

Youngstown as part of the great American manufacturing belt was pulled and influenced by forces from its larger neighbors, Cleveland and Pittsburgh. It took on traits of the river valley mill town that was Pittsburgh and the industrialized Great Lakes gateway that was Cleveland. The result was uniquely Youngstown, a place linked to two distinct regions but acknowledged by neither. This paradox of connection and isolation would shape the mindset that led Youngstown to its industrial dominance and exacerbated its fall as deindustrialization swept across America's heartland.

### Why We Need a Plan

When steel's reign came to a screeching halt and the smoke literally cleared, Youngstown was left with no vision and no plan to deal with the aftermath, not that any city so hard hit by similar economic forces did. Youngstown was operating on a comprehensive plan adopted in 1951 and updated in 1974 that was based on growth and expansion. By the late 1970s the plan was without foundation and virtually obsolete. Youngstown lacked direction through its decline, and without vision languished for the next twenty five years.



*Youngstown circa 1870, view looking northwest — Courtesy of the Mahoning Valley Historical Society*



# NORTH SIDE

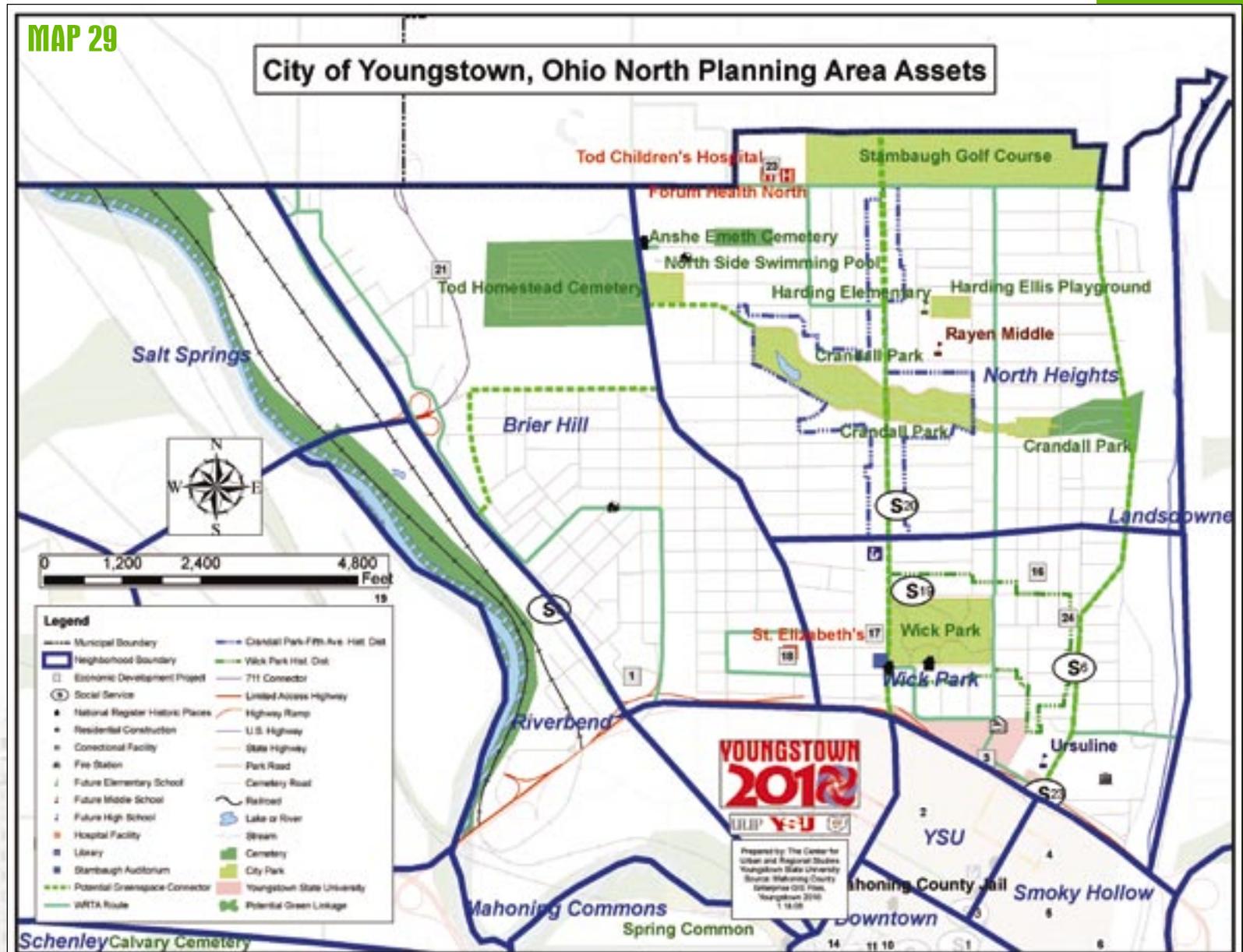
## Assets and Resources

The North Side District is currently endowed with a number of ongoing projects, resources and assets that play into the new land use plan (see Map 29). The new Harding Elementary School is already open, while The Rayen High School will be replaced with a new middle school.

Ursuline High School is considering a major renovation project, and in conjunction with Youngstown State University's Centennial Master Plan, should help to stabilize and revitalize the southern edge of the North Side Planning District. The two major medical facilities that remain inside the City are located on the North Side. The Humility of Mary Health Partners (HMHP) and Forum Health still maintain a presence, HMHP's St. Elizabeth Medical Center and Forums Tod Children's Hospital and North Side Hospital. Both facilities have invested significantly in their existing facilities, however both have also significantly suburbanized.

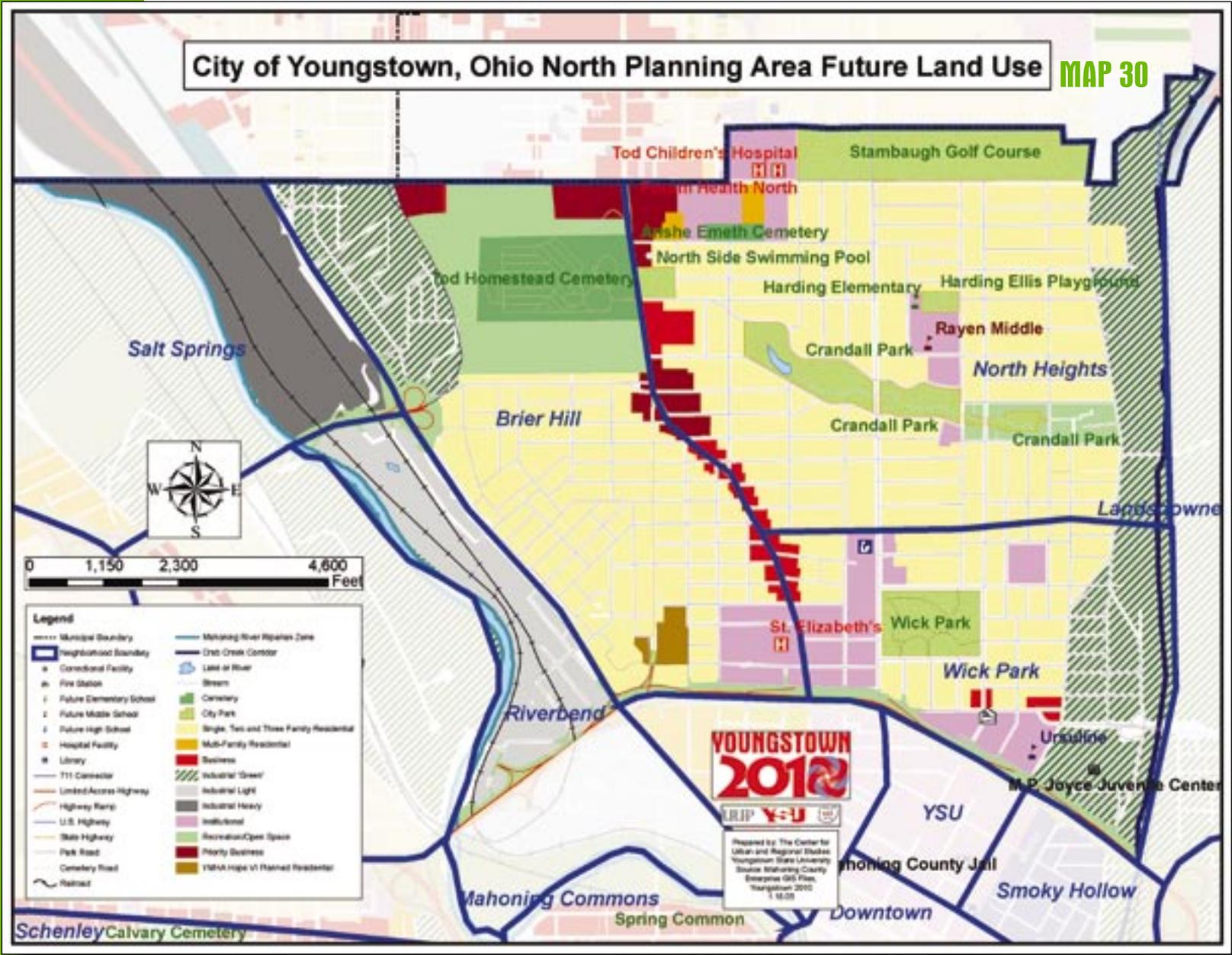
The Youngstown Fire Department operates Station 7 on Madison Avenue and this station along with Station #1 downtown and Station #3 on the West Side provide fire protection to the North Side.

