# REVITALIZE

GreenTown at Kent

Tuesday, April 14, 2015
Kent State University

Ian J. Beniston
YNDC

Youngstown, Ohio

- **Ian Beniston, Executive Director**

- **Youngstown Neighborhood Development Corporation (YNDC) – Citywide community planning and development organization**

- **Created through public private partnership after completion of 2010 plan**

- **Began operations in late 2009/early 2010**

YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

GreenTown Kent
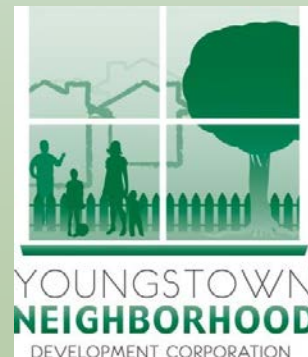
Current Reality

2015 Snapshot

- **Population:** 66,982 -61 percent
- **Vacant Structures:** 4,500 structures
- **Vacant Land:** 24,000+ parcels
- **Poverty Rate:** 40 percent
- **Median HH Income:** $24,880
- **Avg Home Sale Price:** $21,327
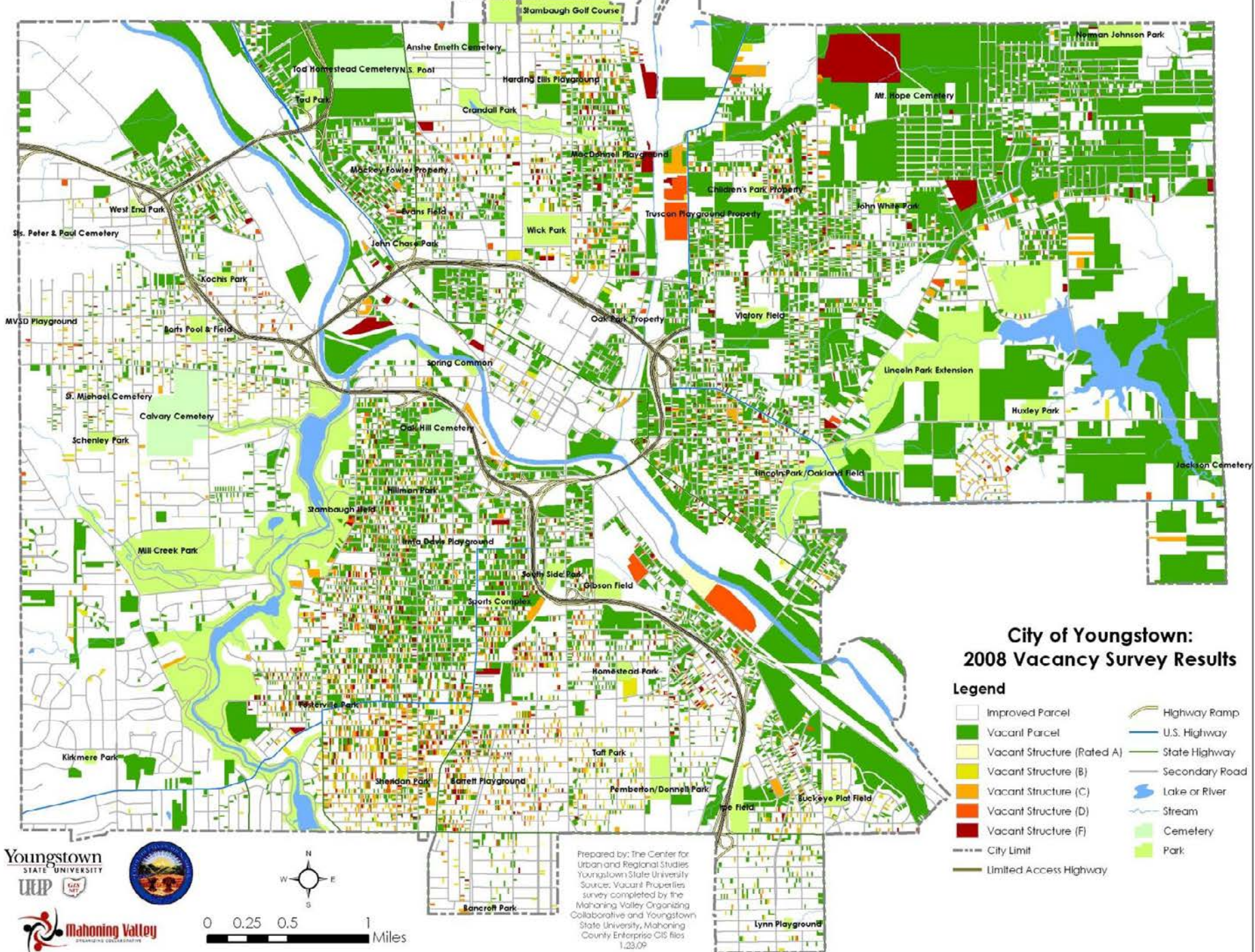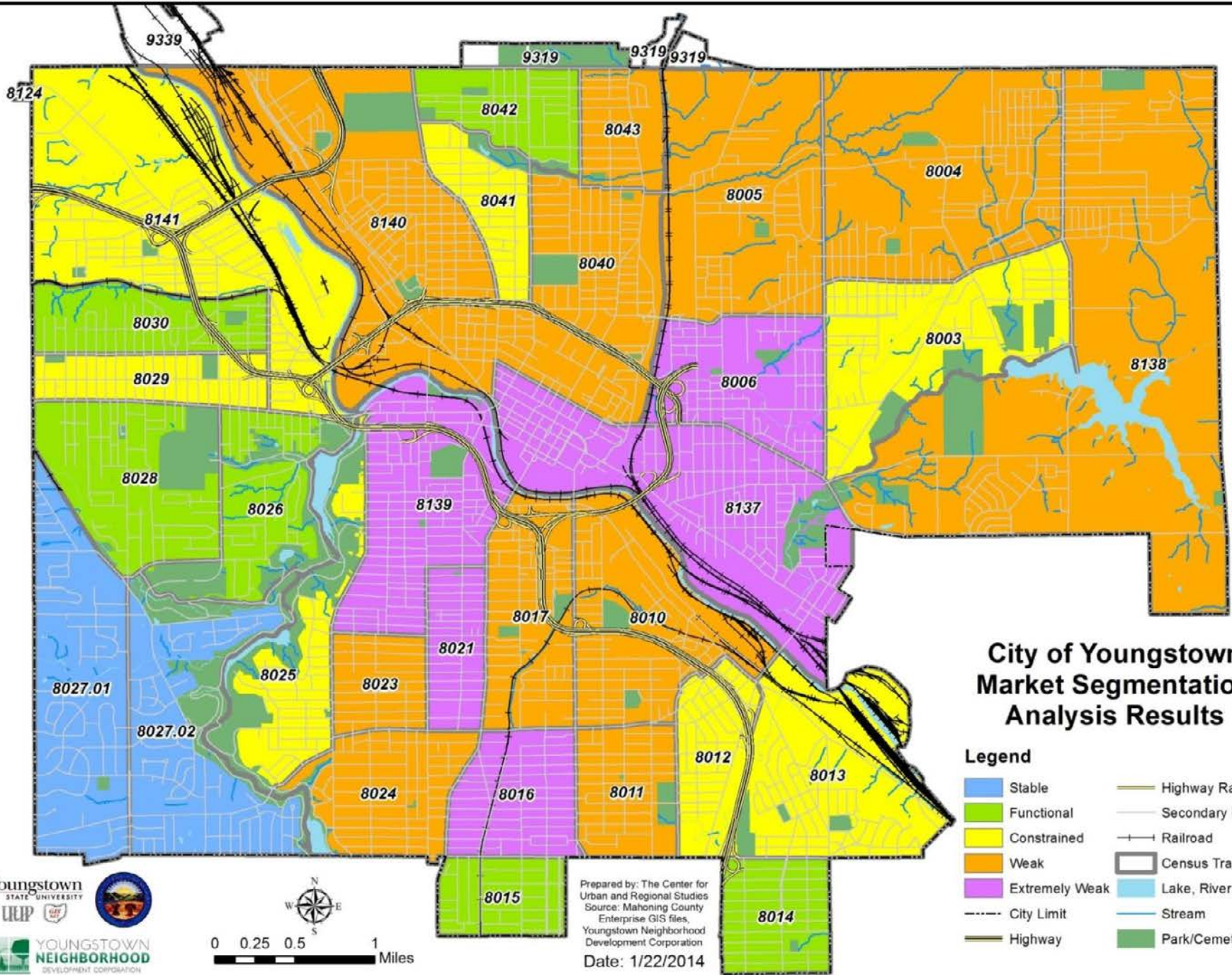
City of Youngstown:
2008 Vacancy Survey Results

