

Goals and Strategies

IDORA NEIGHBORHOOD

COMPREHENSIVE NEIGHBORHOOD PLAN

Challenges and Opportunities

The combination of background research and commitment to public participation led to the determination of the challenges and opportunities facing the neighborhood. The goals and strategies chapter builds off this informed and intuitive information to create a framework for a brighter tomorrow.

CHALLENGES

Crime:

Neighborhood residents were loud and clear that crime is their top concern. Crime data verifies that there is much work to be done to make the neighborhood a safer place to live.

Vacancy:

Approximately one-third of the neighborhood is composed of vacant land and vacant structures. Vacant properties are attractive to the criminal element and unsafe for residents. Vacant properties have a draining effect on the neighborhood: lowering property values, causing more vacancy, and attracting criminal activity. While vacancy may be a problem, it can also be turned into an opportunity and asset that increases the quality of life for residents.

Glenwood Avenue Commercial Corridor:

The corridor is merely a shadow of its former self. It is no longer an activity filled commercial corridor, but rather it is pocked with vacant lots and structures. Many residents said the corridor was not a safe place for them to shop. The corridor also lacks facilities necessary to meet the daily needs of residents. Residents no longer have access to fresh food. Transformation of the corridor will be critical in raising the quality of life for residents.

Corner Stores:

Residents do not have access to fresh fruit and vegetables, but access to alcohol and unhealthy food is plentiful. Corner stores serve as hotbeds of criminal activity and drug sales. Rather than meeting the basic needs of residents, most corner stores lower the quality of life for residents. Strategies must be developed to mitigate the negative effects of corner stores and better integrate them into the community.

Youth:

The youth of the community need more resources available to them to ensure they can break out of the cycle of poverty and violence prevalent around them. Youth require more greenspace, educational programs, pride building activities, programs that prepare them for the job market of today's world.

OPPORTUNITIES

Housing Stock:

Idora has a housing stock as diverse as any neighborhood in the city. Historic estate homes to middle class bungalows line the streets of the neighborhood. The housing stock provides potential residents with a wide range of options. The solid housing stock and affordable home prices is an important asset to the neighborhood and will play a critical role in revitalization efforts.

Diversity of People:

The neighborhood is home to a diverse range of people. Working class to upper middle class people reside together within the confines of the neighborhood. The neighborhood is also home to a range of racial, ethnic and age groups. Diversity shall become the badge of the neighborhood's appeal.

Neighborhood Pride:

The building sense of neighborhood pride will be critical in revitalization efforts. The continued strengthening of neighborhood pride will allow for heightened community capacity. Community capacity will be critical in the implementation of this plan.

Neighborhood Talent:

As the ongoing outreach process gained momentum, it became clear that the neighborhood was full of talent waiting to be harnessed for the betterment of the neighborhood. The neighborhood is home to a diverse group of talent from lawyers, doctors, professors, teachers, computer programmers, communicators, volunteers, and hard workers among other talented residents. Identification and utilization of the existing talent will help make the planning and implementation process a success.

Vacancy:

While vacancy presents a significant challenge it also presents a unique opportunity to make the neighborhood a greener and cleaner place. Vacant lots can be utilized to provide greenspace, pocket parks and fresh fruit and vegetables to neighborhood. The dismantling of vacant structures presents a wealth of job training and recycling opportunities. Residents must embrace their vacant spaces.

HOW TO USE THIS PLAN

The Idora Comprehensive Neighborhood Plan is intended to be used on a daily basis as public and private decisions are made concerning the neighborhood's revitalization. The plan is the blueprint and all decisions should be aligned with the goals and strategies found within this document. The plan is organized using goals, strategies, and best practices. These mechanisms are described below.

Goals:

A goal is a desired outcome expressed in simple terms. The goals of this plan were developed to address the priorities and concerns of the neighborhood residents. The plan has six goals each of which guides the strategies necessary to achieve the goal. The goals of the Idora Comprehensive Neighborhood Plan are as follows:

1. ENSURE THAT THE IDORA NEIGHBORHOOD IS A SAFE PLACE TO LIVE.



2. INCREASE NEIGHBORHOOD PRIDE.



3. CREATE A NEIGHBORHOOD COMMERCIAL CORRIDOR ON GLENWOOD AVENUE.



4. PRESERVE EXISTING HOUSING THROUGHOUT THE NEIGHBORHOOD.



5. RECLAIM, RECREATE AND REHABILITATE VACANT LAND AND STRUCTURES TO CREATE PRODUCTIVE AND USABLE SPACES.



6. CLEAN AND GREEN THE NEIGHBORHOOD WITH THE HELP OF THE CITY, LOCAL ORGANIZATION'S AND IDORA'S OWN RESIDENTS.



Strategies:

Each goal is followed by a series of supporting strategies necessary to achieve the goal. Strategies are implementable actions and policy recommendations that upon implementation will move the neighborhood one step closer to realization of its goal.

Best Practices:

Best practices are provided for each goal and are real world programs that can be related to the strategies. The point of introducing best practices is to highlight the fact that the Idora Neighborhood in Youngstown, Ohio is not alone in the challenges that it faces. Neighborhoods throughout the United States are facing similar challenges. The best practices illustrate innovative approaches that other neighborhoods and communities are utilizing to address their issues. All of the best practice ideas can be used as models for similar programs to be developed and utilized in the Idora Neighborhood.

Neighborhoods are the building blocks of great cities.

Goals and Strategies



Goal A:
Ensure that the Idora Neighborhood is a safe place to live.

- Strategy:A.1 Establish a neighborhood block watch program.
- Strategy:A.2 Enhance community policing in the neighborhood.
- Strategy:A.3 Eliminate drug activity in the neighborhood.
- Strategy:A.4 Educate residents on simple crime deterring actions.
- Strategy:A.5 Provide neighborhood youth with safe activities.
- Strategy:A.6 Encourage strict enforcement of city ordinances.
- Strategy:A.7 Reduce criminal activity at convenience stores.
- Strategy:A.8 Develop an illegal graffiti removal program.
- Strategy:A.9 Focus on demolition to reduce crime.
- Strategy:A.10: Improve street lighting.

GOAL A: ENSURE THAT THE IDORA NEIGHBORHOOD IS A SAFE PLACE TO LIVE.

The residents of the Idora Neighborhood expressed that increased public safety is their top priority. Public safety should be increased through a cooperative effort between neighborhood residents and the Youngstown Police Department.

Strategy:A.1 Establish a neighborhood block watch program.

The neighborhood block watch program should be created and maintained by neighborhood residents. A block watch coordinator should be elected by the residents to manage daily activities. The coordinator should be in regular contact with the Youngstown Police Department and the officers assigned to Idora. Neighborhood residents involved with the block watch program should meet initially to develop a plan for keeping watch in the neighborhood and meet quarterly to provide updates to members and the Youngstown Police Department.

Strategy:A.2 Enhance community policing in the neighborhood.

The City of Youngstown should allocate more resources and police officers to the Idora Neighborhood. The combination of an increased police presence and a neighborhood watch program will make the neighborhood safer. Interaction between the Youngstown Police Department and members of the community is essential to prevent crimes.

People must feel **safe** if they are to participate fully in their communities and **feel confident** in their neighborhoods. Youngstown must make the **enhancement of public safety** a **very high priority** especially if families are to move back to the city.
- Youngstown 2010

CRIMINALS
BEWARE



IDORA
NEIGHBORHOOD BLOCK WATCH



Idora Neighborhood Association Block Watch signage could be used to inform criminals that residents are watching.

BEST PRACTICES

Strategy:A.2 Enhance community policing in the neighborhood.

Chicago's Problem Solving Model

The Chicago Alternative Policing Strategy involves a significant expansion of the police mandate. In Chicago's problem-solving model for policing, a "problem" is defined as a group of related incidents or an ongoing situation that concerns a significant portion of those who live or work in a particular area. To implement problem solving, police and neighborhood residents were trained to handle problems using a five-step process:

1. Identify problems and prioritize them incorporating community input.
2. Analyze information about offenders, victims, and crime locations.
3. Design strategies that address the chronic character of priority problems by thinking "outside the box" of traditional police enforcement tactics and using new resources that were developed by the city to support problem-solving efforts.
4. Implement the strategies, a step requiring special skill and effort by the community, police, and other city departments as they attempt to actually put plans in motion.
5. Evaluate effectiveness through self-assessments to determine how well the plan has been carried out and what good has been accomplished.

More information can be found at:

http://egov.cityofchicago.org/city/webportal/portalContentItemAction.do?contentOID=10912&contentTypeName=CC_EDITORIAL&topChannelName=HomePage

Community policing allows officers to build relationships with neighborhood residents



Strategy:A.3

Eliminate drug activity in the neighborhood.

The Youngstown Police Department should consider bike and foot patrols in the neighborhood. Landlords should also be contacted, especially when drug activity is occurring in rental housing. The Youngstown Police Department should consider a Weed and Seed designation and enforcement of maximum penalties for crimes committed in the neighborhood.

Strategy:A.4

Educate residents on simple crime deterring actions.

Residents should be encouraged to turn on porch lights at night to show vigilance. Locking doors and reporting suspicious activities to the police department immediately should also be encouraged. An educational pamphlet with ways to identify criminal activity should be created and distributed to neighborhood residents.



Operation Weed & Seed is community-based approach to crime prevention and neighborhood revitalization

BEST PRACTICES

Strategy:A.3 Eliminate drug activity in the neighborhood.