The City's Park and Recreation Department operates Wick Park, Crandall Park, Stambaugh Golf Course, North Side Swimming Pool, Brier Hill Park, MacDonnell Playground and Harding Ellis Park on the Northside. Taken together with the water course of the Mahoning River, Crab Creek and Crandall Run and the vast expanse of Tod Homestead Cemetery, the North Side has a substantial green infrastructure ready to be linked into the green network.



**The Youngstown 2010 Citywide Plan**

The Youngstown 2010 Citywide Plan makes extensive use of the industrial green land use classification to return opportunities for sustainable development to the North Side (see Map 30). The amount of residential and commercial land is reduced as overall greenspace and institutional space are increased.



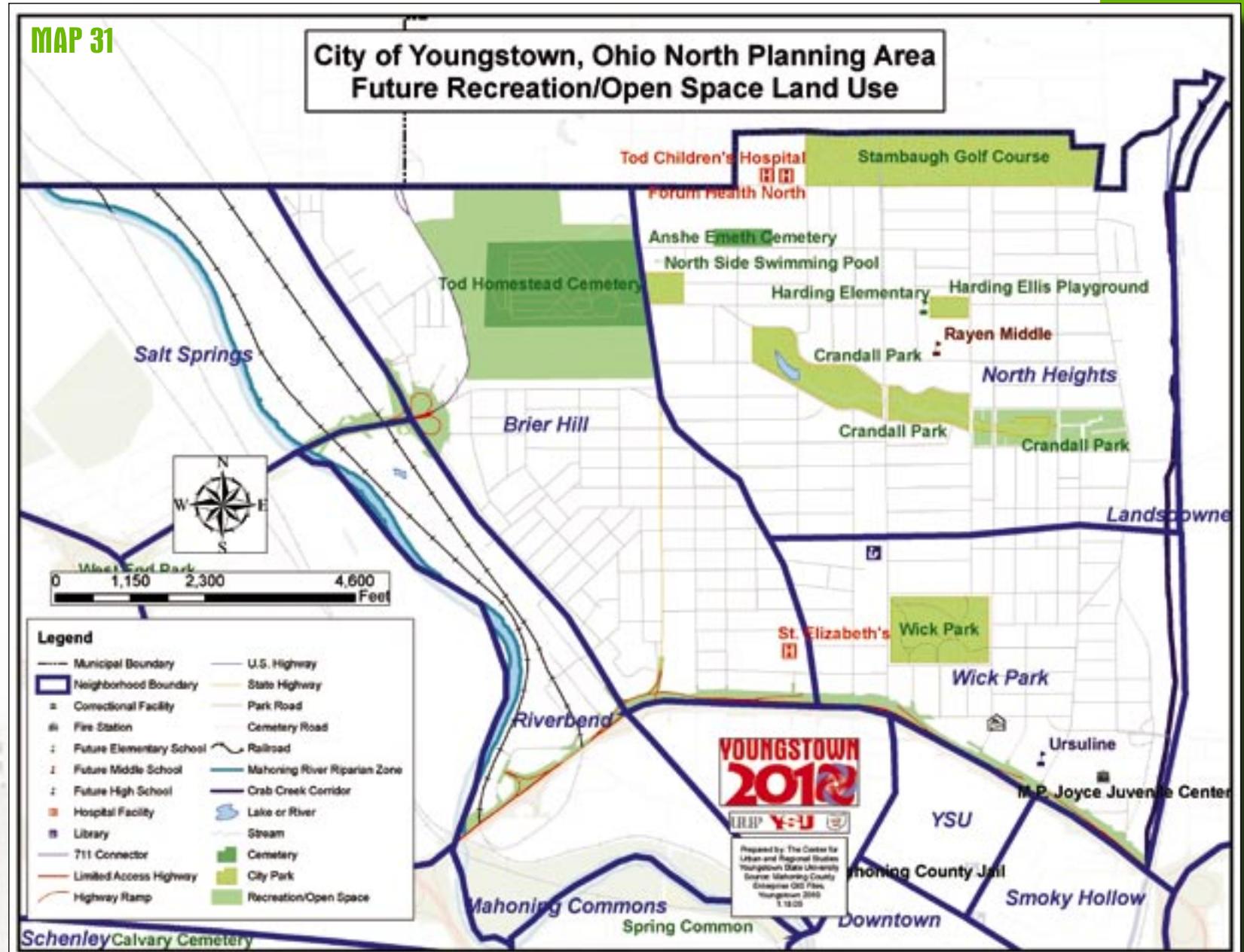
# North Side

## Recreation and Open Space

The North Side is well endowed with a substantial green infrastructure. This infrastructure forms the foundation of the North Side's recreation and open space plan (see Map 31).

In addition to the existing green assets, the Youngstown 2010 Citywide Plan calls for the extension of Crandall Park by reclaiming Crandall Run and linking it to the key Crab Creek watercourse. The plan calls for keeping as much of the open space around Tod Homestead Cemetery as green as possible, while recognizing its location along major transportation links will lead to development pressures.

The plan also calls for restoration of green space along the Mahoning River and beautification projects along the 711 Connector and Madison Avenue Expressway as part of ODOT's construction and renovation projects. ODOT, the City and YSU have collaborated to make this a reality and expansion and maintenance of these projects is essential.



The City of Youngstown has experienced both the prosperity of the steel industry with census data showing its highest per capita family income locally (adjusted for inflation) achieved in 1960 to the devastating results of deindustrialization with huge population and jobs losses since the 1970s. The City has been drifting along ever since without any real direction until now. Youngstown 2010 has reignited the community civic pride and set a new direction for development in Youngstown.

This new direction is not without difficult choices or long term commitments. Individual projects and decisions must conform to the new Youngstown 2010 Citywide Plan. More detailed neighborhood plans are encouraged to be undertaken by residents, organizations and businesses in each of the 31 neighborhoods in the city, similar to the Smoky Hollow neighborhood. The City of Youngstown is only a partner in the revitalization of the community and is not the sole responsible entity. Government, business, institutions and the community working together is the only way Youngstown has a chance of a sustainable future. It's our future, get involved!