Legend

☐ Improved Parcel	⌁ Highway Ramp
▇ Vacant Parcel	— U.S. Highway
▇ Vacant Structure (Rated A)	— State Highway
▇ Vacant Structure (B)	— Secondary Road
▇ Vacant Structure (C)	◣ Lake or River
▇ Vacant Structure (D)	∼ Stream
▇ Vacant Structure (F)	▇ Cemetery
---- City Limit	▇ Park
— Limited Access Highway	

Stambaugh Golf Course
Anshe Emeth Cemetery
Tod Homestead Cemetery N.S. Pool
Harding Ellis Playground
Tod Park
Crandall Park
Norman Johnson Park
Mt. Hope Cemetery
MacDonnell Playground
Mackey Fowler Property
Children's Park Property
Evans Field
John White Park
West End Park
Wick Park
Truscon Playground Property
Sts. Peter & Paul Cemetery
John Chase Park
Kochis Park
Oak Park Property
Victory Field
MVSD Playground
Barts Pool & Field
Lincoln Park Extension
Spring Common
St. Michael Cemetery
Huxley Park
Calvary Cemetery
Oak Hill Cemetery
Schenley Park
Lincoln Park/Oakland Field
Hillman Park
Jackson Cemetery
Stambaugh Field
Mill Creek Park
Irma Davis Playground
South Side Park
Gibson Field
Sports Complex
Homestead Park
Fosterville Park
Kirkmere Park
Taft Park
Sheridan Park
Barrett Playground
Pemberton/Donnell Park
Buckeye Plat Field
Ige Field
Bancroft Park
Lynn Playground

Youngstown STATE UNIVERSITY
UHP
Mahoning Valley ORGANIZING COLLABORATIVE

W N S E

0   0.25   0.5   1
Miles

9339

8124

9319 9319 9319

8042

8043

8004

8141

8140

8041

8005

8030

8040

8029

8003

8138

8028

8006

8026

8139

8137

8027.01

8017 8010

8021

8025

8023

8027.02

8024

8016 8011

8012

8013

8015

8014

**City of Youngstown
Market Segmentation
Analysis Results**

Legend

Stable		Highway Ramp	
Functional		Secondary Road	
Constrained		Railroad	
Weak		Census Tract	
Extremely Weak		Lake, River	
City Limit		Stream	
Highway		Park/Cemetery	

Youngstown
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YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

N
W   E
S

0   0.25 0.5   1
Miles

Prepared by: The Center for
Urban and Regional Studies
Source: Mahoning County
Enterprise GIS files,
Youngstown Neighborhood
Development Corporation

Date: 1/22/2014

Vacant Land Reuse

Vacant Land Stabilization/Side Lots

Community Gardens

Lots of Green 2.0

Mill Creek MetroParks Project

- **Project Partners: Mahoning County Land Reutilization Corporation, YNDC, City of Youngstown, Idora Neighborhood Association, Mill Creek MetroParks**

- **Heavily blighted section of Parkview Avenue adjacent to Mill Creek MetroParks property**