Operation Weed & Seed

Weed and Seed, a community-based strategy sponsored by the U.S. Department of Justice (DOJ), is an innovative, comprehensive multiagency approach to law enforcement, crime prevention, and community revitalization. The strategy involves a two-pronged approach: law enforcement agencies and prosecutors cooperate in “weeding out” violent criminals and drug abusers and public agencies and community-based private organizations collaborate to “seed” much-needed human services, including prevention, intervention, treatment, and neighborhood restoration programs. A community-oriented policing component bridges the weeding and seeding elements. The United States Department of Justice Weed and Seed Website can be found at:

<http://www.ojp.usdoj.gov/ccdo/ws/welcome.html>

Allentown, Pennsylvania

The City of Allentown implemented the Weed and Seed program to create a diverse, thriving and safe city. Their mission is to unite the community by promoting an atmosphere of trust and civility; where quiet, drug free streets sustain thriving businesses that encourage community action and revitalization. Allentown’s implementation plan has six components, to weed with Law Enforcement and Community Policing and to seed with Human Services, Housing and Physical Environment, Youth Development, Employment, and Economic Development. The City of Allentown’s Weed and Seed website is excellent, it is located at:

http://www.allentownweedandseed.org/index.cfm?organization_id=34§ion_id=412&page_id=1704

Strategy:A.5

Provide neighborhood youth with safe activities.

To help reduce the opportunity for youth criminal activity, programs should be developed for after- school recreational and educational opportunities. Partnerships should be created between schools, churches, non-profits, local businesses and the City of Youngstown to create activities, jobs, and other initiatives for the youth of the neighborhood.

Strategy:A.6

Encourage strict enforcement of city ordinances.

The Youngstown Police Department should enforce the maximum penalties for those committing crimes in the neighborhood. Noise ordinances and curfews should also be strictly enforced.



Bike patrols increase opportunities for interaction and provide a more visible presence on the streets of the neighborhood

Urban decay sends a strong message that **nobody cares** about the community. **Youngstown** needs to show that it **does care by fixing its broken windows.**

- Youngstown 2010

BEST PRACTICES

Strategy:A.5 Provide neighborhood youth with safe activities

The Capital Region Gang Prevention Program - New York

The Capital Region Gang Prevention Program was designed to be a coordinated community response to youth gangs in the City of Albany. The approach involves four main strategies: community building, education, peer mentoring and employment preparedness. This initiative is designed to measurably reduce crime and violence among youth. The Gang Prevention Program targets a minimum of 500 youths a year between the ages of 7 to 15 years, all of whom meet at least three of the following seven conditions:

1. Associate regularly with acknowledged gang youth;
2. Have family members who are or were gang members;
3. Occasionally wear gang colors, use gang symbols, or flash gang signs;
4. Performing symbols, or flashing gang signs;
5. Performing poorly in school;
6. Having one or more arrests; and,
7. Using drugs.

More information about the program can be found at: <http://nysgangprevention.com/>.

Strategy:A.7

Reduce criminal activity at convenience stores.

The Idora Neighborhood Association (INA, see Strategy B.1) should work with Youngstown City Council to create an ordinance for nuisance abatement of convenience stores that requires the orderly management of establishments and mitigates the negative impacts on the surrounding neighborhoods. The ordinance should limit loitering, strictly enforce alcohol sale laws and prohibit the selling of drug paraphernalia. Success in using this code would require the neighborhood association to monitor problem properties and to assemble crime data to put together a case to close them.

Strategy:A.8:

Develop an illegal graffiti removal program.

The neighborhood should work with the city to develop a program to immediately remove illegal graffiti in the neighborhood. This would add to the “cleaning” effect and give notice to gang members and criminals that such acts will not be tolerated in the neighborhood.

Strategy:A.9:

Focus on demolition to reduce crime.

Vacant properties provide sites for criminal activity such as loitering, vagrancy, drug use and prostitution. Elimination of vacant and abandoned properties throughout the neighborhood will limit the sites available for such criminal acts.

Strategy:A.10:

Improve street lighting.

The streets within the Idora Neighborhood have streetlights installed on telephone poles. Neighborhood residents desire lighting that is pedestrian friendly and light the sidewalks.

BEST PRACTICES

Strategy:A.7 Reduce criminal activity at convenience stores

The Good Neighbor Plan

Portland, Oregon has utilized The Good Neighbor Program, which has built public and private relationships in communities for over a decade. Under City Code 33.219, the city created The Good Neighbor Agreement which has been used as a tool to prevent and decrease crime and nuisances and to improve neighborhood livability. The Good Neighbor Plan addresses crime prevention training needs, alcohol awareness and employee training, litter control, loitering control, landscape maintenance, communication between private owners and the public, and participation in mediation process if needed. Once the Neighborhood Plan is documented the resulting agreement is called the Good Neighbor Agreement. These agreements do not depend on the enforceability in a court of law, but rather on the spirit of cooperation and willingness of community partners to work together to enhance neighborhood livability and community safety. To view more information on this program visit:

<http://www.portlandonline.com/shared/cfm/image.cfm?id=53306>

<http://www.portlandonline.com/shared/cfm/image.cfm?id=108965>

Cleveland, Ohio

The Cleveland Neighborhood Development Coalition (CNDC) uses the State Of Ohio’s Public Nuisance Abatement law to deal with deteriorated properties or properties used for drug dealing or other crimes. Under the Public Nuisance Abatement law, a Neighborhood Coalition or another interested party may file a civil suit in order to obtain the court’s judgment that a property is a nuisance. A civil court has jurisdiction over the property as well as the owner of a property so it may order the owner to make necessary repairs, or it may appoint a receiver to do so. More information can be found at the Cleveland Neighborhood Development Commission website: www.cndc2.org.

YOUNGSTOWN 2010 CITYWIDE PLAN THEME #3

Viable Neighborhoods

Youngstown has viable neighborhoods on all sides of town. Celebrating their enduring vitality and stabilizing these neighborhoods gives the City a starting point from which to reclaim some of the adjacent neighborhoods that have not so successfully withstood the test of time.

Goals and Strategies



Goal B:
Increase Neighborhood Pride.

- Strategy: B.1 Establish the Idora Neighborhood Association.
- Strategy: B.2 Create a Neighborhood Talent Directory.
- Strategy: B.3 Encourage the scheduling of regular block parties throughout the year.
- Strategy: B.4 Develop an Idora Neighborhood Webpage on the Youngstown 2010 website.
- Strategy: B.5 Develop a collection of neighborhood history.
- Strategy: B.6 Create a Neighborhood Cookbook.
- Strategy: B.7 Brand the Idora Neighborhood.
- Strategy: B.8 Develop signage to distinguish the neighborhood as somewhere unique and special.
- Strategy: B.9 Create murals along the Glenwood Avenue Corridor.
- Strategy: B.10 Explore the historic designation of portions of the neighborhood.
- Strategy: B.11 Further Neighborhood Pride through housing rehabilitation and maintenance programs.
- Strategy: B.12 Create and distribute a city resource packet.
- Strategy: B.13 Publicize the names of absentee property owners that do not maintain their properties.
- Strategy: B.14 Develop a neighborhood social support system.
- Strategy: B.15 Establish an “Adopt-a-Block” Program.
- Strategy: B.16 Develop a strong relationship with the neighborhood’s Councilmember.
- Strategy: B.17 Create a Neighborhood Center on Glenwood Avenue.
- Strategy: B.18 Establish strong relationships with local media.

GOAL B: INCREASE NEIGHBORHOOD PRIDE.

Building on the momentum of Youngstown 2010, the time is now for the Idora Neighborhood to recreate, reinvent, reimagine, repurpose and reintroduce itself to the City of Youngstown and the Mahoning Valley. It can once again establish a strong sense of pride, identity, and community. The following strategies are intended to enable residents to take back control of what belongs to them – the Idora Neighborhood.

**Strategy: B.1
Establish the Idora Neighborhood Association.**
The Idora Neighborhood Association (INA) would be the champion for implementing the Idora Comprehensive Neighborhood Plan. The INA would be established as a nonprofit organization by neighborhood residents. Once established, the organization would be able to administer public and private funds for projects to enhance the quality of life in the neighborhood. The INA would also provide residents the ability to marshal resources and be the residents’ voice at City Hall.

**Strategy: B.2
Create a Neighborhood Talent Directory.**
A talent directory identifying residents willing to volunteer their time to improve the neighborhood should be created. The talent directory should include information on the skills of neighborhood residents. Identification of these skills could enable the INA and the City of Youngstown to match the talents of residents with the appropriate needs of the neighborhood.

**Strategy: B.3
Encourage the scheduling of regular block parties throughout the year.**
Block parties would provide residents with an opportunity to get to know each other and have fun. The block party should be held on different blocks and organized by a different resident each time. Block parties would foster a stronger sense of community in the neighborhood.

Strategy: B.4

Develop an Idora Neighborhood Webpage on the Youngstown 2010 website.

The Youngstown 2010 website is an opportunity for residents to showcase the Idora Neighborhood. Residents should work together to develop a neighborhood webpage to add to the Youngstown 2010 website. The webpage could also be a one-stop resource for all information related to the neighborhood, including assets such as housing, organizations, opportunities to volunteer, announcements, planning documents and leadership contact information.

Strategy: B.5

Develop a collection of neighborhood history.

The Idora Neighborhood has a rich history and has experienced dramatic changes over the past 100 years. Residents should work together to create a collection of historic materials that can be used to educate current and future residents about Idora's past. Part of that collection should be recorded oral histories from long-time residents who witnessed the changes of the neighborhood first hand. The history collection should be available at the nearest public library or at the proposed neighborhood center.

BEST PRACTICES

Strategy: B.4 Develop an Idora Neighborhood Webpage on the Youngstown 2010 website

Youngstown 2010

In 2004, the City of Youngstown created a website to provide information about the Youngstown 2010 citywide comprehensive planning process. Since the plan's completion, the Youngstown 2010 website continues to be a valuable resource for neighborhood groups and organizations. Through the 2010 website each neighborhood is provided a webpage to showcase itself. The neighborhood webpage includes profiles of the neighborhood as well as information about ongoing neighborhood planning processes. The 2010 website also has a webpage dedicated to active neighborhood organizations throughout the city. This page provides contact information and a map of the area of responsibility for each organization. The Youngstown 2010 website is a cost free way of networking community organizations and providing information about Youngstown's greatest assets - its neighborhoods.

