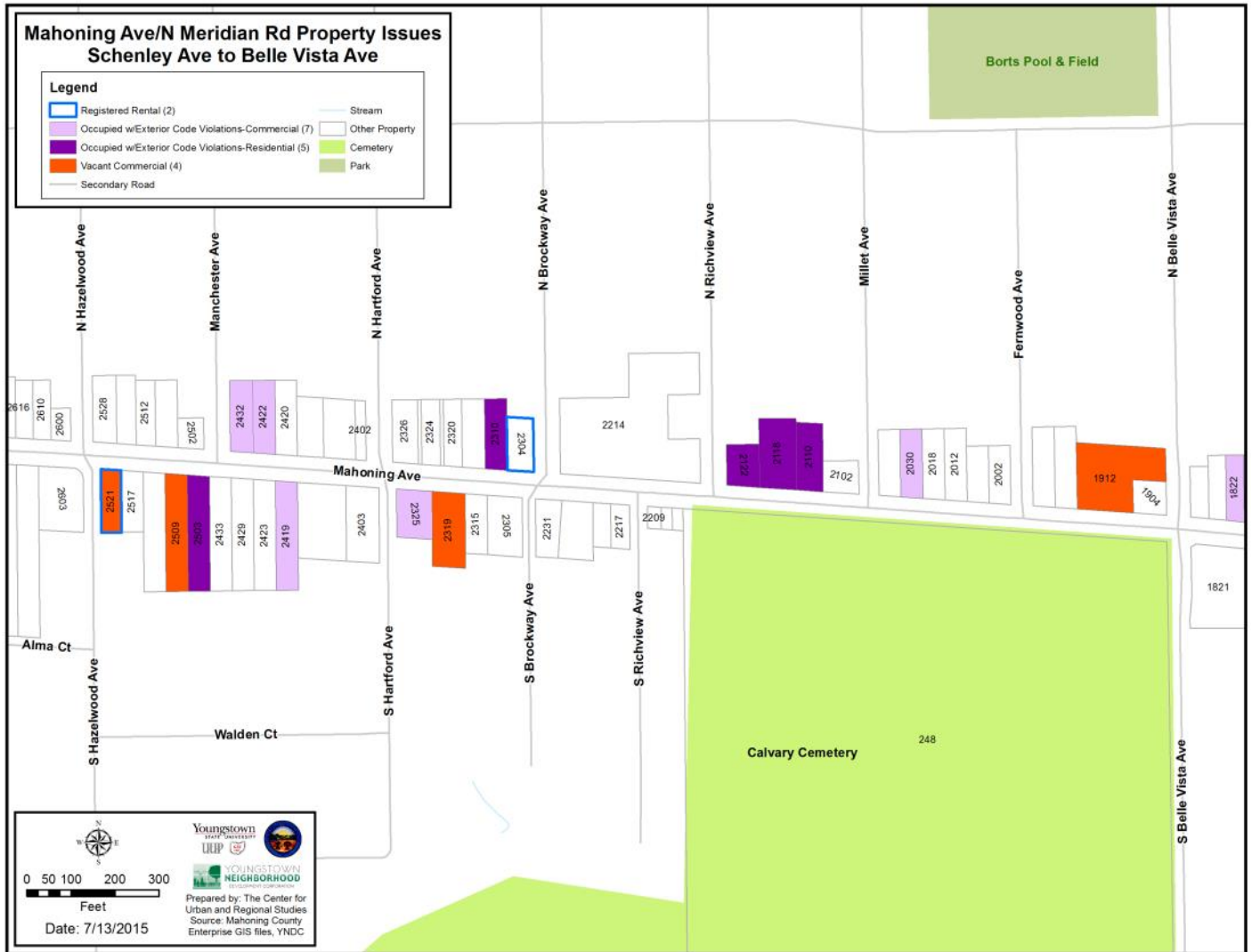
YNDC conducted a survey of conditions of all properties on Mahoning Ave. and North Meridian Rd., to assess issues that are negatively impacting the corridor and hindering reinvestment. The following map spotlights occupied properties with code violations, as well as vacant and blighted properties.

This data was collected from field surveys conducted in June of 2015 by YNDC, tracking exterior code violations and property vacancy. Vacancy was determined by a number of factors, such as broken windows/doors or a non-active electric meter. There are 65 occupied properties with exterior code violations, and 26 properties that are vacant.



**Map 1 of 3**

# MAHONING AVENUE CORRIDOR PROPERTY ISSUES (cont'd)



## Map 2 of 3



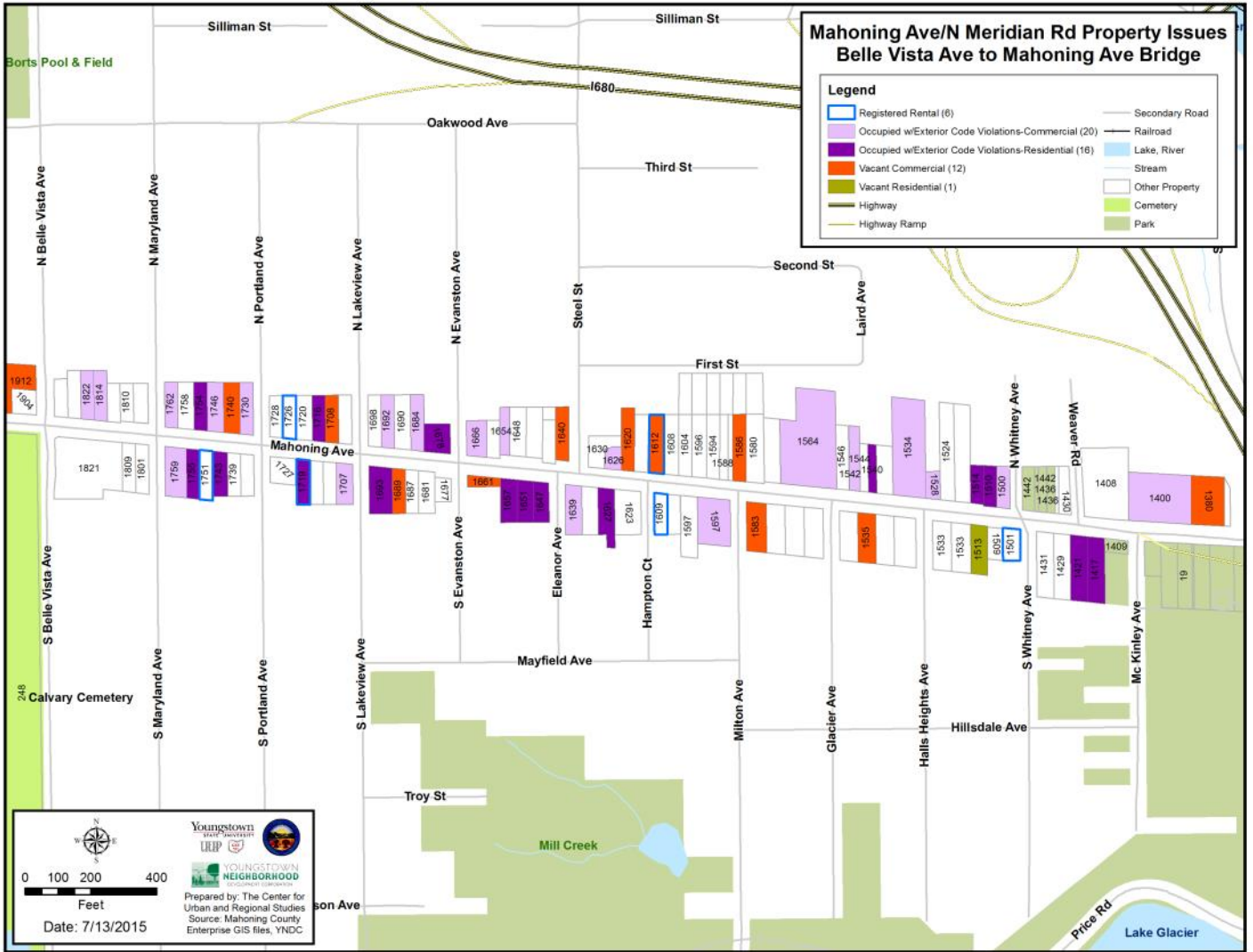
This vacant, blighted building has a negative impact on surrounding blocks