- **Project identified in neighborhood planning process**

- **Brings together unique expertise and capacity of each agency**

Mill Creek MetroParks Project

Plant List for Parkview Lots

	Common Name	Genus	Species
Trees	Sugar Maple	*Acer*	*saccharum*
	Ohio Buckeye	*Aesculus*	*glabra*
	Shagbark Hickory	*Carya*	*ovata*
	American Beech	*Fagus*	*grandifolia*
	Hophornbeam	*Ostrya*	*virginiana*
	Black Cherry	*Prunus*	*serotina*
	White Oak	*Quercus*	*alba*
	Red Oak	*Quercus*	*rubra*
Ornamentals	Flowering Dogwood	*Cornus*	*florida*
(clump form)	Alleghany Serviceberry	*Amelanchier*	*laevis*
	Washington Hawthorn	*Crataegus*	*phaenopyrum*
	Serviceberry	*Amelanchier*	*canadensis*
	Redbud	*Cercis*	*canadensis*
Shrubs	Smooth Sumac	*Rhus*	*glabra*
	Flowering Quince	*Chaenomeles*	*speciosa*
	Arrowwood Viburnum	*Viburnum*	*dentatum*
	Fragrant Sumac	*Rhus*	*aromatica*
	Black Chokeberry	*Aronia*	*melanocarpa*
Perennials	Wild Red Columbine	*Aquilegia*	*canadensis*
	Butterfly Weed	*Asclepias*	*tuberosa*