For more visit: <http://www.youngstown2010.com/neighborhoods/south/idora/idora.htm>



Strategy: B.6

Create a Neighborhood Cookbook.

A neighborhood cookbook should be created to showcase the culinary talent and diversity of neighborhood residents. Neighborhood residents' best recipes should be collected, archived and published. Once created, the neighborhood cookbook can be sold to raise money for neighborhood revitalization efforts carried out by the INA.

Strategy: B.7

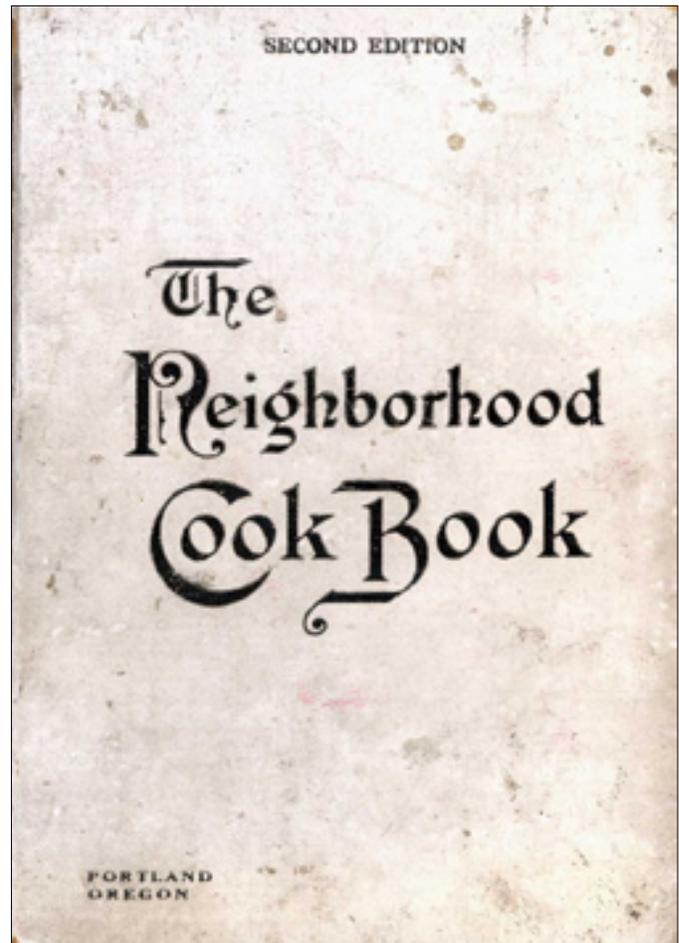
Brand the Idora Neighborhood.

Many people outside the Idora Neighborhood are unaware of its assets and opportunities. "Branding" should create awareness of the grassroots revitalization taking place in the neighborhood. To begin, residents should use the neighborhood logos in this plan to begin to build an identity for the neighborhood.

Strategy: B.8

Develop signage to distinguish the neighborhood as somewhere unique and special.

Signage should be developed that is unique to the neighborhood and builds on the Idora "brand". The signage could replace existing street signs and be used to create neighborhood entrance signs at gateways into the neighborhood.



Neighborhood Cookbooks can be used to bring residents together and illustrate their culinary diversity

BEST PRACTICES

Strategy: B.7 Brand the Idora Neighborhood

Tempe, Arizona Neighborhood Programs

The City of Tempe, Arizona has a number of programs that work to strengthen the sense of identity and community in neighborhoods throughout the city. The City of Tempe encourages residents to organize a Neighborhood Logo Design Contest. A winner is chosen by the residents and then the logo can be used for many purposes including the development of new street signage, letterhead for the neighborhood association, key chains, t-shirts, or bumper stickers. Utilization of an agreed upon logo will help to strengthen the sense of place within the neighborhood.

More information about the City of Tempe's Neighborhood Programs can be found on the city website at: <http://www.tempe.gov/neighborhoods/organizingtips.htm>.



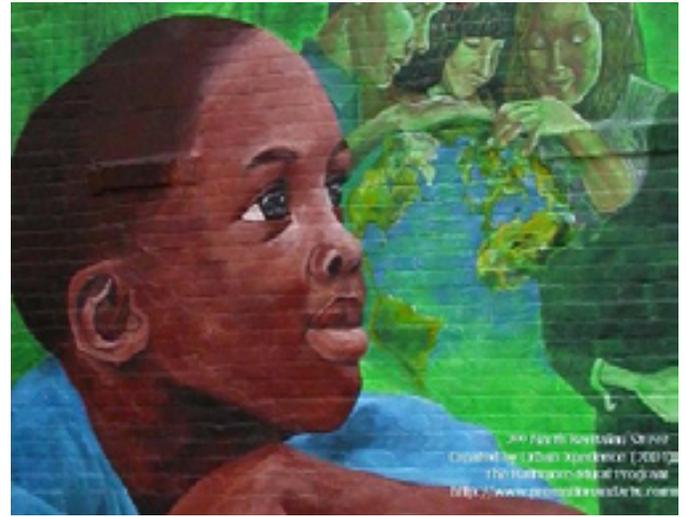
Strategy: B.9

Create murals along the Glenwood Avenue Corridor.

The Glenwood Avenue Corridor has many vacant and deteriorating spaces. These spaces provide an opportunity for artwork. The walls tagged with illegal graffiti could be creatively reused as murals. The murals could also work in conjunction with an arts program for neighborhood youth and provide graffiti artists with an opportunity to utilize their creative talents.



Murals provide an opportunity to foster the arts and brighten vacant buildings



BEST PRACTICES

Strategy: B.9 Create murals along the Glenwood Avenue Corridor

From Blight to Beauty

In an effort to combat the problem of illegal graffiti, the nationally recognized Baltimore Mural Program works with artists, neighborhood groups and associations, and funding sources to commission murals in neighborhoods across Baltimore. The Baltimore Mural Program is produced with the Baltimore Department of Housing and Community Development.

The Baltimore city mural program website is: <http://207.114.6.204/arts/muralprogram.aspx>

Mural Resource Project

The Pennsylvania College of Art & Design has developed the Mural Resource Project in response to the Lancaster community's interest in mural creation. Each year, the college receives hundreds of requests for help with, or execution of, murals. These requests come from individuals who want murals for their homes, community organizations wishing to beautify their neighborhoods, or developers who want to enhance a project. By creating the mural resource project, the college can serve as the community's resource, providing listings of local muralists, commercial painters who employ muralists and who do mural prep work, library resources, mural-related courses and workshops for artists, and links to funding sources and grant opportunities.

The Pennsylvania College of Art & Design Mural Resource Project website is:

<http://www.pcad.edu/mural/links.html>



Artwork enlivens streets and works to foster community pride



Strategy: B.10

Explore the historic designation of portions of the neighborhood.

Residents, the INA and the City of Youngstown should consider the historic designation of parts of the neighborhood. Historic designation may include listing on the National Register of Historic Places or simply include the establishment of a Conservation District. Any form of historic designation would provide the neighborhood with increased recognition as well as furthering neighborhood pride. A historic designation would also help to preserve the neighborhood's architectural integrity. An initial survey should be completed to determine potential eligibility for historic designation.

Strategy: B.11

Further Neighborhood Pride through housing rehabilitation and maintenance programs.

Well-kept homes and yards foster neighborhood pride. Resources should be made available so that all residents, regardless of income, are able to keep their home and yard properly maintained. The INA should encourage the City of Youngstown to provide grants and a below-market interest rate loans for continued home maintenance and improvement. The INA could also develop a "yard of the month" award to recognize residents' efforts in maintaining their property.

Strategy: B.12

Create and distribute a city resource packet.

The neighborhood should create a resource packet. The resource packet would provide contact information for city departments and inform residents of each department's responsibilities.

BEST PRACTICES

Strategy: B.12 Create and distribute a city resource packet

Detroit, Michigan

The City of Detroit provides an excellent Resource Guide to their citizens for almost any issue that may arise. As a part of this guide there is information for abandoned or vacant properties. A resource guide similar to this would be an asset to the Idora Neighborhood and the City of Youngstown. It provides residents with answers to many questions without the assistance of city staff and creates an opportunity for the city to educate citizens about programs that would benefit their community that they may not be aware of.

The Detroit Resource Center webpage is:

<http://www.ci.detroit.mi.us/legislative/ResourceCenter/Default.htm>



Strategy: B.13

Publicize the names of absentee property owners that do not maintain their properties.

A significant number of properties within the neighborhood are owned by people that do not reside in the neighborhood. Many of these absentee owners do not keep their properties in the best condition and provide minimal maintenance. The neighborhood organization should consider publishing the names of absentee owners of problem properties in local newspapers including the Youngstown Vindicator.

Strategy: B.14

Develop a neighborhood social support system.

The Idora Neighborhood Association should work to create a social support program that helps neighborhood residents in times of need. Services provided would range from provision of clothing, toys for Christmas, help with home maintenance, and support in times of death or tragedy among other things.

Strategy: B.15

Establish an “Adopt-a-Block” Program.

Residents would be asked to volunteer to take charge of a particular block in the neighborhood. Volunteers will be charged with making sure the block is kept clean and well maintained.

Strategy: B.16

Develop a strong relationship with the neighborhood’s councilmember.

The councilmember should be made aware of the planning process and ongoing efforts of neighborhood residents. The councilmember should be an advocate for the neighborhood and work to provide the neighborhood with city resources necessary for revitalization and ongoing improvement efforts.

adopt-a-block



BEST PRACTICES

Strategy: B.13 Publicize the names of absentee property owners that do not maintain their properties.