This building has peeling paint, which is a code violation



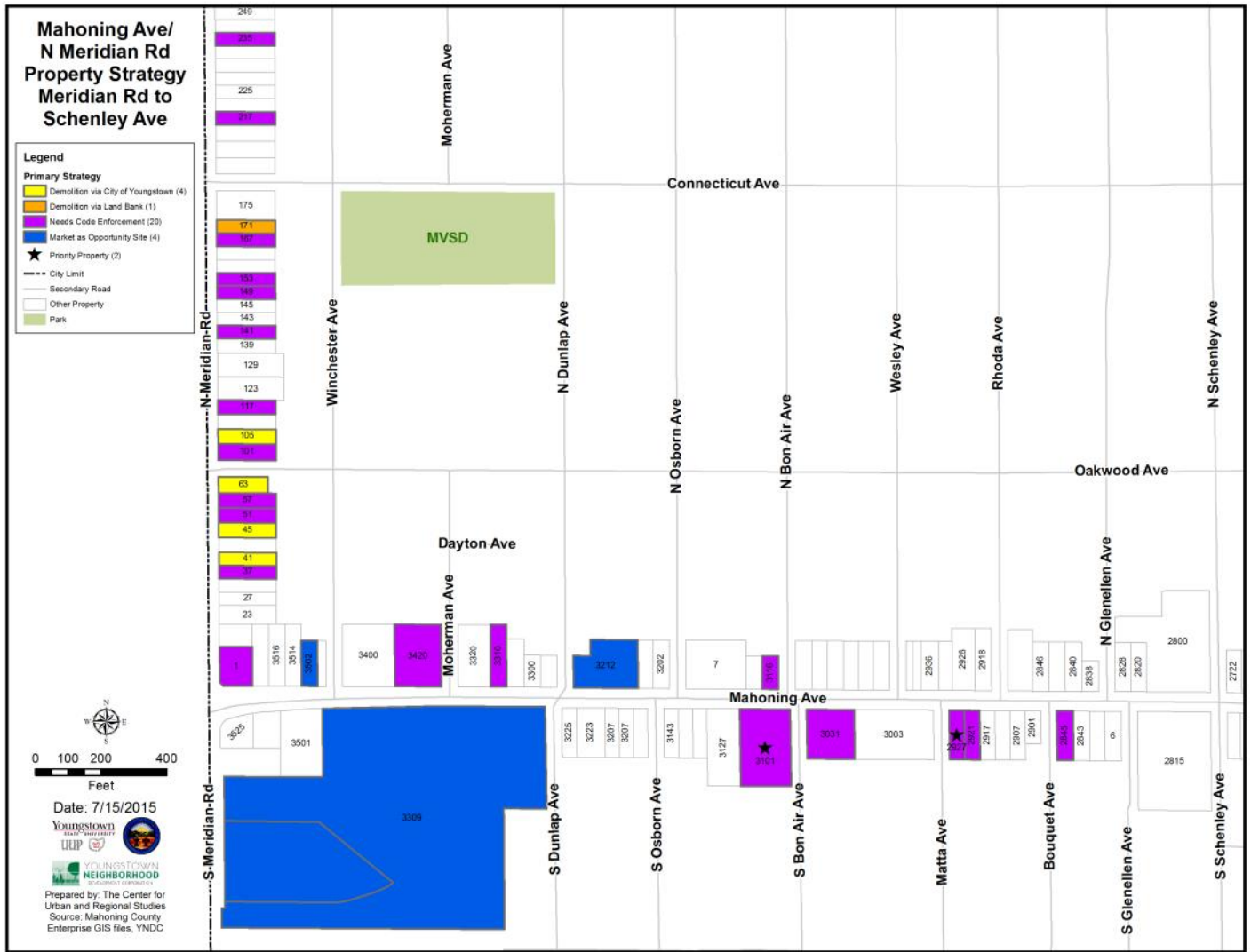
# MAHONING AVENUE CORRIDOR PROPERTY ISSUES (cont'd)



**Map 3 of 3**

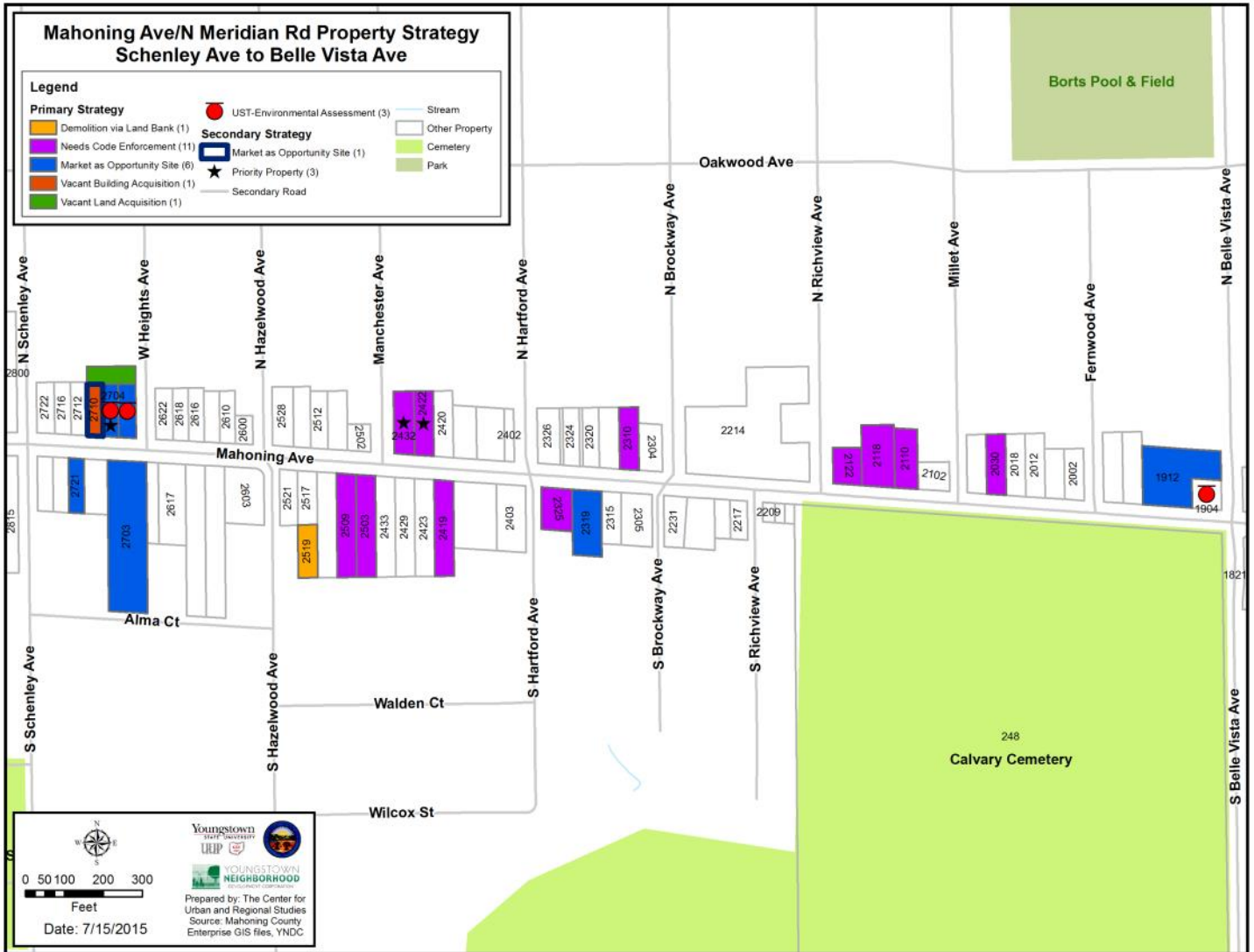
# MAHONING AVENUE CORRIDOR PROPERTY STRATEGY

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 or neighboring residents and/or 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.



Map 1 of 3

# MAHONING AVENUE CORRIDOR PROPERTY STRATEGY (cont'd)



## Map 2 of 3



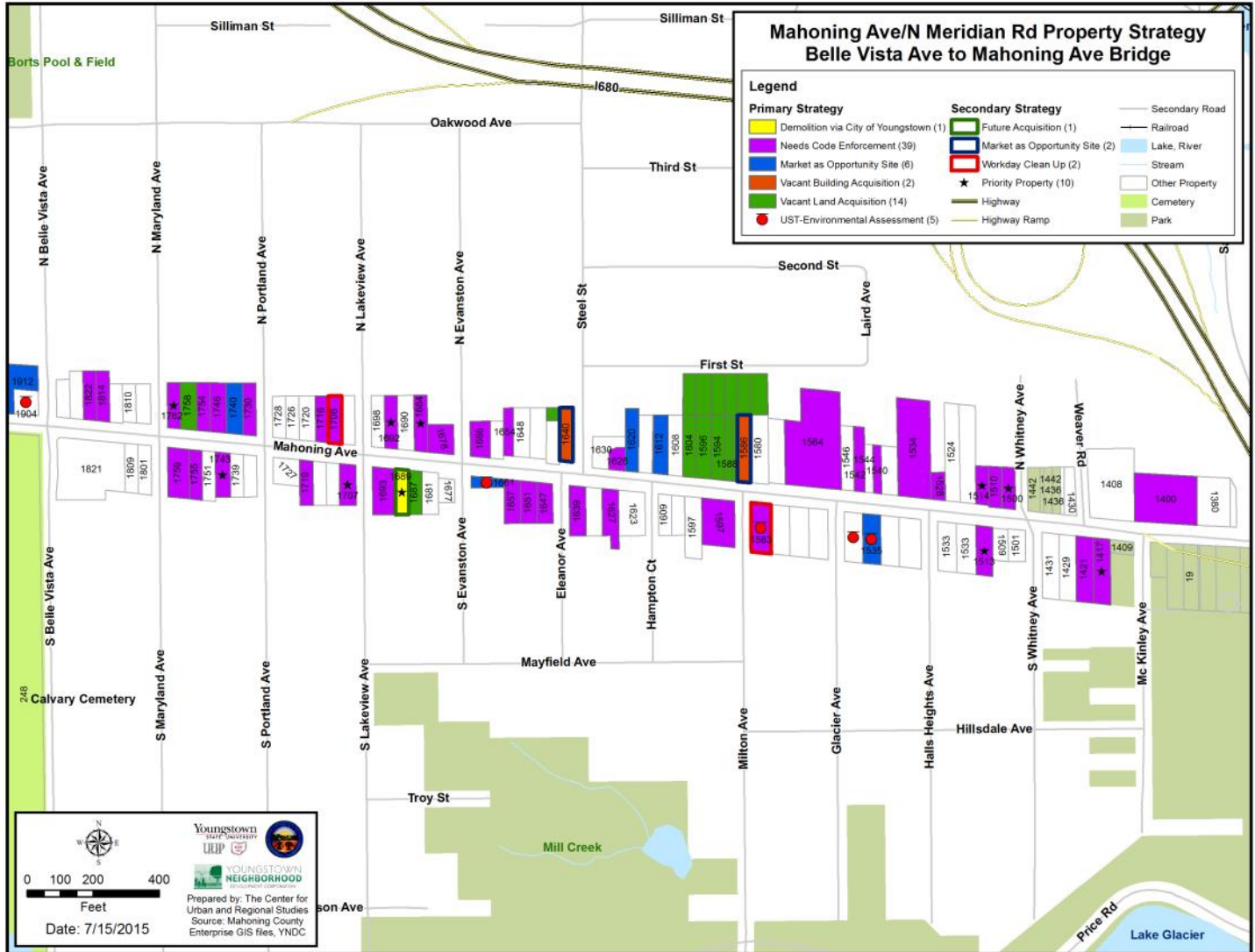
This building was likely previously used as a gas station or automobile repair shop and will require an environmental assessment



This building is underutilized and should be marketed as a potential site for redevelopment



# MAHONING AVENUE CORRIDOR PROPERTY STRATEGY (cont'd)



**Map 3 of 3**

## 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 Mahoning Ave.

**1) Demolition via the City of Youngstown:** Properties that are vacant, severely deteriorated, and not eligible for demolition by the Mahoning County Land Bank 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. One property on Mahoning Ave. is recommended for demolition by the City of Youngstown, as are four properties on North Meridian Rd.