	New England Aster	*Aster*	*novae-angliae*
	Purple Coneflower	*Echinacea*	*purpurea*
	Ox Eye Sunflower	*Heliopsis*	*helianthoides*
	Dense Blazingstar	*Liatris*	*spicata*
	Black-eyed Susan	*Rudbeckia*	*hirta*

Seed Mixes Seed Mix A - "True Colors - Dry by 18 Short" from Ohio Prairie Nursery
Seed Mix B - "Septic Field Mix" from Ohio Prairie Nursery

Notes

1. Ornamental trees are to be in clump form (no single trunks)
2. Must use a minimum of 75% of the species from each of the tree, ornamental, and shrub categories listed above
3. Listed perennials are appropriate species that can be installed as potted specimens, if desired
4. Total coverage area for Seed Mix A is approx. 0.4 acres
5. Total coverage area for Seed Mix B is approx. 0.8 acres
6. Exposed soil areas must be adequately prepared for seed application; large rock and debris material should be removed
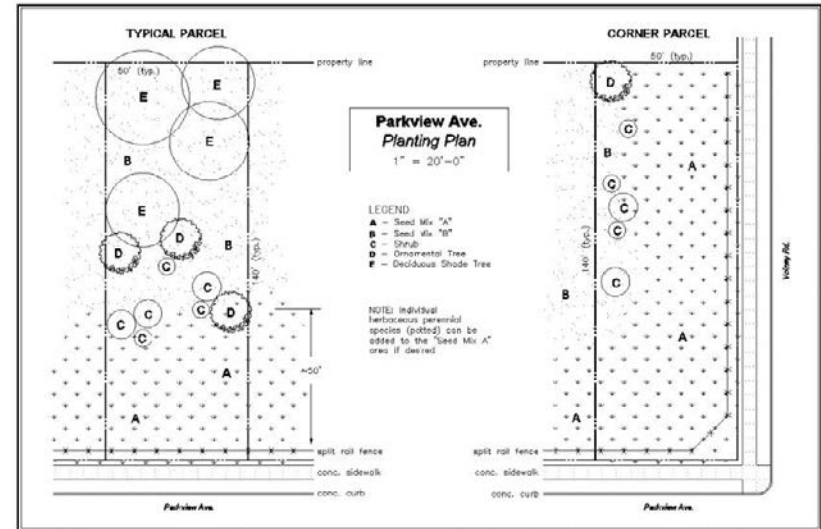
Mill Creek MetroParks Project
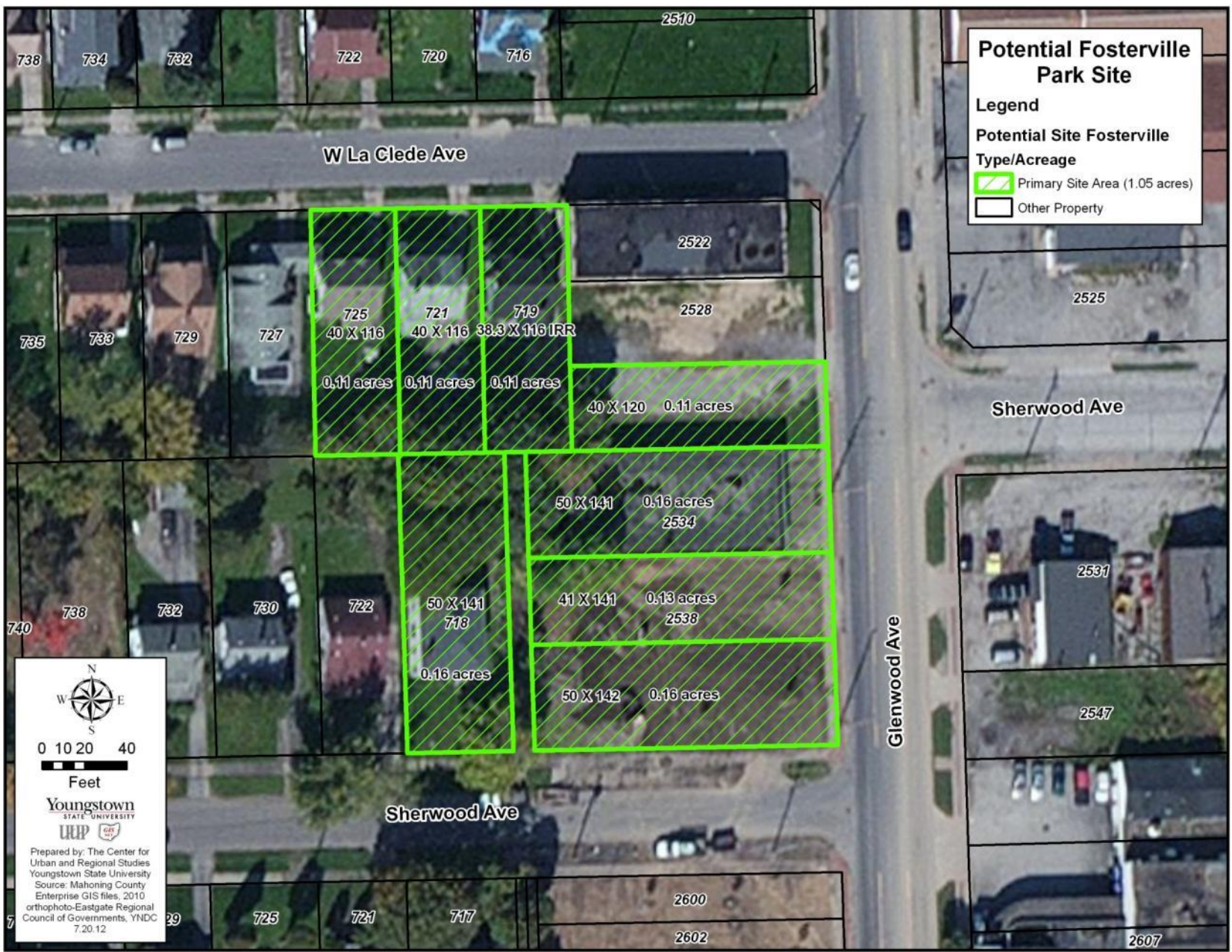
Glenwood Community Park