Dirty Dozen vs. Blight Busters

The Dirty Dozen program in Atlanta aggressively pursues decrepit commercial, industrial and residential properties. The properties are buildings with numerous code violations that present an immediate risk to the health, safety and welfare of Atlantans. Atlanta’s efforts are concentrated on obtaining a resolution of rehabilitation from the properties’ owners or the structures get demolished. A property and its owner are added to the Dirty Dozen list when the property is identified as a contributor to blight in a neighborhood. When a list of 12 properties has been assembled, the Blight Busters, a team of inspectors from several city departments, perform thorough inspections and issue citations and orders. The location of each property, a picture of the property, and the name of the owner are provided to the news media and published on the city’s Web site. The City of Toledo, Ohio has recently begun a similar program also called the Dirty Dozen.

More information about Atlanta’s Dirty Dozen program can be found at:

<http://apps.atlantaga.gov/citycouncil/dirtydozen04.htm>



Strategy: B.17**Create a Neighborhood Center on Glenwood Avenue.**

The neighborhood center would provide a place for many neighborhood revitalization-related activities. The reuse of a vacant structure along Glenwood Avenue should be considered for use as a neighborhood center. The center could provide offices for the INA as well as a meeting space. A community policing substation could also be located within the center. The substation would provide an opportunity for a police officer to work with residents. Community oriented policing activities such as foot patrols could commence from this location. The center would provide residents with tools for property maintenance and

information about programs and resources available. Youth activities could also be held at the center. The neighborhood center would become the central location for all activities related to improving the quality of life in the neighborhood.

Strategy: B.18**Establish strong relationships with local media.**

The neighborhood association should utilize the media for the benefit of the neighborhood to provide information about progress, events, and life in the neighborhood.

BEST PRACTICES

Strategy: B.17 Create a Neighborhood Center on Glenwood Avenue.

Allen Neighborhood Center

Located on the East Side of Lansing, Michigan, the Allen Neighborhood Center (ANC) serves as a hub for neighborhood assembly and education. ANC offers activities that promote the health, safety, and stability of families and neighborhoods in the surrounding area. The center supports organized neighborhood groups, provides technical assistance to local residents, and offers a learning space for a variety of classes and programs. First Time Home Buyer Counseling, Health Coverage, weekly Farmers Markets, Youth Gardening, Neighborhood Research and Senior Coffee are a few of the programs that are housed in the ANC.

The Allen Neighborhood Center's website is: <http://www.allenneighborhoodcenter.org/index.php>

reSTORE DC Program

reSTORE DC Program ("the Program") is a community-based revitalization initiative to revitalize neighborhood commercial corridors across the city. The Program seeks to build the capacity of commercial corridor organizations, promote and market these districts, improve their appearance, and help re-position their services in today's marketplace. The Program offers three components: technical assistance to local organizations, commercial property acquisition and development matching funds for local organizations to carry out development and rehabilitation projects, and small business assistance for training, workshops, conferences, and access to capital.

<http://restore.dc.gov/restoredc/site/default.asp>

Richmond's Neighborhoods in Bloom Program

Richmond's Neighborhoods in Bloom program began in 1999 from concerns about deteriorating neighborhoods. The program's goals are to improve the physical attributes of and stabilize neighborhoods across the city. Richmond's position was to target resources in strategic areas of the city where public funds and support would have the greatest overall impact. Each targeted neighborhood developed a plan that identified priority projects and investments. City funds, programs for rehabilitation and financial assistance, and coordination with key organizations such as code enforcement have been key components of the work. The results of the program as of June, 2001 were an increase in property values and a drop in crime rates for the six targeted neighborhoods. The City of Richmond's Neighborhoods in Bloom web-site is:

<http://www.ci.richmond.va.us/departments/communitydev/neighborhoods/index.aspx>

YOUNGSTOWN 2010 CITYWIDE PLAN VISION PRINCIPLES RELATING TO INCREASING NEIGHBORHOOD PRIDE

Improving Youngstown's image and enhancing quality of life.

Make Youngstown a place where people want to live, work and play.

A call to action.

An achievable and practical action-oriented plan to make things happen.

Goals and Strategies



Goal C:
Create a neighborhood commercial corridor on Glenwood Avenue.

- Strategy: C.1 Create a detailed plan for the Glenwood Avenue Corridor.
- Strategy: C.2 Create a neighborhood business association.
- Strategy: C.3 Provide increased neighborhood employment opportunities.
- Strategy: C.4 Enhance the appearance of Glenwood Avenue.
- Strategy: C.5 Create a variety of commercial activities for the neighborhood.
- Strategy: C.6 Focus commercial activities at the neighborhood nodes to create gateways to the neighborhood.
- Strategy: C.7 Improve the Glenwood Avenue Streetscape.
- Strategy: C.8 Encourage the rezoning of Glenwood Avenue.

GOAL C: CREATE A NEIGHBORHOOD COMMERCIAL CORRIDOR ON GLENWOOD AVENUE.

Residents of the Idora Neighborhood desire a place where they can shop close to home. A clean, viable and enhanced local commercial corridor will also create a more positive image of the area and increase interaction among its residents, creating a greater sense of community. The current reality of Glenwood Avenue is a street characterized by large scale vacancy and many convenience or “corner” stores. There are no opportunities for residents to purchase everyday necessities such as healthy food.

Strategy: C.1
Create a detailed plan for the Glenwood Avenue Corridor.
The neighborhood should work in conjunction with other neighborhoods adjacent to the Glenwood Corridor and the City of Youngstown to develop a detailed plan that will guide the redevelopment of the Glenwood Corridor.

Strategy: C.2
Create a neighborhood business association.
Business owners along Glenwood Avenue should come together to form a business association. The association should focus efforts on Glenwood corridor improvements and perform business/economic development functions. The association could provide an outlet for business owners to work with the neighborhood association to enhance the Glenwood corridor, which would mutually benefit the residents and business owners.

Neighborhood commercial structures should aid in the creation of a pedestrian friendly environment along Glenwood Avenue



Strategy: C.3

Provide increased neighborhood employment opportunities.

The Idora Neighborhood Association, neighborhood business association and City of Youngstown should collaborate to provide increased employment opportunities. The employment opportunities may center around neighborhood rehabilitation activities including housing rehabilitation, demolition, maintenance and enhancement of vacant land, and local agriculture. A job training program that provides these skills should be established and should target youth.

Strategy: C.4

Enhance the appearance of Glenwood Avenue.

The neighborhood business association should work in partnership with the City of Youngstown to keep Glenwood clean and green. The business association can ensure the enforcement of city codes through vigilance and reporting to city code enforcement officials. The City of Youngstown should focus code enforcement on the business owners that do not adequately maintain their properties to ensure trash-free store frontages. The city should also acquire vacant properties in order to remove dilapidated buildings.

Strategy: C.5

Create a variety of commercial activities for the neighborhood.

The neighborhood, through the neighborhood business association, should work with the city's economic development department to attract commercial establishments deemed necessary and appropriate by residents. A small scale grocery store should be considered. The grocery store could work in partnership with the neighborhood to sell produce grown throughout Idora on vacant lots.



Fresh fruits and vegetables grown in the neighborhood could be sold in the local grocery store

YOUNGSTOWN 2010 CITY-WIDE PLAN VISION PRINCIPLE
Accepting that Youngstown is a smaller city.

Youngstown's population has declined from 166,000 in 1960 to 82,000 today.

BEST PRACTICES

Strategy: C.1 Create a detailed plan for the Glenwood Avenue Corridor

Upper Georgia Avenue Commercial Corridor

The upper Georgia Avenue commercial corridor in Northwest Washington, DC is an example of a community-based plan that establishes long-term revitalization goals and proposes near-term actions to move the community toward its goals. The plan promotes mixed-use revitalization supported by public investment in facilities, programs and feasibility studies that will leverage and complement private investment.

The plan can be viewed at <http://www.gatewaycdc.com/vision-plan.html>.

Strategy: C.6

Focus commercial activities at the neighborhood nodes to create gateways to the neighborhood.

These nodes are where future commercial activity for the neighborhood should occur. One node would be located at the southern end of Glenwood Avenue, the other node in the north. These nodes would be designed and planned as gateways to the community. The gateway in the southern portion would have special signage and denser urban design. Map C.4 shows a concept of how this gateway might look. The institutional node in the north would have a “campus” type design with special signage for the Idora Neighborhood. This node also provides a transition into the historic homes in the northern area of the community.



A neighborhood grocery store would provide residents with access to fresh healthy food. Dave's Market recently opened on the site of a brownfield in an inner city neighborhood in Akron, Ohio. The Glenwood Corridor is an ideal location to locate a small scale neighborhood grocery store similar to Dave's Market.

Strategy: C.7

Improve the Glenwood Avenue Streetscape.

Visual clutter along Glenwood Avenue should be reduced through the removal of non-conforming and abandoned sign poles. Further consolidation of existing signage should also be considered. The INA and the business association should organize a corridor clean-up and tree planting initiative. These organizations could also work with the city to obtain grants, listed in the Strategies Implementation Matrix Chapter, for building facade improvement, streetlight improvements and replacement, sidewalk repairs, landscaping and other improvements. The Glenwood corridor should be improved to appear as a more pedestrian friendly environment.

Strategy: C.8

Encourage the rezoning of Glenwood Avenue.

The city should consider rezoning Glenwood Avenue to accommodate the present reality. Glenwood is currently zoned commercial the length of the neighborhood. The neighborhood is not able to support commercial uses for the length of Glenwood. Rezoning that corresponds to the conceptual development plan for Glenwood should be considered.

Small businesses account for most of the jobs created in today's economy. The City of Youngstown should do everything possible to help these businesses.

- Youngstown 2010

BEST PRACTICES

Strategy: C.5 Create a variety of commercial activities for the neighborhood

Dave's Supermarket, Inc. and the East Akron Neighborhood Development Corporation (EANDC)

The East Akron Neighborhood Development Corporation was formed in 1982 to improve housing conditions in East Akron. Since then, the organization has expanded its services to include energy services and economic development programs.