**2) Demolition via the Land Bank:** In designated areas of the city, residential structures that are vacant, blighted, and certified tax delinquent for two years or more can be demolished through the Mahoning County Land Bank using Neighborhood Improvement Program (NIP) funds. The Land Bank typically acquires these properties through a tax foreclosure process. This strategy is assigned to severely deteriorated, tax delinquent abandoned properties that have already been identified and prioritized by the Mahoning County Land Bank for demolition. The advantage to this method of demolition is that the Land Bank will take ownership of the land and will landscape the properties after demolition, making them easily accessible for adjacent property owners to acquire and maintain. The Land Bank will be demolishing one property on Mahoning Ave. and one on North Meridian Rd.

**3) 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.

**4) 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.

**5) Vacant Building Acquisition:** Vacant, tax-delinquent structures with re-use potential should be acquired through the tax foreclosure process through the City of Youngstown Land Bank. Once acquired, these buildings can be marketed for sale as opportunity sites to buyers with concrete plans for the property. A contract should be signed that obligates the buyer to make needed repairs to the building and if the agreement is not fulfilled, the property should revert to ownership by the City.

**6) Vacant Land Acquisition:** Vacant, tax-delinquent land with potential for development or expansion of existing business operations should be acquired through the tax foreclosure process through the City of Youngstown Land Bank. Once acquired, these lots can be marketed to adjacent business owners or held and assembled for future development.

**7) Environmental Assessment:** Many gas stations and automobile repair shops used to operate along Mahoning 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 to assess these sites and clean up any contamination found.

## Secondary Strategies

For properties along the corridor that meet specific criteria, a secondary layer of strategies has been identified as a potential means for improving property conditions and encouraging redevelopment.

**1) Market as Opportunity Site:** Once vacant, tax-delinquent structures are successfully acquired through the City of Youngstown Land Bank, these buildings can be marketed for sale as opportunity sites to buyers with concrete plans for the property. A contract should be signed that obligates the buyer to make needed repairs to the building and if the agreement is not fulfilled, the property should revert to ownership by the City.

**2) Future Acquisition:** Tax-delinquent land with vacant, blighted properties in need of demolition should be targeted for acquisition through tax foreclosure after the demolition has occurred. Once acquired, these lots can be marketed to adjacent business owners or held and assembled for future development.

**3) Workday Clean Up:** Vacant, abandoned properties in need of clean up can be included as workday sites for community volunteer events. Volunteers can remove trash and debris, as well as cut down overgrown vegetation on the property and reclaim the sidewalks as needed. Unsecure properties should be boarded and subsequently monitored to ensure they remain secure until a future use is found for the structure.



In May of 2015, community residents volunteered to clean up a highly visible, abandoned gas station at the corner of South Schemele Ave. and Bears Den Rd. in the West Side's Rocky Ridge neighborhood



# MAHONING AVENUE CORRIDOR PRIORITY PROPERTIES

The following 15 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	Primary Strategy	Secondary Strategy
1417 MAHONING AVE	Residential	Trash/debris, overgrown, roof damage, partially boarded, offensive odor from premises	Code Enforcement	
1513 MAHONING AVE	Residential	Overgrown, peeling paint on trim, roof damage, soffits, fascia in disrepair, partially boarded	Code Enforcement	
1689 MAHONING AVE	Commercial	Trash/debris, overgrown, broken window, chimney in disrepair, damage to structural members, partially boarded	Demolition	Land Acquisition
1707 MAHONING AVE	Commercial	Peeling paint on trim and brick wall; sign in disrepair	Code Enforcement	
1500 MAHONING AVE	Commercial	Overgrown, partially boarded, peeling paint on siding and trim	Code Enforcement	
1514 MAHONING AVE	Residential	Overgrown, partially boarded, peeling paint on trim and wood shakes	Code Enforcement	
1743 MAHONING AVE	Residential	Overgrown, peeling paint on siding, gutters and downspouts in disrepair, inoperable vehicle on premises	Code Enforcement	
3101 MAHONING AVE	Commercial	Foundation walls crumbling, peeling paint on trim	Code Enforcement	
2927 MAHONING AVE	Commercial	Partially boarded	Code Enforcement	
1692 MAHONING AVE	Commercial	Broken window, peeling paint on bricks and trim	Code Enforcement	
1684 MAHONING AVE	Commercial	Trash/debris, overgrown, peeling paint on bricks, camper and tarped inoperable vehicle on premises	Code Enforcement	
1762 MAHONING AVE	Commercial	Trash/debris, overgrown, window in disrepair, garage roof is tarped	Code Enforcement	
2432 MAHONING AVE	Commercial	Peeling paint on bricks, sign in disrepair	Code Enforcement	
2422 MAHONING AVE	Commercial	Partially boarded, bricks and foundation wall in disrepair	Code Enforcement	
2704 MAHONING AVE	Commercial	Gutters in disrepair	Market as Opportunity Property	

# MAHONING AVENUE CORRIDOR CLEAN UP SITES

The following 2 properties have been identified as cleanup sites for a community workday event. These two sites have overgrown vegetation that detracts from the appearance of the corridor. Removing overgrowth and trash at these sites will improve visibility and make Mahoning Ave. more attractive for nearby residents and customers of corridor businesses.

Address	Type	Code Violations	Primary Strategy	Secondary Strategy
1583 MAHONING AVE	Commercial	Overgrown vegetation	Code Enforcement	Workday Cleanup
1708 MAHONING AVE	Commercial	Overgrown vegetation	Code Enforcement	Workday Cleanup

# MAHONING AVENUE CORRIDOR OPPORTUNITY SITES

The following 15 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, as well as a list of suggested uses. Signage should be displayed prominently along the corridor to showcase these opportunity sites.

Address	Photo
1535 MAHONING AVE	
1661 MAHONING AVE	
3377 MAHONING AVE	
2319 MAHONING AVE	

# MAHONING AVENUE CORRIDOR OPPORTUNITY SITES (cont'd)

Address	Photo
1612 MAHONING AVE	
1620 MAHONING AVE	
3309 MAHONING AVE	
2703 MAHONING AVE	
2721 MAHONING AVE	
1740 MAHONING AVE	