- **Project Partners: Mahoning County Land Reutilization Corporation, YNDC, City of Youngstown, Idora Neighborhood Association**

- **Blighted properties on neighborhood commercial corridor acquired, assembled, and demolished for new park**

- **Project identified in neighborhood planning process**

GreenTown Kent

Potential Fosterville Park Site

Legend

Potential Site Fosterville

Type/Acreage

Primary Site Area (1.05 acres)

Other Property

W La Clede Ave

Sherwood Ave

Glenwood Ave

Sherwood Ave

738 734 732 722 720 716 2510

735 733 729 727 2522

725 721 719 2528 2525
40 X 116 40 X 116 38.3 X 116 IRR

0.11 acres 0.11 acres 0.11 acres

40 X 120 0.11 acres

50 X 141 0.16 acres
2534

740 738 732 730 722

50 X 141 50 X 141 0.13 acres 2531
718 2538

0.16 acres

50 X 142 0.16 acres 2547

N
W E
S

0 10 20 40

Feet

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Prepared by: The Center for
Urban and Regional Studies
Youngstown State University
Source: Mahoning County
Enterprise GIS files, 2010
orthophoto-Eastgate Regional
Council of Governments, YNDC
7.20.12

29 725 721 717 2600

2602

2607

Glenwood Community Park

Glenwood Community Park

Kent

IRON ROOTS

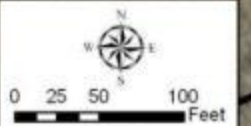URBAN FARM

Map 2: Iron Roots Urban Farm, 820 Canfield Rd, Youngstown, OH

Legend
- Idora Neighborhood
- Iron Roots Urban Farm
- Parcel

Iron Roots Urban Farm
1.7 acres

Colfax St

Woodford Ave

Reel Ave

Canfield Rd

Lanterman Ave

Billingsgate Ave

0 25 50 100 Feet

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Prepared by: The Center for Urban and Regional Studies Youngstown State University Source: Mahoning County Enterprise GIS Files; 2010 orthophoto, Eastgate Regional COG 4.16.12

Iron Roots Urban Farm

Construction and Maintenance Team

AmeriCorps REVITALIZE

Idora Neighborhood Progress Map October 2013

Legend

- ▣ Signs (4)
- ▲ Public Art (5)
- ● Completed Demo (114)
- ★ Completed Healthy Homeownership (20)
- ▭ Vacant Lot Reuse (174)
- ▭ Iron Roots Urban Farm (3)
- ▭ Corner Store Campaign (4)
- ▭ Other (8)
- ▭ Completed Home Repairs (46)
- ▭ Side Lots (22)
- ▭ Commercial/Institutional Reinvestment (18)
- ▭ Private Housing Reinvestment (142)
- ▭ Home Boarding (45)
- ▭ Completed Rehab (59)
- ▭ Idora Neighborhood

Project	Location	Responsible Party	Quantity
New Street Signage	114 Poles	COY/YNDC	114
Welcome Signs	40 Poles	INA/YNDC	40
Revitalization Project	Mineral Springs/Lanterman	YNDC	2
Garden Signage	4 Community Gardens	YNDC/Residents	4
Lots of Green Signage		YNDC	9