The East Akron neighborhood had been without a grocery store for a number of years and residents were forced to travel more than five miles to reach the nearest grocery store. The neighborhood is one of Akron's most diverse and least affluent. Community activists vocalized the need for a grocery store and formed a partnership with the EANDC. The EANDC began working to attract a grocer to the neighborhood and gained support of local financial institutions and governmental entities. The EANDC was able to attract Dave's Supermarkets, Inc. a family owned company based in Cleveland, Ohio. Dave's was drawn by the commitment of the EANDC and neighborhood residents. In 2004, the store opened and over 100 residents from the neighborhood are employed there. (See photo above)



Map C.1 Youngstown 2010 Glenwood Corridor Future Land Use Map



Map C.2 Idora Glenwood Corridor Concept Map

Glenwood Avenue Corridor Plan

The Glenwood Avenue Corridor Plan provides a detailed land use plan for the Glenwood Corridor. Land Uses are clustered in nodes. The nodes consist of three primary land uses including greenspace, institutional, and commercial uses.

These recommendations will only be possible over time. Properties should not be taken from their owner, but rather uses changed as the properties become vacant or are put on the market.

Greenspace Node

The northern portion of the corridor is denoted as green space. A greenspace node is utilized because the corridor no longer has the surrounding population to support viable commercial uses for the length of Glenwood Avenue. Currently this portion of the corridor is home to several dilapidated commercial structures. Two “corner stores” are also located in this portion of the corridor. The “corner stores” act as beacons for criminal activity and should be changed to a greenspace. The introduction of greenspace at the northern portion of the corridor will create an aesthetically pleasing gateway into the neighborhood. As businesses in this portion of the corridor become vacant they should be demolished and converted to greenspace. An incentive program may also be developed to move viable businesses to the commercial node that will exist at the southern portion of the neighborhood. Providing incentives for clustering will help to expedite the process and make it become a reality.

Institutional Node

The central portion of the corridor is denoted as an institutional node. Currently this portion of the corridor is home to the Rescue Mission Distribution and Service Center, the Youngstown Playhouse, Victory Lutheran Church, and the Potter’s Healing and Training Church Center. The institutional node should build off the existing institutions. This node may also be the ideal location for a Neighborhood Center and an office for the Idora Neighborhood Association (INA). The institutional node will provide the social support structure necessary for the implementation of this plan.

Commercial Node

The southern portion of the corridor is denoted as a commercial node. Currently this portion of the corridor is home to several viable businesses, vacant lots, and underutilized structures that present redevelopment opportunities. The clustering of commercial services will create a walkable neighborhood center for residents to shop and buy goods that meet their daily needs. The neighborhood center should include a grocery store that provides residents the opportunity to purchase fresh and healthy food. The commercial node also includes a gateway concept at the intersection of Glenwood Avenue and Canfield Road. The gateway will include the introduction of mixed use structures,

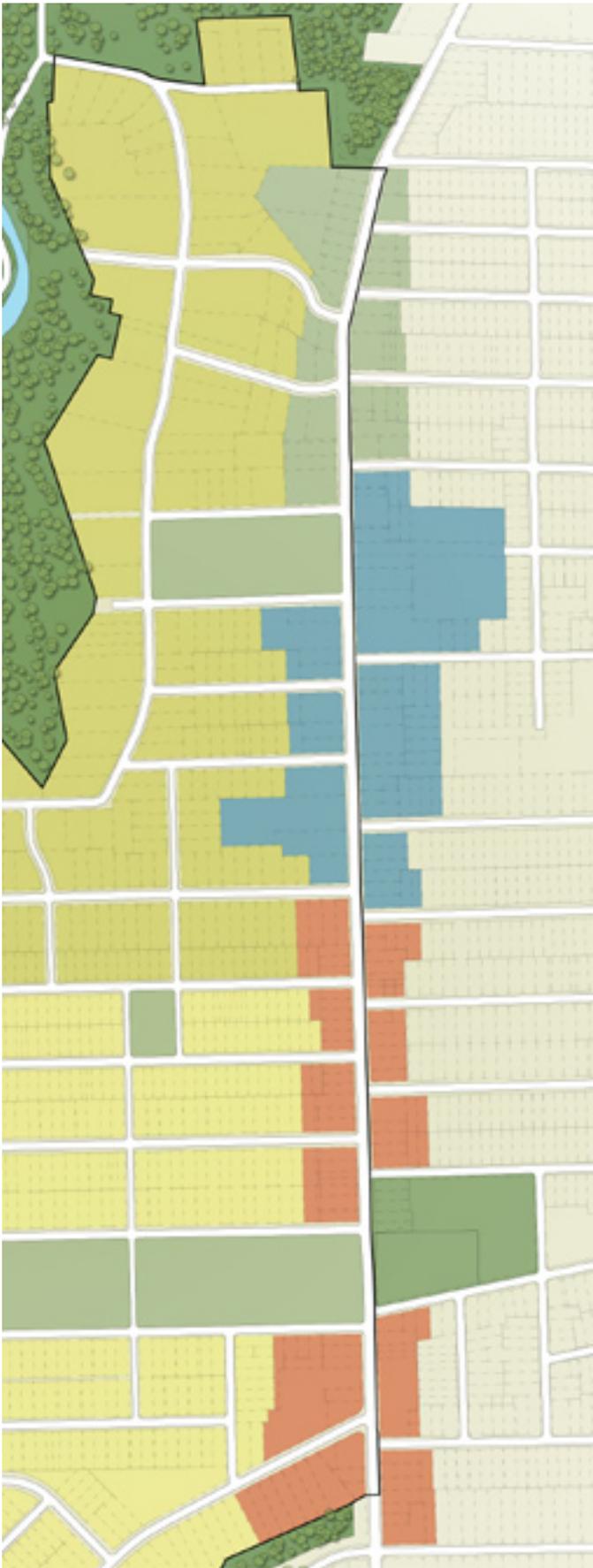
however the structures should not be introduced or considered until sufficient capacity and necessity is created to support them. All new construction should increase the walkability of the commercial node. This can be accomplished by utilizing a zero lot line, locating parking in the rear, and adding features such as windows that provide “eyes on the street”. Incentives should be provided to relocate businesses from other areas of the corridor not denoted as commercial nodes. Incentives should also be provided to attract necessary commercial services to the corridor.



Underutilized structures along the corridor present a wealth of opportunities for redevelopment. The vacant former Park Inn structure provides a unique opportunity at the corner of Parkview Avenue and Glenwood Avenue.



The former Park Inn could be redeveloped as a mixed use structure with street level retail and a rooftop cafe.



Map C.3 Glenwood Corridor Future Land Use Plan



Map C.4 Glenwood Corridor Design Plan

Glenwood Avenue Corridor Plan

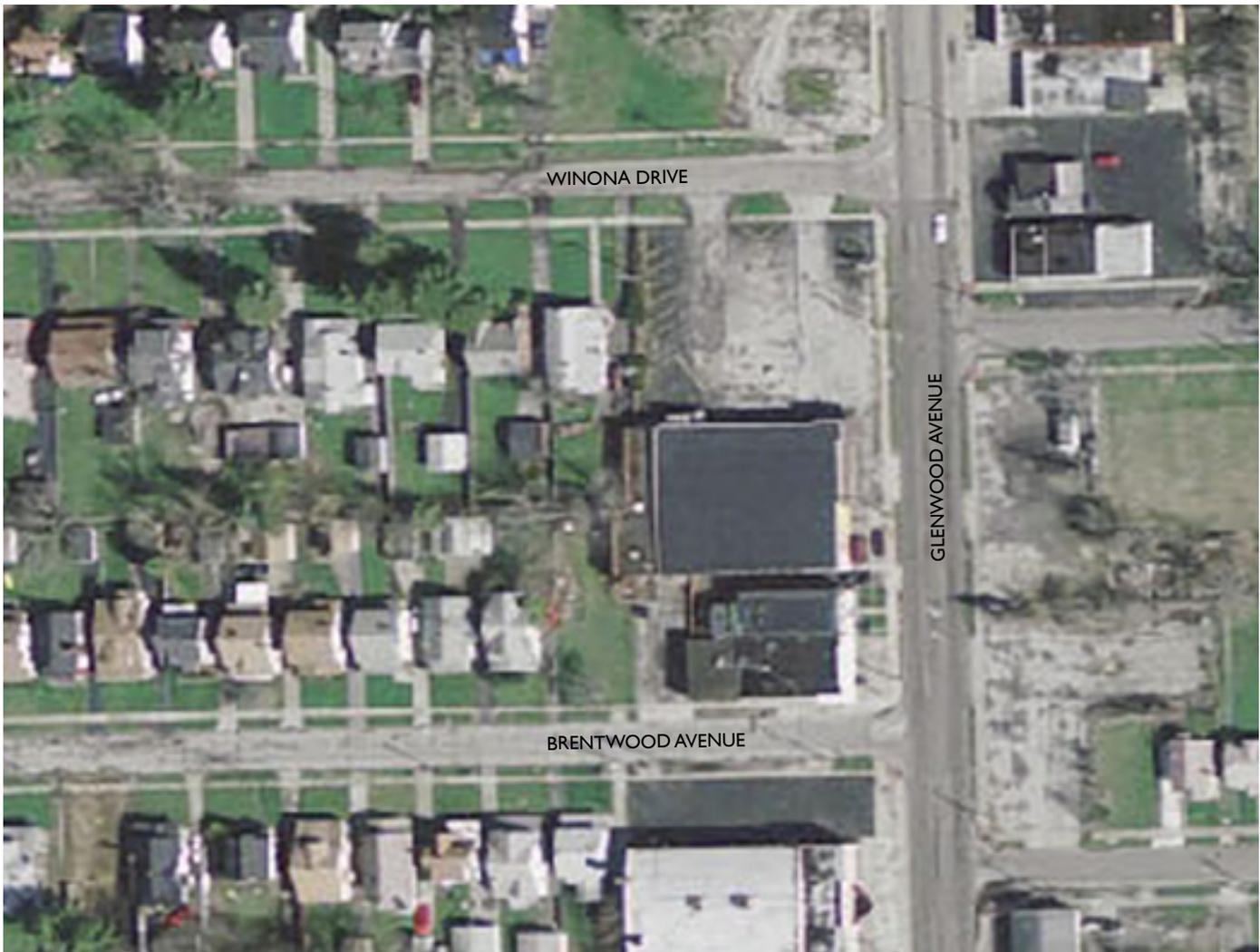
The redevelopment of Glenwood Avenue will be a long-term process. The first phase of the process involves the revitalization of existing salvagable structures and the management of vacant spaces. The existing structures can be used to serve the commercial needs of the southwest side of Youngstown. The vacant spaces can be greened and provide space for murals. The proposed block by block redevelopment scenarios are located within the commercial node of the Glenwood Avenue Corridor Plan (Map C.3).