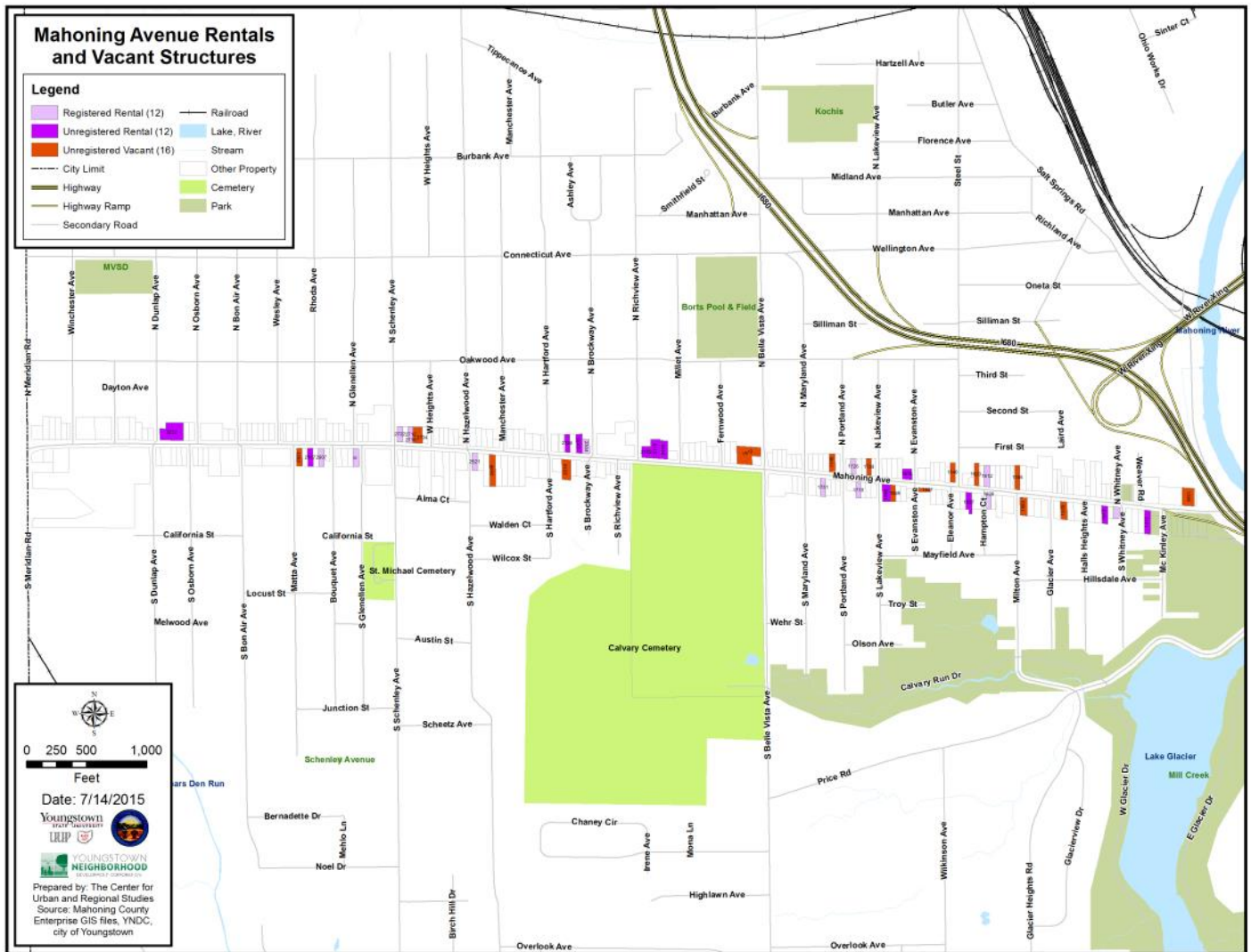


# MAHONING AVENUE CORRIDOR OPPORTUNITY SITES (cont'd)

Address	Photo
1912 MAHONING AVE	
3502 MAHONING AVE	
3212 MAHONING AVE	
1586 MAHONING AVE	
1640 MAHONING AVE	
2710 MAHONING AVE	

# MAHONING AVENUE CORRIDOR RENTAL AND VACANT REGISTRATION

The following map identifies all registered rental and vacant properties along the corridor, 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 corridor.

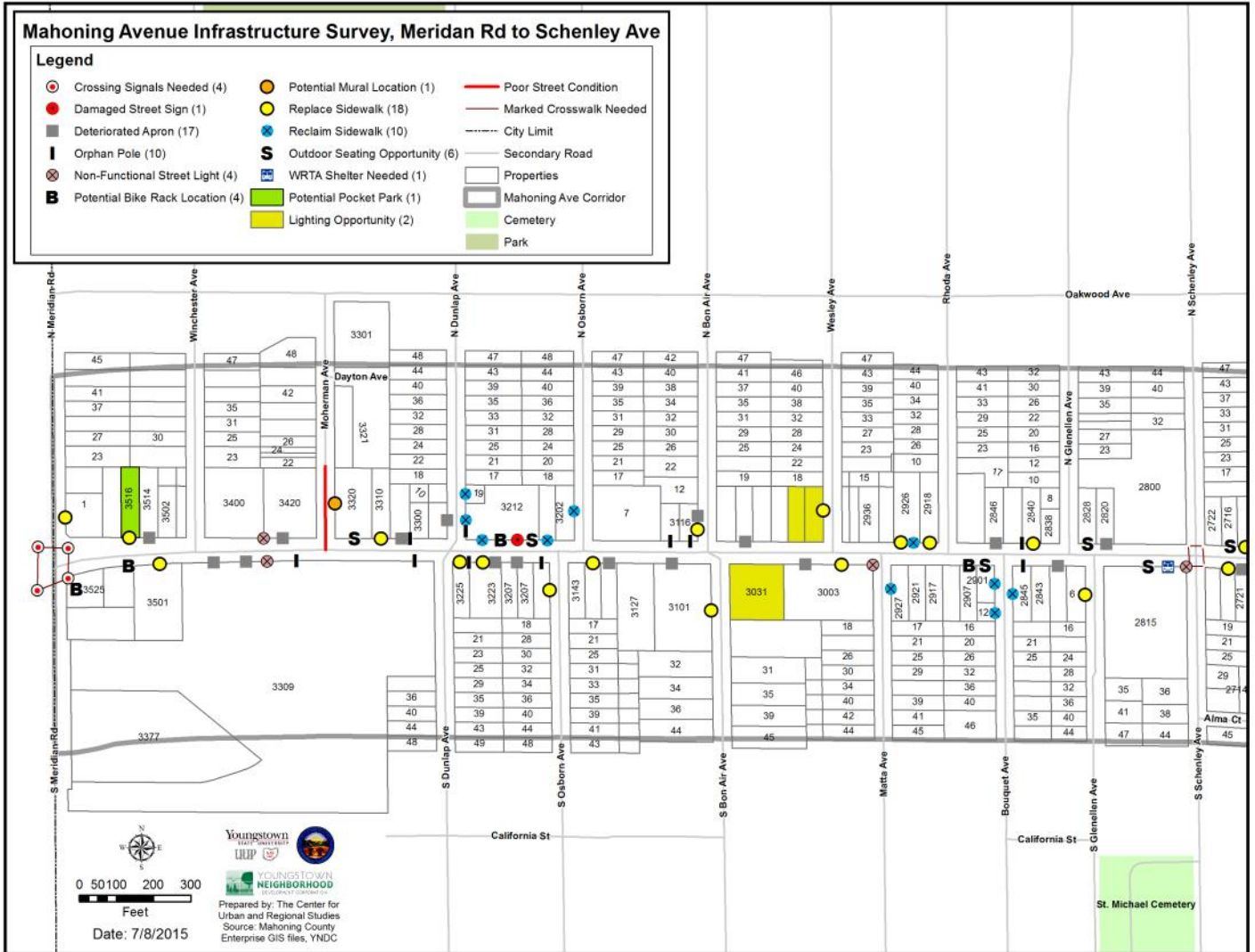


All residential properties that are occupied and being rented must be registered with City of Youngstown. In total, there are 12 registered rental properties within the neighborhood and an additional 12 occupied houses that are likely rental properties which are unregistered. “Unregistered Rental” properties 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 no registered vacant properties along the corridor, but there are 16 “Unregistered Vacant” properties. These are properties that identified as vacant in the property survey conducted for the Neighborhood Run 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.

# MAHONING AVENUE CORRIDOR INFRASTRUCTURE SURVEY

A detailed survey was conducted by YNDC to identify infrastructure and facilities 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. The survey specifically notes issues affecting walkability and pedestrian safety, as 10.6% of households in the neighborhoods adjacent to Mahoning Ave. do not have vehicles (2013 American Community Survey).



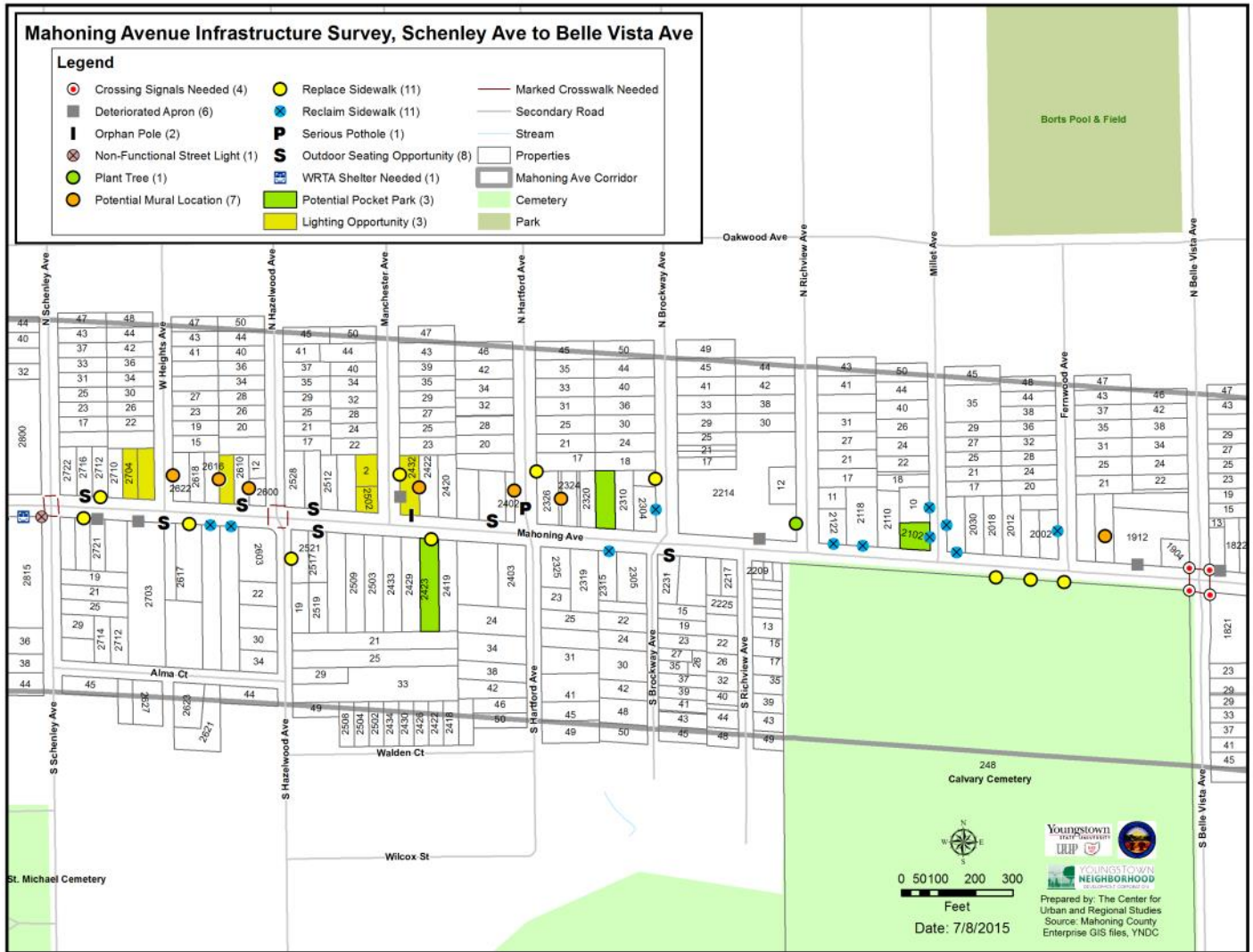
Map 1 of 3



Poor sidewalk conditions present a safety hazard for pedestrians and negatively impact the appearance of the Mahoning Ave. corridor