### Next Steps

During the planning process from the visioning sessions, the presentations and the neighborhood meetings, careful attention was given to the comments of the participants as to their views on projects that would make Youngstown a more desirable place to live. They were specifically asked for projects that could reasonably be expected to be underway or completed by 2010.

The City can, by enacting and enforcing design standards consistent with the Youngstown 2010 Vision and Plan, jump start the process towards implementation. As the new zoning ordinance is composed and enacted, these design standards will be folded in helping to ensure that early implementation projects will not divert from the principles and themes in the Vision and Plan.

The City cannot afford single handedly do all that this plan calls for on its own. This will take a collaborative effort between the City, citizens, private sector developers and businesses, Youngstown State University, Youngstown Board of Education, community development corporations, other government agencies, religious entities, etc.

### Citywide Projects

Throughout the neighborhood meetings, a list of projects that could be undertaken by 2010 that would have an immediate impact on the City was gathered, and fit into three categories; cleaner, greener and better planned and organized.

#### Cleaner

- Carry out annual major thoroughfare/gateway cleanup
- Convert surplus school building sites to green space
- Coordinate beautification/enhancement projects with Ohio Department of Transportation (ODOT) on all applicable projects
- Target highly visible demolitions
- Seek EPA waiver for accelerated citywide demolitions
- Seek Clean Ohio funding for Brownfields remediation
- Study/Implement code enforcement
  - o Reorganize code enforcement departments
  - o Establish a housing court
  - o Create joint code enforcement districts
  - o Hold property owners accountable

#### Greener

- Create and maintain high quality city parks
- Adopt Citywide/Regional Greenway Network
- Seek Clean Ohio funding for open space land acquisitions
- Support the Mahoning River Restoration Project
- Encourage preservation of open space

## Better Planned and Organized

- Encourage organizations to develop neighborhood plans
- Establish Industrial Green Districts
  - Target and land bank tax delinquent parcels
- Revitalize priority business centers
- Support planned redevelopment with City Planning Commission approval
  - School and Library Investment Districts
  - Mahoning River Corridor of Opportunity
  - CHOICE/Jubilee – Commonwealth – South Side Community Development Corp. – North Side Citizens’ Coalition
- Convert select city parks to new land uses
- Reorganize Streetscape Committee as Cityscape
- Improve the City Land Bank Program
  - Dedicated Land Bank Coordinator
  - Targeted land bank acquisitions
- Expand the Renewal Community District
- Adopt new zoning code with new development design standards
- Complete citywide & regional economic studies
- Seek grant funding opportunities to leverage projects
- Establish efficient traffic coordinating system
- Partner with Neighboring Communities
  - Campbell: Joint Services – Green Network Linkages
  - Austintown: Meridian Road Industrial District - Green Network Linkages
  - Boardman: Common Border Districts – Green Network Linkages
  - Liberty: 711 Connector/Gypsy Lane/Belmont Avenue Joint Development Opportunities - Common Border Districts – Green Network Linkages
  - Struthers: Common Border Commercial Districts – Green Network Linkages
  - Coitsville: Common Border Issues – Preserve Green Space
  - Girard: 711 Connector Development Opportunities - Common Border Districts – Green Network Linkages
  - Hubbard: Hubbard Arterial Project - Common Border Districts – Green Network Linkages
  - Weathersfield: Common Border Districts – Green Network Linkages
- Support Education and Job Creation Incentives
  - Mahoning River Education Project
  - Mahoning Valley Vision for Education
  - Urban Congress
  - Steel to Scholars
  - NEO – Healthforce
- Support Regional Infrastructure Projects
  - Hubbard Arterial
  - 711 Connector
  - Youngstown – Warren Regional Airport – SOAR
  - Regional Rail Passenger Service
  - Regional Hike/Bikeway Investments