LAKE COHASSET

Mill Creek Park
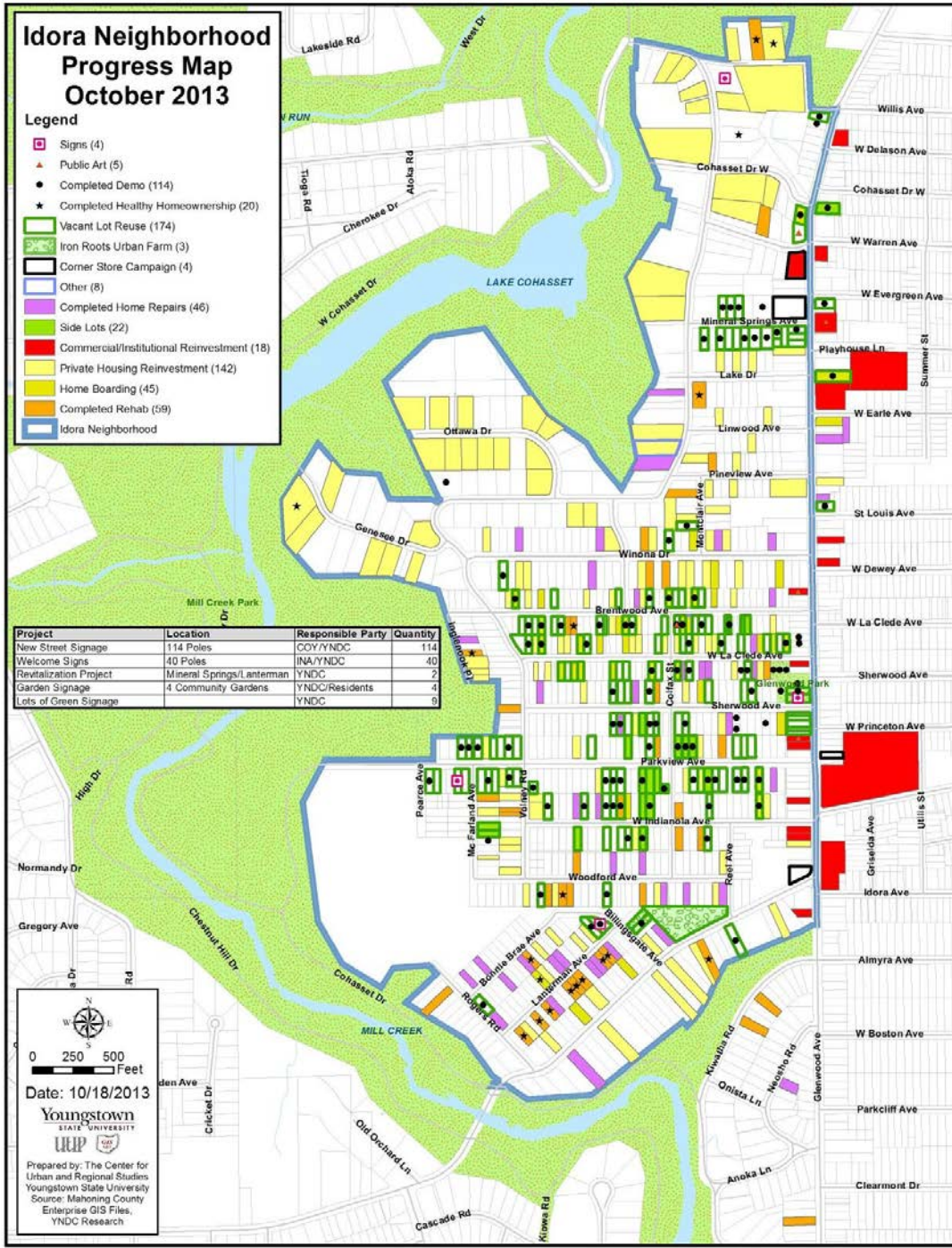
Glenwood Park

MILL CREEK

0 250 500 Feet

Date: 10/18/2013

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Prepared by: The Center for
Urban and Regional Studies
Youngstown State University
Source: Mahoning County
Enterprise GIS Files,
YNDC Research

Results

- **Dramatic decreases in vacancy – Idora 26 percent in 2007 to less than 7 percent today**

- **Crime decrease across all crimes (2008-2012) – 61 percent decrease in calls for service, 55 percent reduction in violent crime, 24 percent reduction in property crime**

- **Vacant land and buildings returned to productive use**

- **Stabilization of property values**

- **Increase in homeownership**

- **Increased private investment – New commercial projects**

- **Investment in residential properties – Increased confidence**

- **Job creation**

- **Development of catalytic projects**

Lessons

- **Make visible and tangible progress**

- **Engage the community and neighbors in your planning, policy, and WORK**

- **Residents and community groups can add value if you create opportunities for them**

- **PARTNER, leverage and maximize use of existing capacity**

- **Prioritize and Target**

QUESTIONS?

Contact

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Core Activities for CiT Neighborhood Groups

When asked if there was a core group of activities that neighborhood groups should work on, Beniston offers the following:

1. Conduct a property condition surveys, emphasizing problem sites.
2. Identify distressed properties (boarding; tear-downs).
3. Organize to deal with basic neighborhood daily activities (such as cutting high grass / boarding up properties as citizens instead of waiting for the city).
4. Work to install welcome signs to identify neighborhoods and convey pride.
5. Organize to repair and paint neglected houses with volunteers or other community groups.
6. Organize street, park, and neighborhood clean ups to tackle signs of neighborhood neglect.
7. Employ reuse and greening strategies for vacant properties (neighborhood/community uses as interim uses, such as community gardens, etc.)
8. Build relationships with neighborhood commercial uses (neighborhood/corner markets, etc).
9. Build from strength (don't start on the worst blocks in the neighborhood).
10. Foster a sense of urgency (every day nothing is done is another family leaving or another home going vacant).
11. Have fun (create multiple opportunities to have fun such as the "IdoraFest" a neighborhood festival).
12. Create a range of opportunities for people of all ages to get involved (such as 4H group for young kids, workdays for teenagers/adults, letter writing to be completed by seniors, etc. If someone wants to get involved we encourage groups to find a way).
13. Seek small grassroots grant opportunities (Example: Neighborhood SUCCESS).
14. Develop a collective voice.

Community groups that engage and participate in such processes not only begin to control their own future but also stretch limited resources, enabling other nonprofits and community organizations to tackle larger neighborhood redevelopment and community issues.

Photos courtesy of http://www.yndc.org,
http://www.cityofyoungstownoh.com/index.aspx & http://www.morganizing.org/

GreenTown Kent