# MAHONING AVENUE CORRIDOR INFRASTRUCTURE SURVEY (cont'd)



Map 2 of 3

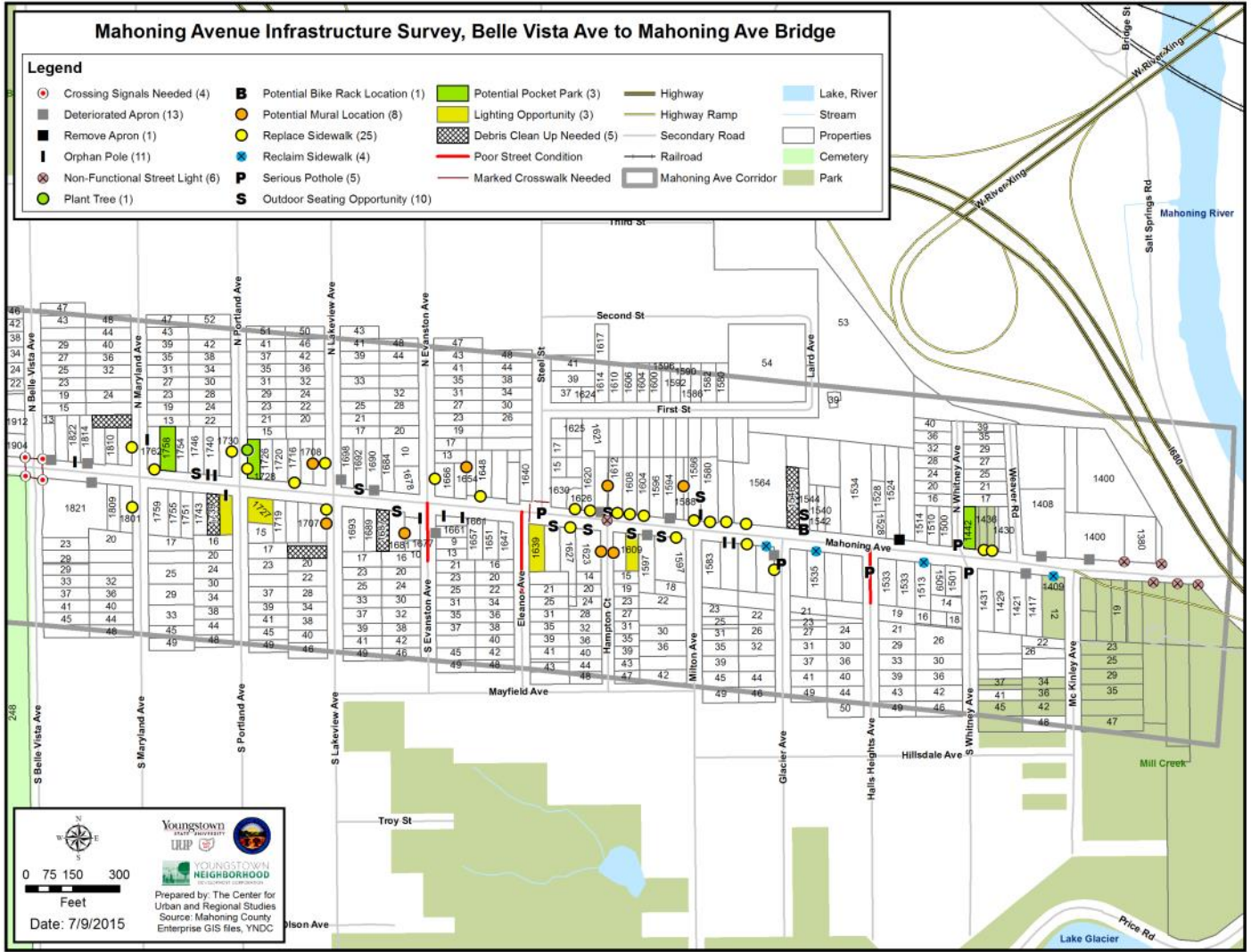


Orphan poles clutter the corridor, giving the corridor an unkempt appearance, and presenting safety hazards for both pedestrians and motorists



While Mahoning Ave. is relatively free of potholes, some of the side streets that intersect it, such as Moherman Ave., South Evanston Ave., Eleanor Ave., and Halls Heights Ave., are in poor condition

# MAHONING AVENUE CORRIDOR INFRASTRUCTURE SURVEY (cont'd)



Map 3 of 3



Some of the aprons, or the entrances to driveways and parking lots, along Mahoning Ave. have deteriorated, such as the one pictured above. These should be repaired or rebuilt



## **Mahoning Avenue Corridor Infrastructure Recommendations:**

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

Funding for infrastructure improvements along Mahoning 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/TheSCIPLTIPInfrastructureProgram.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>

### **Encouraging pedestrian and bicycle 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 Mahoning Ave. feel more vibrant. Crossing signals should be installed at Belle Vista Ave. and Meridian Rd. Signals at Hazelwood Ave. and Schenley 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. Crosswalks should be fully marked at intersections with crossing signals, such as at Hazelwood Ave. and Schenley Ave., as well as at Belle Vista Ave. and Meridian Rd. once crossing signals are installed.

**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 following locations: in western portion of the corridor, between Meridian Rd. and Bon Air Ave., where businesses are concentrated; and between Schenley Ave. and Hazelwood Ave. A secondary area of significant sidewalk issues is located between Steel Street and Glacier Ave. in the eastern portion of the corridor.

**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 Upper West Side 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.



## **Mahoning Avenue Corridor Infrastructure Recommendations: (cont'd)**

**5) A Western Reserve Transit Authority bus shelter should be installed near the West Side Library for patrons and customers of nearby businesses that rely on public transportation.** Users of public transit on Mahoning 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 Mahoning Ave., and encourage patronage of the library and businesses on the corridor. The shelter should be highly visible, well-designed and unique, following the theme of marketing Mahoning Ave. as an arts corridor.

**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 bicycle racks to encourage cycling as a form of transportation along the corridor.** Racks provide a location for cyclists to secure their bicycles while visiting businesses or institutions. Racks can be purely functional or can be artistically designed to add character to the appearance of the corridor. Specific locations to install bicycle racks include the library and convenience stores.

**8) Investigate the potential for dedicated bicycle lanes along Mahoning Ave., particularly in the eastern portion of the corridor near Mill Creek Park.** Bicycle lanes provide a safe space for cyclists to navigate city streets, either for recreation or for commuting and errands. Mahoning Ave. is likely wide enough to accommodate bicycle lanes. Signage should be installed to alert motorists to the presence of cyclists and to direct cyclists to appropriate routes for accessing destinations, such as Fellows Riverside Gardens.

### **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 Mahoning Ave.** A concentration of these sites exist in the eastern portion of the corridor. 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.** There are relatively few locations where trees can be planted along the corridor because of the sidewalk width, but a few opportunities exist on side streets that intersect Mahoning Ave. 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.** Adding 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.

## **Mahoning Avenue Corridor Infrastructure Recommendations: (cont'd)**

**6) Install banners along Mahoning 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.

### **Increasing the functionality of the corridor**

**1) Fill potholes and repave streets in poor condition, particularly near the intersections of side streets and Mahoning Ave.** Mahoning Ave. itself does not have many serious potholes or have immediate need of resurfacing, but several side streets that intersect the corridor do have issues that need to be addressed.

**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) Create outdoor seating opportunities, particularly near restaurants and corridor amenities.** Sidewalks are wide enough in many places along the corridor to accommodate outdoor café-style seating at restaurants. Benches can be installed near destinations along the corridor, which can be used by those waiting for public transportation where bus shelters do not exist.

**4) Rebuild deteriorated “aprons” along the corridor.** Aprons are the entrances to driveways and parking lots between the street itself and the sidewalk. Many of these along Mahoning 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.

**5) Replace damaged street signs along the corridor.** Damaged street signs detract from the corridor’s appearance and can be hazardous to motorists who rely on the sign’s information to safely navigate the corridor.

**6) Install wayfinding signage or enhance existing signage to direct motorists to key amenities along the corridor and in the adjacent neighborhoods.** Wayfinding signage can direct visitors to amenities, such as Fellows Riverside Gardens, other locations within Mill Creek Park, the public library, and Interstate 680. Wayfinding can also assist with neighborhood branding and add visual interest along the corridor.

## **Mahoning Avenue Corridor Economic Development Recommendations**

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

**1) Strengthen the capacity of the West Side Merchants and Civic Association to spearhead the implementation of action steps outlined in this plan.** The association should increase cooperation among businesses, existing neighborhood and business groups, residents, and city officials with the goal of leveraging resources to improve the viability of Mahoning 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 association should collaborate with neighborhood groups in adjacent areas, such as the Garden District and Rocky Ridge Neighborhood Associations, to hold events, market and beautify the corridor. The association should direct its focus to taking action to realize the vision for Mahoning Ave.

**2) Attract a grocery store to the Mahoning Ave. corridor.** Since the recent closings of the Sparkle Market and Bottom Dollar grocery stores, the entire Mahoning Ave. corridor is located within a “food desert” meaning that residents do not have a full-service grocery store within a mile of their home. As suitable space is available on the corridor, attracting a grocery store is a top priority. More detailed demographic information can be found on the following pages showing significant market potential for a full-service grocery store.