New buildings are also included in the proposed scenario. The new buildings should only be developed if sufficient demand for such structures becomes a reality. Currently, the neighborhoods surrounding Glenwood Avenue have limited capacity to support commercial services. The primary commercial needs of the neighborhood should be satisfied using existing structures (when possible) before the need for the development of new structures is assessed. The following pages provide block by block scenarios of what Glenwood Avenue could look like over a twenty year redevelopment time frame.

Winona to Brentwood Block

The Winona to Brentwood Block currently includes a vacant Sparkle Market, the Dynasty Hair Salon, and the Potters Wheel Training Center.

The redevelopment of this block should commence with rehabilitation of the Potters Wheel Training Center and Dynasty Hair Salon. These businesses would remain and utilize economic development incentives to rehabilitate their current structures. The second portion of redevelopment should include the adaptive reuse of the former Sparkle Market structure as a ReUse Center. The ReUse Center will serve as a facility that gives new life to materials from vacant structures in the neighborhood and throughout the southwest side of Youngstown. The ReUse Center should also include a job training component that teaches the skills of carpentry, construction, and deconstruction. The ReUse Center will also sell and market reusable materials via a walk in store and website. The complete buildout of this block will end with the construction of a new structure. The new structure will house a retail use.



Winona to Brentwood Block - Existing

EXISTING INVENTORY

Building A (Old Sparkle Market)	10,000 sq. ft. VACANT
Building B (Potters Wheel Training)	5,000 sq. ft. vacant JOB TRAINING
Parking	unmarked surface parking spaces

PROPOSED INVENTORY

Building A (New Building)	5,000 sq. ft. RETAIL
Building B (ReUse Center)	10,000 sq. ft. JOB TRAINING AND RETAIL
Building C (Potters Wheel Training)	5,000 sq. ft. vacant JOB TRAINING
Parking	50 surface parking spaces 12 on-street parking spaces



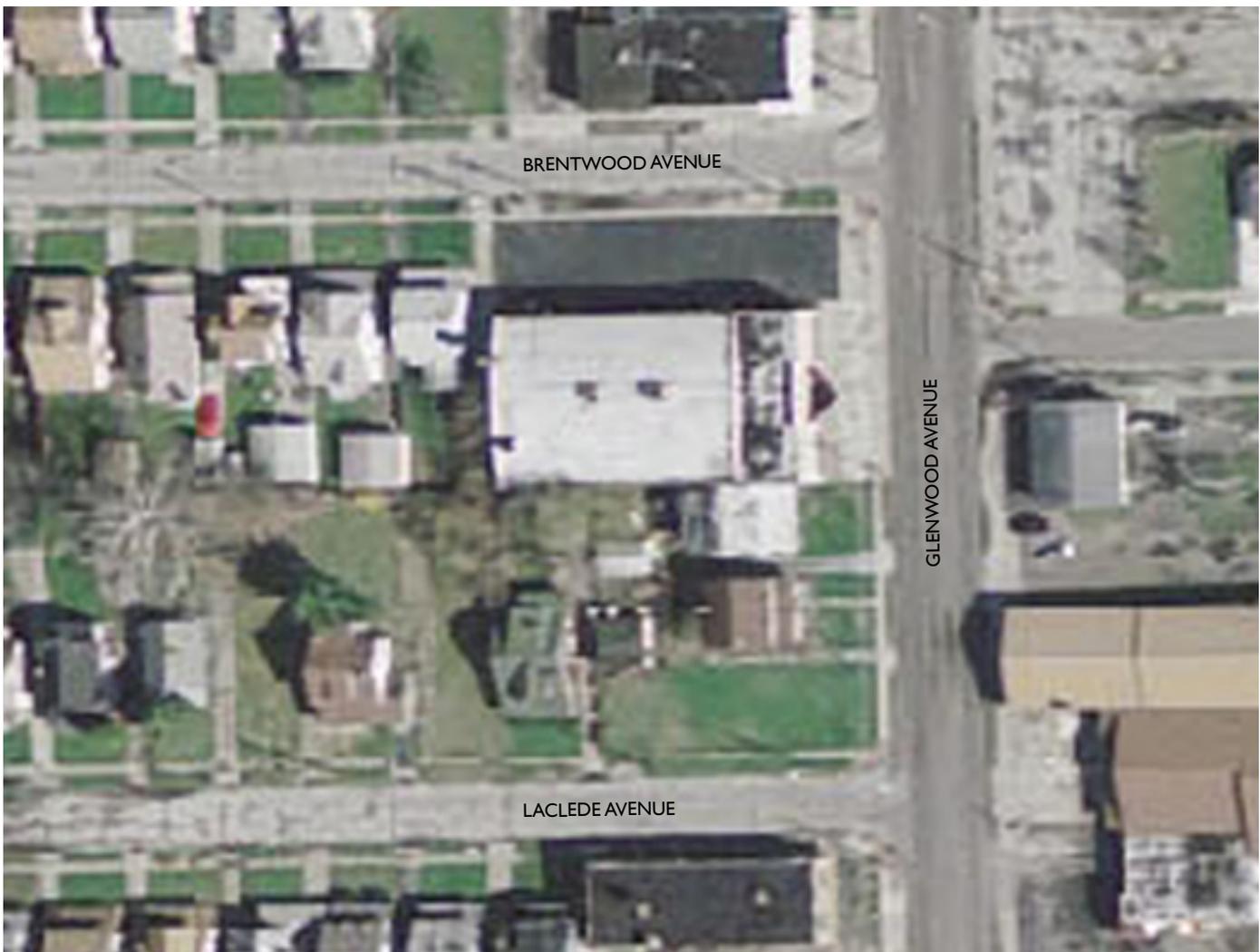
Winona to Brentwood Block - Proposed

Glenwood Avenue Corridor Plan

Brentwood to LaClede Block

The Brentwood to LaClede Block currently includes Foster's Adult Theatre. The residential structures south of the theatre have been demolished.

The redevelopment of this block should commence with rehabilitation of Foster's Adult Theatre. The structure is one of the few remaining structures of historical significance along Glenwood Avenue. The structure should be restored and converted to a Youth Theatre and Arts Facility that complements the Youngstown Playhouse. The restoration should include the conversion of the parking lot on the northern portion of the property into a public space. The existing pornographic theatre reflects badly on the neighborhood and brings undesirable elements into the neighborhood. The second portion of redevelopment should include the construction of a new retail structure. The structure should be constructed only when sufficient capacity exists to support it. The new infill structure will help to create a continuous streetwall and enhance the walkability of the commercial node.



Brentwood to LaClede Block - Existing

EXISTING INVENTORY

Building A (Foster Theatre)	10,000 sq. ft. RETAIL
Parking	unmarked surface parking spaces

PROPOSED INVENTORY

Building A (Foster Theatre)	10,000 sq. ft. PLAYHOUSE REUSE
Building B (New Building)	5,000 sq. ft. RETAIL
Parking	40 surface parking spaces 8 on-street parking spaces



Brentwood to LaCleve Block - Proposed

Glenwood Avenue Corridor Plan

LaClede to Sherwood Block

The LaClede to Sherwood Block currently includes vacant lots and two vacant structures.

The redevelopment of this block should commence with the rehabilitation of the vacant mixed-use structure at the northern portion of the block. The structure should include office space on the ground floor and residential space on the upper floor. The second portion of redevelopment should include the demolition of the existing structure in the central portion of the block. The vacant space provides sufficient space for the introduction of two small structures over time as necessary. These structures may be mixed-use, live work, or retail. Again, new structures should only be constructed at that time when sufficient market capacity exists to support them. In the interim, the vacant space should be maintained as an aesthetically pleasing greenspace that brightens the corridor.



Small businesses reinvigorate communities. **Only \$14 out of every \$100 spent at a chain store stays in a local community - when that same \$100 is spent in a local business, \$45 stays there.**

- Civic Economics



LaClede to Sherwood Block - Existing

EXISTING INVENTORY

Building A (mixed-use structure)	5,000 sq. ft. VACANT
Building B (autobody shop)	5,000 sq. ft. vacant VACANT
Parking	unmarked surface parking spaces

PROPOSED INVENTORY

Building A (not sure what this is)	5,000 sq. ft. MIXED-USE
Building B (new building)	5,000 sq. ft. RETAIL
Building C (new building)	5,000 sq. ft. vacant RETAIL
Parking	45 surface parking spaces 9 on-street parking spaces