## **Mahoning Avenue Corridor Economic Development Recommendations (cont'd)**

Funding for a grocery store is available through several sources. The US Department of Health and Human Services (HHS) offers funding for Community Economic Development Healthy Food Financing Initiative Projects that bring healthy food choices to communities through the establishment of new healthy food retail outlets. The Finance Fund provides grant money to assist in the stabilization and strengthening of local economies by the development of projects that provide recurring revenue sources for the local economy, which may include a grocery store. The US Department of Agriculture (USDA) operates the Food Insecurity Nutrition Incentive program that is designed to encourage individuals and families in the Supplemental Nutrition Assistance Program (SNAP) to choose healthy food options by doubling the purchasing power of Electronic Benefit Transfer (EBT) recipients to buy fruits and vegetables.

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

**HHS:** [https://www.acf.hhs.gov/grants/open/foa/files/HHS-2014-ACF-OCS-EE-0819\\_0.pdf](https://www.acf.hhs.gov/grants/open/foa/files/HHS-2014-ACF-OCS-EE-0819_0.pdf)

**Finance Fund:** <http://www.financefund.org/userfiles/files/Application%20Forms/POLICY%20-%20Economic%20Development%20Grant%20Policy.pdf>

**USDA:** <http://www.usda.gov/wps/portal/usda/usdahome?contentidonly=true&contentid=2015/04/0084.xml>

**3) Develop marketing materials for Mahoning Ave. to promote businesses and amenities.** Well-designed and professionally printed materials, that may include a map of the corridor with existing businesses, institutions, and other destinations, should be created to market the corridor, both to nearby residents and to visitors.

**4) 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.

**5) 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>

**6) Promote Mahoning Ave. and the Garden District Neighborhood as an arts district.** The Mahoning Commons already hosts several arts institutions and studio spaces, and the eastern portion of Mahoning Ave. is a natural location for extending this arts corridor as it contains vacant buildings for use as galleries and studios, as well as affordable housing stock. Events that feature local artists and showcase the neighborhood as an arts corridor can generate interest in the empty storefronts along Mahoning Ave.

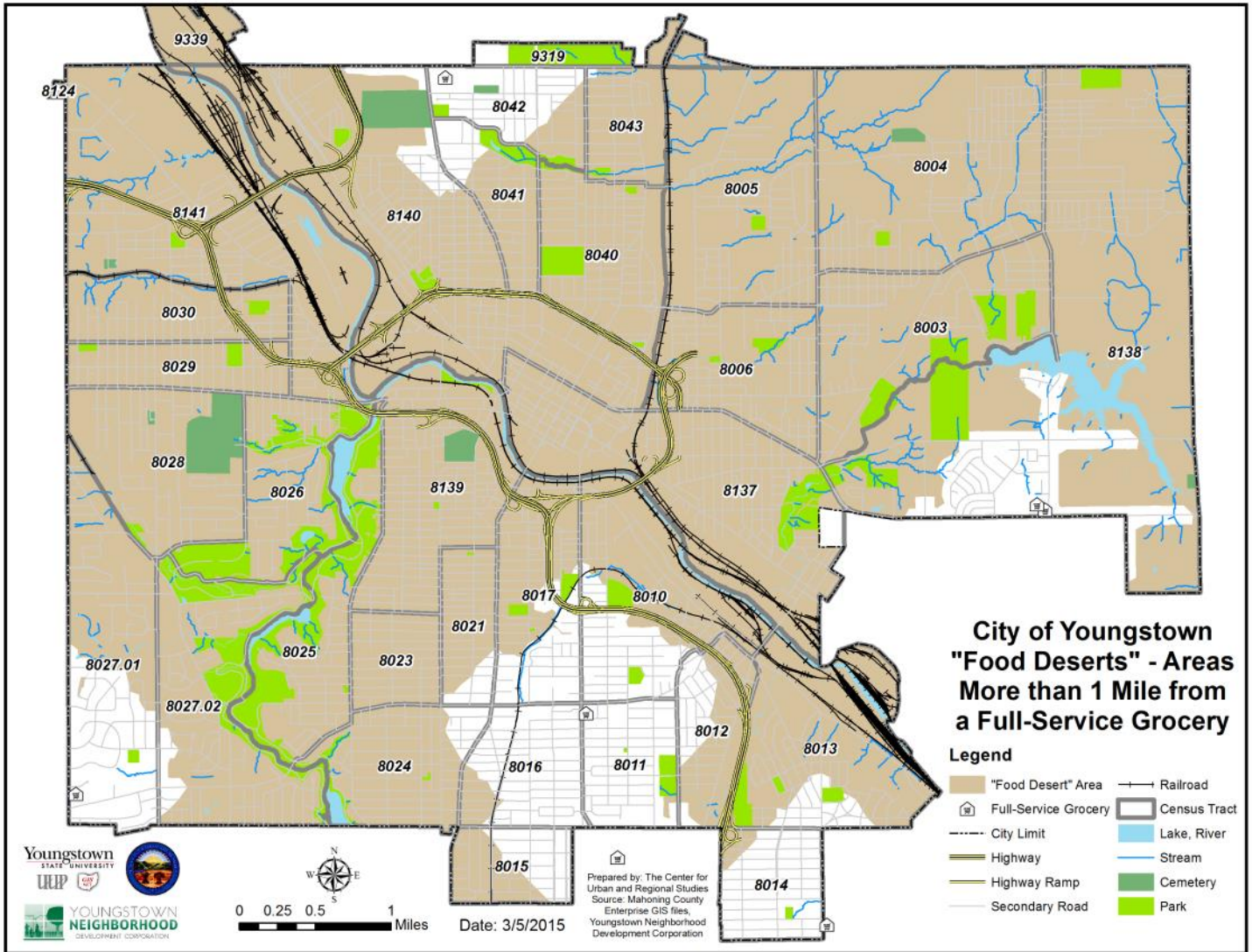
**7) Target incentive programs to businesses on Mahoning Ave.** In order to improve the appearance of the corridor and increase the number of viable businesses, current incentives, such as the City's façade grant and YNDC's micro-enterprise loans, should be targeted to business-owners on Mahoning Ave. and entrepreneurs seeking to start businesses on the corridor.

**8) Use Better Block-style events to demonstrate a walkable, vibrant corridor that will catalyze future improvements.** These events temporarily activate a commercial block with pop-up businesses, outdoor cafes, art galleries, performances, exhibitions, bike lanes, street trees, and sidewalk furniture to demonstrate what the street could be. The goal of the events is to catalyze more permanent future improvements that support and promote local artists and businesses.



# MAHONING AVENUE FOOD DESERT

The Mahoning Ave. corridor lacks a full-service grocery store. Since the closure of the Mahoning Ave. Sparkle Market and the S. Meridian Rd. Bottom Dollar, the entire corridor is classified as a food desert, which means that residents do not have a full-service grocery store within one mile of their residence.



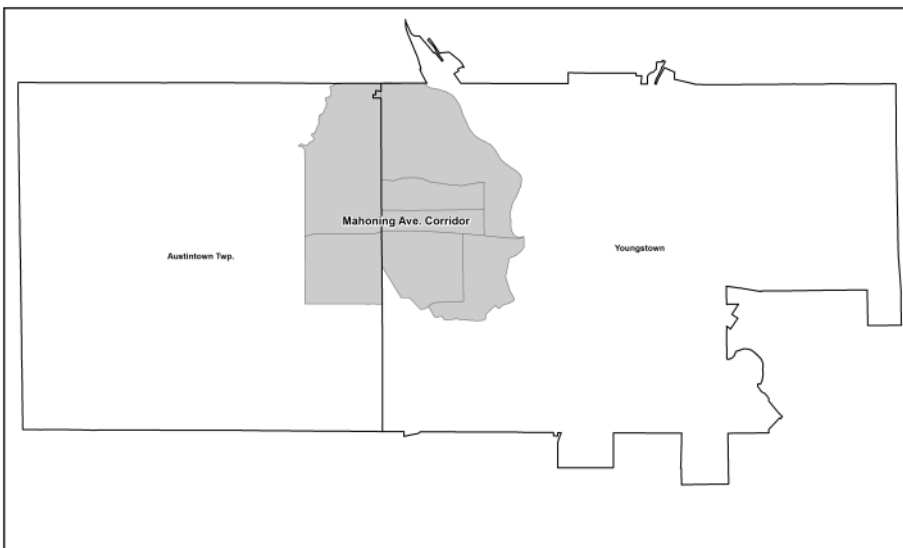
The former Bottom Dollar grocery store building is a key opportunity site for a new grocery store, as currently one does not exist on the Mahoning Ave. corridor.

# MAHONING AVENUE FOOD EXPENDITURES

Households in the Mahoning Ave. corridor expend an estimated \$26,406,856 on food purchases each year, not including dine-in, carry-out, or fast food restaurants. This estimate, based on American Community Survey and Consumer Expenditure Survey data from 2013, shows that considerable potential exists for a full-service grocery store along Mahoning Ave. The table below includes demographic and consumer spending data for seven census tracts, each within a mile and a half of the proposed grocery store location at Mahoning Ave. and S. Meridian Rd. In order to calculate total annual food expenditures, the number of households in each census tract was multiplied by the average food expenditures per household, based on the median household income in the census tract. As household income increases, food expenditures increase as well.

Mahoning Avenue Corridor Demographic and Expenditure Summary						
CENSUS TRACT	LOCATION	POPULATION (2013)	MEDIAN HOUSEHOLD INCOME (2013)	NUMBER OF HOUSEHOLDS (2013)	INCOME QUANTILE*	TOTAL FOOD EXPENDITURES PER YEAR*
8026	Youngstown	1,908	\$32,333	764	2nd	\$2,460,844
8028	Youngstown	2,678	\$34,340	1,247	2nd	\$4,016,587
8029	Youngstown	2,935	\$24,960	1,153	2nd	\$3,713,813
8030	Youngstown	2,022	\$26,736	906	2nd	\$2,918,226
8141	Youngstown	2,490	\$18,466	1,003	2nd	\$3,230,663
8123.01	Austintown	4,035	\$42,047	1,651	3rd	\$5,953,506
8124	Austintown	3,065	\$32,210	1,277	2nd	\$4,113,217
<b>MAHONING AVENUE CORRIDOR</b>		<b>19,133</b>	<b>\$31,116</b>	<b>8,001</b>		<b>\$26,406,856</b>

SOURCE: American Community Survey Data (2013) and Consumer Expenditure Survey (2013)  
 \*Households in the 2nd income quantile spend an average of \$3,221 per year on food purchases (not including dine-in, carry-out and fast food); households in the 3rd income quantile spend an average \$3,606



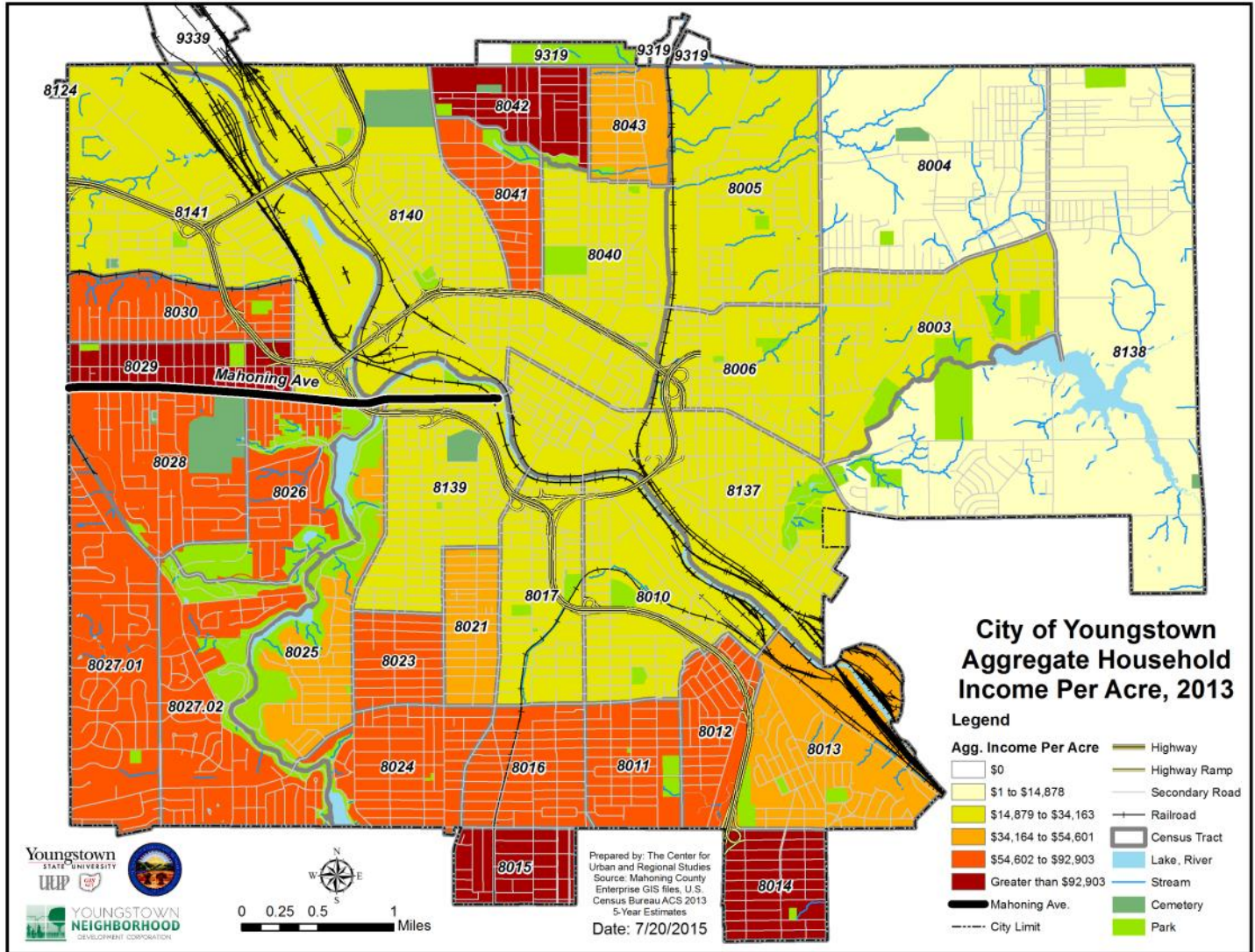
According to Food Market Institute data, average annual supermarket sales were \$16,924,859 in 2014. Based on an estimated \$26,406,856 spent yearly by Mahoning Ave. corridor residents on groceries per year, a grocery store on Mahoning Ave. would need to capture approximately 64% of residents' total grocery purchases throughout the year. Given the lack of alternative full-service grocery store options along the corridor, it is likely that a grocery store along Mahoning Ave. would generate enough sales to be profitable.

For purposes of calculating the sales potential of a grocery store located on Mahoning Ave., five adjacent census tracts in Youngstown and two in Austintown Township were used for the analysis.



# MAHONING AVENUE HOUSEHOLD INCOME

Aggregate household income per acre is high in the Mahoning Ave. corridor compared to the city of Youngstown as a whole. While the majority of census tracts in the city with high income density are within a mile of a full-service grocery store, the tracts adjacent to Mahoning Ave. are located within a food desert, suggesting strong market potential for a grocery store to locate along the corridor. Several of the city's census tracts with high income density are served by nearby grocery stores in adjacent suburbs, but this is not the case for tracts along Mahoning Ave.



Aggregate household income per acre is calculated by multiplying the median household income by total number of households, then dividing that amount by the total acreage of each census tract. The table below shows a comparison of income density along Mahoning Ave. to that of the city of Youngstown as a whole.

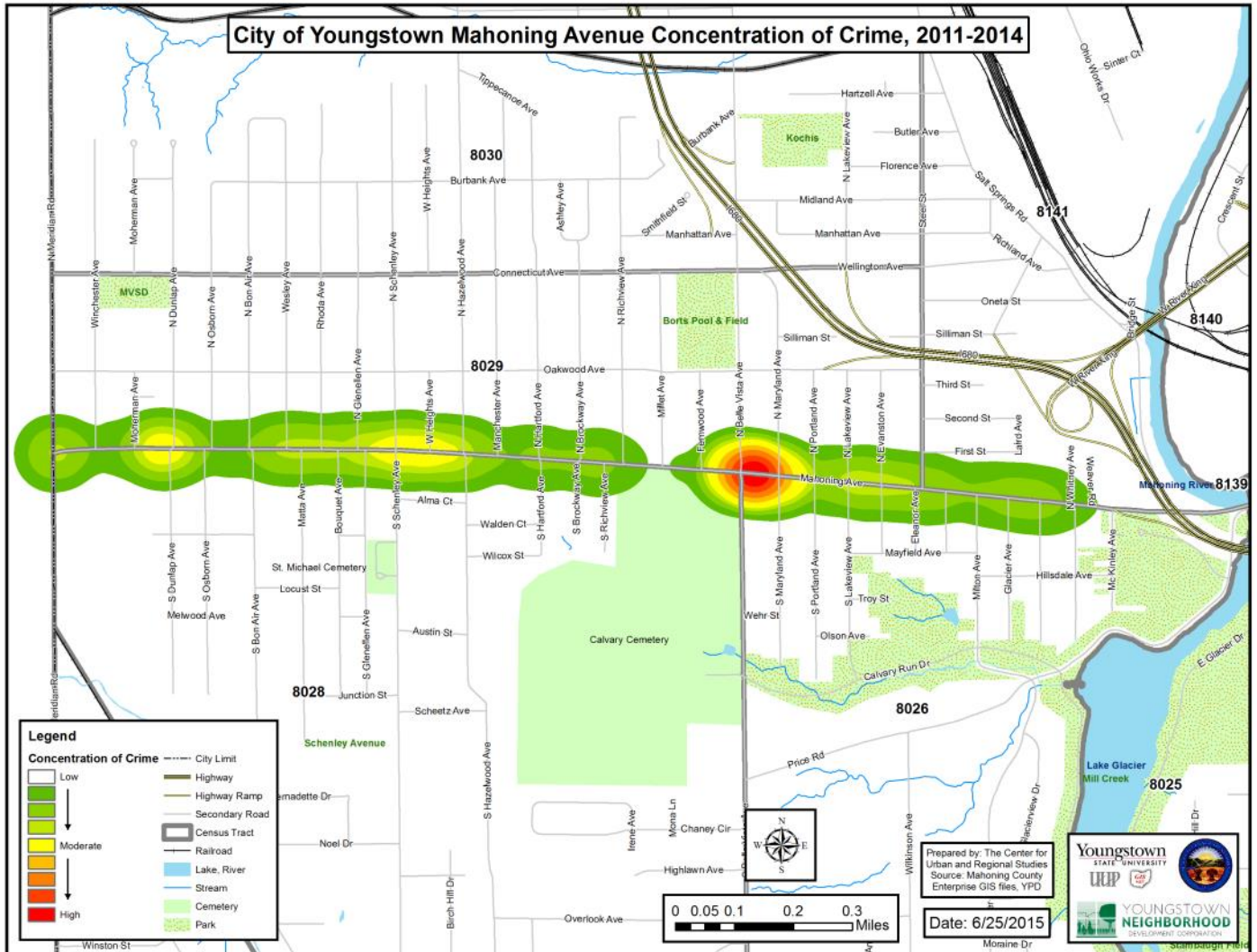
Mahoning Avenue Corridor Aggregate Household Income				
	POPULATION (2013)	POPULATION DENSITY (PER SQ MILE - 2013)	MEDIAN HOUSEHOLD INCOME (2013)	AGGREGATE HOUSEHOLD INCOME PER ACRE (2013)
Mahoning Ave. Corridor*	9,543	3,149	\$29,613	\$62,133
Youngstown	66,511	1,974	\$24,454	\$30,509

\*Includes census tracts 8026, 8028, 8029, and 8030 in Youngstown



# MAHONING 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 locations along Mahoning Avenue 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 corridor less safe as a whole but may demonstrate patterns of distress or disruption.