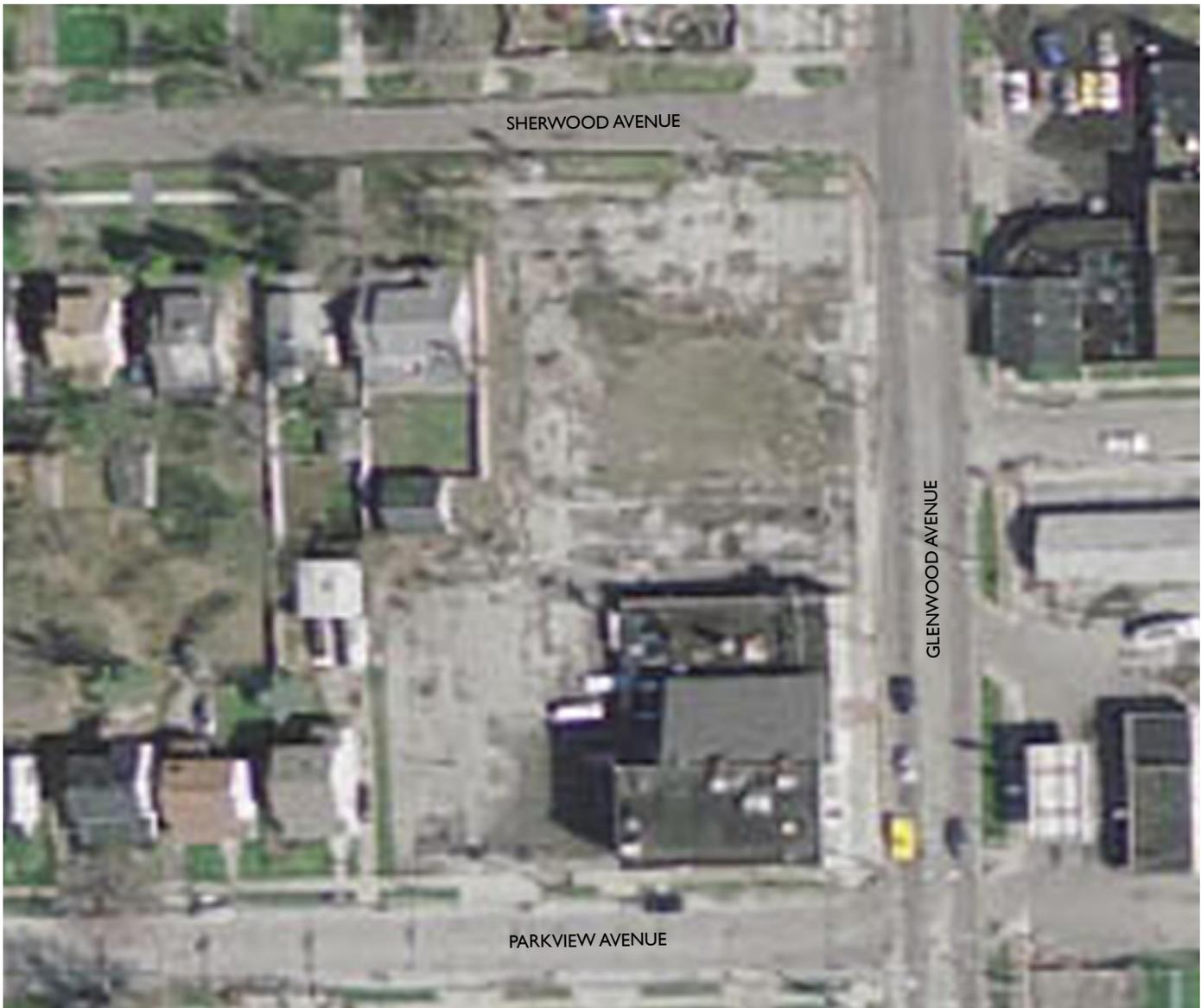
LaClede to Sherwood Block - Proposed

Glenwood Avenue Corridor Plan

Sherwood to Parkview Block

The Sherwood to Parkview Block currently includes vacant lots and one vacant structure.

The redevelopment of this block should commence with the rehabilitation of the vacant Park Inn. The vacant Park Inn structure should be redeveloped as mixed use with street level retail and a rooftop cafe (see page 64). The second portion of redevelopment includes the construction of two structures to the north of the Park Inn. These structures should complement the Park Inn and aid in enhancing the Glenwood Commercial Node as a destination. In the interim, the vacant space should be used as a greenspace with historical displays informing visitors of the area's historical significance and assets.



Sherwood to Parkview Block - Existing

EXISTING INVENTORY

Building A
(Old Parkview Inn) 15,000 sq. ft.
VACANT

Parking unmarked surface
parking spaces

PROPOSED INVENTORY

Building A
(New Building) 5,000 sq. ft.
RETAIL

Building B
(New Building) 5,000 sq. ft.
RETAIL

Building C
(Old Parkview Inn) 15,000 sq. ft. vacant
REUSE for MIXED USE

Parking 65 surface parking spaces
13 on-street parking spaces



Sherwood to Parkview Block - Proposed

Glenwood Avenue Corridor Plan

Indianola to Canfield Block

The Indianola to Canfield Block currently includes the Family Dollar store, York Mahoning Contractors, and Party Pantry.

The redevelopment of this block should commence with the reconstruction or retrofitting of Family Dollar towards the sidewalk with parking in the rear. The current configuration is not conducive to the walkability of the commercial node. The second portion of redevelopment includes the rehabilitation of York Mahoning, which would include increased landscaping and ornamental fencing to shield the parking lot and materials in the rear of the structure. The third portion involves the removal of the Party Pantry and the introduction of new retail structure at the corner of Glenwood Avenue and Canfield Road. The potential expansion of York Mahoning is also left open as a possibility.



Indianola to Canfield Block - Existing

EXISTING INVENTORY

Building A (Family Dollar)	10,000 sq. ft. RETAIL
Building B (Party Pantry)	2,000 sq. ft. RETAIL
Building A (York Mahoning)	20,000 sq. ft. LIGHT INDUSTRIAL
Parking	unmarked surface parking spaces

PROPOSED INVENTORY

Building A (Family Dollar)	10,000 sq. ft. RETAIL
Building B (New Building)	5,000 sq. ft. RETAIL
Building C (York Mahoning)	20,000 sq. ft. vacant LIGHT INDUSTRIAL
Parking	75 surface parking spaces 5 on-street parking spaces



Indianola to Canfield Block - Proposed

Glenwood Avenue Corridor Plan

Canfield to Kiwatha Block

The Canfield to Kiwatha block currently contains an automotive repair garage, a residential structure, an underutilized parking lot, a retail structure and greenspace (Mill Creek Park).

The redevelopment of this block should commence with the acquisition and demolition of the current structures and preservation of current greenspace. This will provide a large site with access on two major roadways. The site is an ideal location for a small-scale grocery store. While it was advocated to hold the development of new structures until sufficient capacity exists, the grocery store is a unique case. Residents need a grocery store NOW, so this development should begin once deemed feasible. A small-scale grocer such as Aldi, Save-a-Lot, Trader Joes, or Daves should be attracted to establish a neighborhood grocery store that provides residents with access to healthy food (see pages 61 and 62).



Canfield to Kiwatha Block - Existing

EXISTING INVENTORY

Building A (Fat Man's Auto)	1,500 sq. ft. LIGHT INDUSTRIAL
Building B (Fat Man's Auto)	800 sq. ft. LIGHT INDUSTRIAL
Building C (Residential Structure)	2,600 sq. ft. RESIDENTIAL
Building D	2,000 sq. ft.,
Parking	unmarked surface parking spaces

PROPOSED INVENTORY

Building A (New Building)	25,000 sq. ft. RETAIL
Parking	102 surface parking spaces 16 on-street parking spaces



Canfield to Kiwatha Block - Proposed

Goals and Strategies



Goal D:
Preserve existing housing throughout the neighborhood.

- Strategy: D.1 Encourage existing property owners to maintain and improve their properties.
- Strategy: D.2 Rehabilitate underutilized properties.
- Strategy: D.3 Encourage reinvestment in the existing housing stock by absentee landlords.
- Strategy: D.4 Create opportunities for increased home ownership in the neighborhood.
- Strategy: D.5 Establish a public/private loan pool.
- Strategy: D.6 Hold foreclosure prevention workshops.
- Strategy: D.7 Require increased qualifications and background checks for those appraising real estate within the City of Youngstown.
- Strategy: D.8 Develop an overall program to deal with vacancy.
- Strategy: D.9 Collaborate with neighborhood realtors to market housing.
- Strategy: D.10 Establish an annual parade of homes.
- Strategy: D.11 Market housing opportunities to immigrant communities.
- Strategy: D.12 Collaborate with major employers to create employer assisted housing programs.
- Strategy: D.13 Develop a program to mitigate the effects of lead based paint in older housing.
- Strategy: D.14 Create a receivership program for nuisance properties .
- Strategy: D.15 Create an Idora Neighborhood Homeownership Office.

GOAL D: PRESERVE EXISTING HOUSING THROUGHOUT THE NEIGHBORHOOD.

The Idora Neighborhood has a diverse housing stock. Housing types range from bungalows on narrow streets to estate homes on park-like drives. The quality and diversity of the neighborhood’s housing stock should be enhanced and preserved.

Strategy: D.1
Encourage existing property owners to maintain and improve their properties.

Neighborhood residents should be encouraged to maintain their properties through the implementation of an outreach strategy that increases awareness of available assistance programs. Housing workshops should be held by the neighborhood association to inform residents about opportunities for improving their properties.

Strategy: D.2
Rehabilitate underutilized properties.

Build off of the recently completed vacancy survey (Map 5.1, page 27) to identify vacant structures that should be targeted for public or private rehabilitation. These properties should also be marketed as affordable homeownership opportunities.

Strategy: D.3
Encourage reinvestment in the existing housing stock by absentee landlords.

Communication with absentee landlords should be increased and landlords should be made aware of the neighborhood plan. A workshop for absentee landlords should be held to educate them on the benefits of keeping their properties maintained. Code enforcement should also be utilized when properties are not adequately maintained.



A Yard of the Month program encourages property maintenance

BEST PRACTICES

Strategy: D.1 Encourage existing property owners to maintain and improve their properties.

Yard of the Month

Communities across the nation encourage property owners to maintain their landscapes by implementing a Yard of the Month Program. The program is intended to inspire the residents of the Idora Neighborhood to take pride in the appearance and upkeep of their yards and homes. The INA would implement the program. As an incentive, the monthly winners could receive recognition with a small sign placed in their yard and a certificate to enjoy at a local restaurant.