Properties included in this analysis include residences such as single-family, two-family, multiple-family and group home structures, as well as commercial structures and institutions.

**Crime and Safety Strategy Recommendation:** The Neighborhood Action Team tasked to implement the plan should work with the newly-designated community police officer, 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. A significant crime hotspot exists at the intersection of Mahoning Avenue and Belle Vista Avenue. This intersection 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.

# SECTION VII. NEIGHBORHOOD ACTION TEAM

A Neighborhood Action Team should be established to oversee implementation of the Upper West Side and Mahoning Avenue 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
- 4th Ward Councilman Mike Ray
- Mahoning County Land Bank
- Westside Citizens Coalition
- West Side Nosey Neighbors
- Upper West Side Crime Watch
- West Side Merchants and Civic Association
- Neighborhood Residents
- 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 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 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>										
Housing units brought into compliance										50
Severely blighted structures are demolished	3									30
Vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety										20
Vacant properties with illegal dumping are cleaned up										ALL
Unmaintained vacant lots are mowed with a higher frequency using a strategic method										ALL
<b>Infrastructure Benchmarks</b>										
Non-functioning street lights repaired by First Energy										ALL
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										20
Redevelopment of Borts Field										YES
Install two crossing signals at key intersections on Mahoning Ave.										2
Mark all crosswalks at intersections with crossing signals on Mahoning Ave.										ALL
Install a WRTA bus shelter at the West Side Library										1
Remove all orphan poles in the sidewalks on Mahoning Ave.										ALL
Install two bicycle racks on Mahoning Ave.										2
Clearly mark parking locations along Mahoning Ave.										ALL
Replace damaged street signs along the corridor										ALL
<b>Crime and Safety Benchmarks</b>										
Crime hotspots are addressed through community policing and systematic code enforcement										10



## 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>Community Building Benchmarks</b>										
Increase membership of West Side Citizens Coalition by 30 active residents										30
Increase membership of West Side Nosey Neighbors 15 active residents										15
Increase membership of Upper West Side Crime watch by 15 active residents										15
Complete five resident-driven neighborhood improvement projects										5
Conduct a meeting of neighborhood businesses										1
Install one public art piece along Mahoning Ave.										1
<b>Economic Development Benchmarks</b>										
Strengthen the capacity of the West Side Merchants Association to spearhead improvements along Mahoning Ave.										YES
Target city incentive programs to neighborhood retail along Mahoning Ave.										1
Improve at least two existing business facades or loans from the City of Youngstown										2
Provide two micro-enterprise loans to neighborhood entrepreneurs from YNDC										2
Create or retain 5 jobs										5
Attract a grocery store to Mahoning Ave.										1
Create an online database of available commercial space to market opportunity sites										1
Acquire two vacant, tax-delinquent properties through tax foreclosure to market as opportunity sites										2
Acquire ten vacant, tax-delinquent vacant lots through tax foreclosure to market as opportunity sites										10
Perform three environmental assessments on former gas stations and/or auto repair shops										3
Install one streetscape improvement project, such as banners, landscaping planters, or wayfinding signage										1

# APPENDIX 1. STREET LIGHT WORK ORDERS : FIRST ENERGY

Street Light Pole #/Address	Work Order #
3400 Mahoning	W000897231324-1
3300 Mahoning	W000897231324-2
Mahoning, N Osborn	W000897231324-3
Mahoning, N Richview	W000897231324-4
3309 Mahoning	W000910559402-2
3031 Mahoning	W000910559402-3
1612 Mahoning	W000910559402-4
1400 Mahoning	Owned by City of Youngstown
1380 Mahoning	Owned by City of Youngstown
Mahoning Ave Bridge #1	Owned by City of Youngstown
Mahoning Ave Bridge #2	Owned by City of Youngstown
Mahoning Ave Bridge #3	Owned by City of Youngstown

# APPENDIX 2. PUBLIC INPUT

The following input was obtained from residents at the February 26, 2014 neighborhood planning meeting at the Our Lady of the Afflicted. 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		
affordable housing close to downtown & ysu	dd & velma davis education and visitors center	rocky ridge
reasonable housing	fellows riverside garden	rose garden
the "salt of the earth" stalwart neighbors	fellows riverside garden	It's peaceful
the neighbors are friendly	mill creek metroparks	close to downtown (YMCA)
stature architect wonderful well built homes	mill creek park	businesses closeby
available housing	mill creek park	businesses retail of many kinds
library	mill creek park	bus routes
close proximity to mill creek park	mill creek park	close to bus route
collaborating w/fellows riverside gardens and st johns and artists	next to mill creek park —wonderful facilities	clean and good to go on nice walks

Neighborhood Priorities		
newer houses	more homeowners/less renters	property value decrease - want increased
create an arts district - to attract artists to move in homes/businesses	too many 2nd hand stores	more basketball hoops and neighborhood pool
better and more jobs	code enforcement	dead tree removal
get deconstruction jobs created instead of demolishing	code enforcement would help more	bad road - upper S Whitney (2nd block to dead end)
activities for kids	out of town ownership landlords	road repair - waiting 4 yrs so far for tree removal
youth activities	keep up code enforcement (with renters, section 8 - our biggest problems)	crime
local home ownership	maintain appearance	crime
empty houses	vacancies - too many owners from other states or countries	reduce criminal activity - lots of drug dealers (they take advantage of our location)
help underwater mortgage holders	vacancies	disorderly renters
help work for a regional principal only mortgage payment	low property values	out of town landlords
increase home ownership		



## “One thing we need to know”

get more police to drive around neighborhood / fix the houses by owners get at them for not keeping houses fixed on outside or paint to make them look better more town meetings

you know about the crime - keep out more from moving in. We need some kind of good jobs to keep younger people here

more peace officers who are not afraid of drug dealers and fewer little hitler police harrassing us old ladies

work on drug problems. Enforce the rules

can they bring back community police officers?

make the city safe

keep fighting crime - don't let up - keep the criminals out of the west side

safety at belle vistas and McCollum - running the stop sign constantly

keeping kids (juveniles) from playing in the street and refusing to get out of the way of traffic

safety of senior citizens who still live in their own homes will make or break us!

make the garden district a arts distrc for the city and encourage artists to buy homes

the best restaurants are family owned!

the majority of 2nd hand stores in ytown are on mahoning ave

mahoning ave corridor needs to be secured

the store next to the post office is a dump! Makes the area look bad!

improving main corridors is crucial for perception and function

not to have as many junk and thrift stores! It cheapens the west side!! Also vacant store fronts on Mahoning

assist with getting empty buildings filled or torn down i.e. old Sparkle Market on west side

youngstown citizens must pass their community bill of rights to protect MVSD drinking water from fracking (YNDC needs to actively educated citizens regarding what we as a community must do to protect our drinking water from chemical contamination

keep 'fracking' out of our area

noise reduction: we need to better enforce loud music & auto/cycle noise in all public places

there are too many deer on the west side. They eat our residential foliage.

my neighbor has 6 inoperable cars - some in back yard covered

keep up on code enforcement

what does the fox say? We need better code enforcement

inspect homes every year, make sure homes are repaired outside

keep addressing property violations - trash - long grass - upkeep

keep up with housing code violations ex. Trash in yard, huge branches in yard. These things don't seem addressed

there are too many rental homes with multiple families in single dwellings

dangerous dead tree on S. Whitney

3 "city" trees need cut down & fix side walks (South Whitney #129)

we need a street tree inventory. Trees add value to the city. We need to know what we have.

repairing all the potholes - especially on main streets & routes

## "One thing we need to know" cont'd

get s. hazelwood curbed & paved

sidewalks, more street lights, road conditions

sidewalks suck

youngstown will come back with everyone's help

neighbors need to get involved with a local group that can work together to improve their living area. People need to take "pride" in their neighborhood

neighbors are the best

there are good people who care about the area and if engaged could make great things happen. They are our best resource.

the west side is the best side

community involvement, groups, block parties, gardens

we have a great organization with people who care about what our neighbors are like and how they keep up with homes or don't. We don't want to lose good people to vacancies and to have low income housing increase w/ people who don't value our neighborhood and the houses. they are not welcome here.

I don't know

move N side meeting off of St. Patrick's Day

Please switch NS meeting. March 17 is St. Patrick's Day

keep up the good work

we're glad youre trying to help us

non-partisan elections

race needs to be left out of the equation. This town is too much of a black and white thing

politics will probably trump plans

council to get along with each other. Take care of the people!!

we need to have less politics on our leaders and more action, less talk more action.

redistricting is important as it can help in the "health" and "wealth" of our city

redistricting the city wards

get city redistricted like voted for

redo the wards

reset wards so city council is more effective

we need redistricting ASAP

taxes are too high on the west side!

we need our parents to want to send their children to Yo. Schools instead of sending them elsewhere

school system must be addressed

schools need improvements - budget accountability

innovative approaches to better city schools like a 6 year high school program. People don't want to buy houses in youngstown because of schools and crime

larger library for education / greater help for school children/improve graduation rate / police dept doing super job

the youngstown school system needs to be fixed

improve school system

improve operation of school system. Better decisions from school board.

# **UPPER WEST SIDE NEIGHBORHOOD ACTION PLAN**



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