A targeted housing rehabilitation program can help to stabilize key neighborhood streets

Strategy: D.4

Create opportunities for increased home ownership in the neighborhood.

A partnership with organizations that encourage homeownership should be initiated. Incentives such as down payment and closing cost assistance may be provided. Contact with local banks should be initiated to develop a neighborhood partnership. Educational programs about the process of buying a home should be developed.

Strategy: D.5

Establish a public/private loan pool.

The lending pool would be operated by the neighborhood association in addition to a board of directors composed of city officials and private lenders. Buyers would be screened to determine qualifications for conventional loans and those who qualify would be directed to the appropriate private lender. Applicants needing help may receive downpayment assistance using CDBG or HOME funds. Other models utilizing CDBG funds for loans include the Chattanooga Neighborhood Enterprise Loan Fund.



Buy Into Youngstown graduates help break ground on their new home

BEST PRACTICES

Strategy: D.4 Create opportunities for increased home ownership in the neighborhood.

Buy Into Youngstown

Buy Into Youngstown (BIY) is an initiative coordinated by Youngstown State University's Center for Urban and Regional Studies to spur home ownership in the City of Youngstown, Ohio. BIY is a homebuyer training program that offers six workshops to educate participants of the responsibilities of homeownership. Upon completion of the workshops a person may be eligible for homeownership.

Housing Trust Funds

Housing trust funds are established to provide financial resources to address the housing needs of low income households. Most housing trust funds are administered by the same agency or department that administers federal housing programs, such as HOME and CDBG. It is common for a board to be established that has oversight responsibilities, and is representative of nonprofit developers, service providers, private industries, unions, low-income citizens, and others. Many cities across the country have successful housing trust funds. Los Angeles, for example, targets their monies as gap financing for moderate income residents who need a subsidy to purchase their own home. Tallahassee, Florida uses SHP funds, CDBG, HOME, and its trust fund to provide affordable housing. The Center for Community Change is a national group that provides technical assistance for organizations looking to establish a trust fund.

More information can be found at www.communitychange.org/htf.html.

Strategy: D.6

Hold foreclosure prevention workshops.

Foreclosure prevention workshops should be held to make residents aware of ways in which they can prevent foreclosure and be successful homeowners. The neighborhood association should work in partnership with housing organizations to provide educational workshops.



One of many beautiful homes in the Idora Neighborhood



The City of Boston offers a variety of services for future homebuyers; an approach that would benefit the Idora Neighborhood

The quality and diversity of the neighborhood's housing stock should be **enhanced** and **preserved**.

BEST PRACTICES

Strategy: D.6 Hold foreclosure prevention workshops.

Boston, Massachusetts

The City of Boston's Department of Neighborhood Development operates the Boston Home Center that provides information to citizens on a number of programs and services available in the city, including credit counseling, local lender mortgage programs, technical and financial advice on the purchase or repair of a home, and how to identify predatory mortgage lending practices. The Home Center also offers Home Purchase Programs that include classes on the home buying process, soft-second mortgages to low - and moderate income buyers, and grants for downpayments and closing costs to low, moderate, and middle-income home buyers. For people who already own their own home, the Home Center offers Home Ownership Programs about the risks of refinancing and home equity mortgages, courses on property maintenance, home repair grants with special programs for elderly home owners and owners of historical properties, and grants.

More information can be found at the Boston Home Center website: <http://www.cityofboston.gov/dnd/hbs/>

Strategy: D.7

Require increased qualifications and background checks for those appraising real estate within the City of Youngstown. The city should develop/change requirements for real estate appraisers working in the city. This will help prevent and decrease mortgage fraud that causes further housing vacancy.

Strategy: D.8

Develop an overall program to deal with vacancy.

The city should develop a housing program that utilizes a holistic approach and weaves all the vacancy and housing strategies into a unified program. The major components to be considered are enforcement, prevention, acquisition, rehabilitation, and demolition.

Strategy: D.9

Collaborate with neighborhood realtors to market housing.

The plan should be used as a marketing tool to increase investment and homeownership within the neighborhood. The INA should work with realtors to market housing opportunities and send the message that the neighborhood is poised for positive changes.

Strategy: D.10

Establish an annual parade of homes.

The neighborhood association should work with residents to establish an annual parade of homes for interested home buyers. The parade of homes would provide an opportunity to showcase the housing stock within the neighborhood.



The HOME Again program is an example of a holistic approach to dealing with vacancy

BEST PRACTICES

Strategy: D.7 Develop an overall program to deal with vacancy.

Receivership

Ohio is among the few states that allow receivers (a person or legal entity appointed by a court to take possession of a particular property for better management) to place a ‘super lien’ on property. This lien takes priority over all liens except taxes and allows the receiver to borrow the resources necessary to repair the premises. The receiver can force the sale of the property to satisfy the lien. New Jersey and Washington, D.C. have legislation pending that will provide a model receivership statute with the ability to impose a super lien on the property. The legislation will also outline the conditions and requirements for placing a property into receivership. The model ordinance is available through Housing and Neighborhood Network of New Jersey at www.hcdnj.org.

Home Again

The City of Columbus created the Home Again program in an effort to eradicate the 3,200 vacant homes in the city. The city has committed \$25 million over 6 years with a goal of putting 1,000 vacant properties back into productive use by 2012. The Home Again takes a holistic approach to vacant housing by weaving five separate strategies into an overall program. The five components of Home Again are:

1. Enforcement
2. Prevention
3. Acquisition
4. Rehabilitation
5. Demolition

You can view the City of Columbus Home Again program at <http://www.columbus.gov/homeagain.asp>.

Strategy: D.11

Market housing opportunities to immigrant communities.

The INA should market homeownership opportunities to immigrant populations. Links to immigrant communities should be established through churches and immigrant organizations.

Strategy: D.12

Collaborate with major employers to create employer assisted housing programs.

The INA should work with large employers to develop programs to provide their employees with incentives for living in the neighborhood. A partnership with Youngstown State University should be considered.

Strategy: D.13

Develop a program to mitigate the effects of lead based paint in older housing.

The neighborhood association should educate residents on the effects of lead based paint. The neighborhood association and city should consider applying for funding to mitigate the hazards of lead based paint.

Strategy: D.14

Create a receivership program for nuisance properties.

Ohio law authorizes neighborhood organizations and residents to receive nuisance properties. The INA and city should develop a policy for receivership of nuisance properties within the neighborhood.

Strategy: D.15

Create an Idora Neighborhood Homeownership Office.

The homeownership office would be located in the proposed neighborhood center and would work to increase homeownership within the neighborhood. Information about home financing and loan programs, the loan pool, home improvement funds, and home maintenance would be available.



The Idora Homeownership Office could assist in transforming neighborhood liabilities into assets

BEST PRACTICES

Strategy: D.4 Create opportunities for increased home ownership in the neighborhood.



Mahoning Valley Urban Homeownership Incentive Program - Raymond John Wean Foundation

To increase homeownership in the cities of Youngstown and Warren, Ohio, the Raymond John Wean Foundation is offering \$575,000 for eligible participants who want to buy houses in the two cities. The Mahoning Valley Urban Homeownership Incentive Program will provide \$5,000 to a prospective homeowner to help buy a house in the cities. Prospective Youngstown homeowners are eligible to receive an additional \$5,000 if they buy a home that has code violations. The additional funding would be used to bring the structure into compliance with the city's housing code. The additional \$5,000 is available to those who are at or below 80 percent of the city's median income. Eligible applicants must work full-time for any non-profit organization, Youngstown State University, the City of Youngstown, or the City of Warren. Participants are also required to live in the home for at least five years as their primary residence to receive funding.

More information can be found at http://www.youngstown2010.com/residential_incentives/residential_incentives.htm



Goal E:
Reclaim, recreate and rehabilitate vacant land and structures to create productive and usable spaces.

- Strategy: E.1 Pursue the strategic acquisition of vacant parcels and structures throughout the neighborhood.
- Strategy: E.2 Develop a strategic demolition plan for the Idora Neighborhood.
- Strategy: E.3 Consider the development of a green reuse map.
- Strategy: E.4 Organize residents to provide maintenance and management of vacant land.
- Strategy: E.5 Reclaim the former Idora Park Site to create a park once again.
- Strategy: E.6 Collaborate with the community organizations to create community gardens on vacant lots.
- Strategy: E.7 Consider the development of a greenhouse at one of the community garden locations.
- Strategy: E.8 Collaborate with Lien Forward to offer vacant lots to adjacent homeowners.
- Strategy: E.9 Collaborate with community organizations to create pocket parks throughout the neighborhood.
- Strategy: E.10 Consider the feasibility of creating a new neighborhood park.
- Strategy: E.11 Develop a boarding program to secure abandoned structures.
- Strategy: E.12 Require the planting of lots after vacant structures are demolished.
- Strategy: E.13 Educate residents about the benefits and incentives of locating to healthier portions of the neighborhood/city as outlined in Youngstown 2010 (Accepting that we are smaller).
- Strategy: E.14 Develop a best practices guide regarding ways to turn vacancy into an opportunity.
- Strategy: E.15 Encourage strict enforcement of litter control and dumping ordinances.
- Strategy: E.16 Encourage the development of new quality infill housing in strategic locations.

GOAL E: RECLAIM, RECREATE AND REHABILITATE VACANT LAND AND STRUCTURES TO CREATE PRODUCTIVE AND USABLE SPACES.

The Idora neighborhood, like many parts of Youngstown, has an abundance of vacant land and abandoned structures. Vacancy has a detrimental effect on the neighborhood as it provides a haven for criminal and drug activity and also poses health risks for neighborhood residents. When the land is repurposed into usable space such as pocket parks, community gardens, or larger yards, a sense of neighborhood pride often begins to emerge. A key feature of this plan is to convert this land into productive and usable space and to view vacancy not as a problem, but as an opportunity.

Strategy: E.1 Pursue the strategic acquisition of vacant parcels and structures throughout the neighborhood.

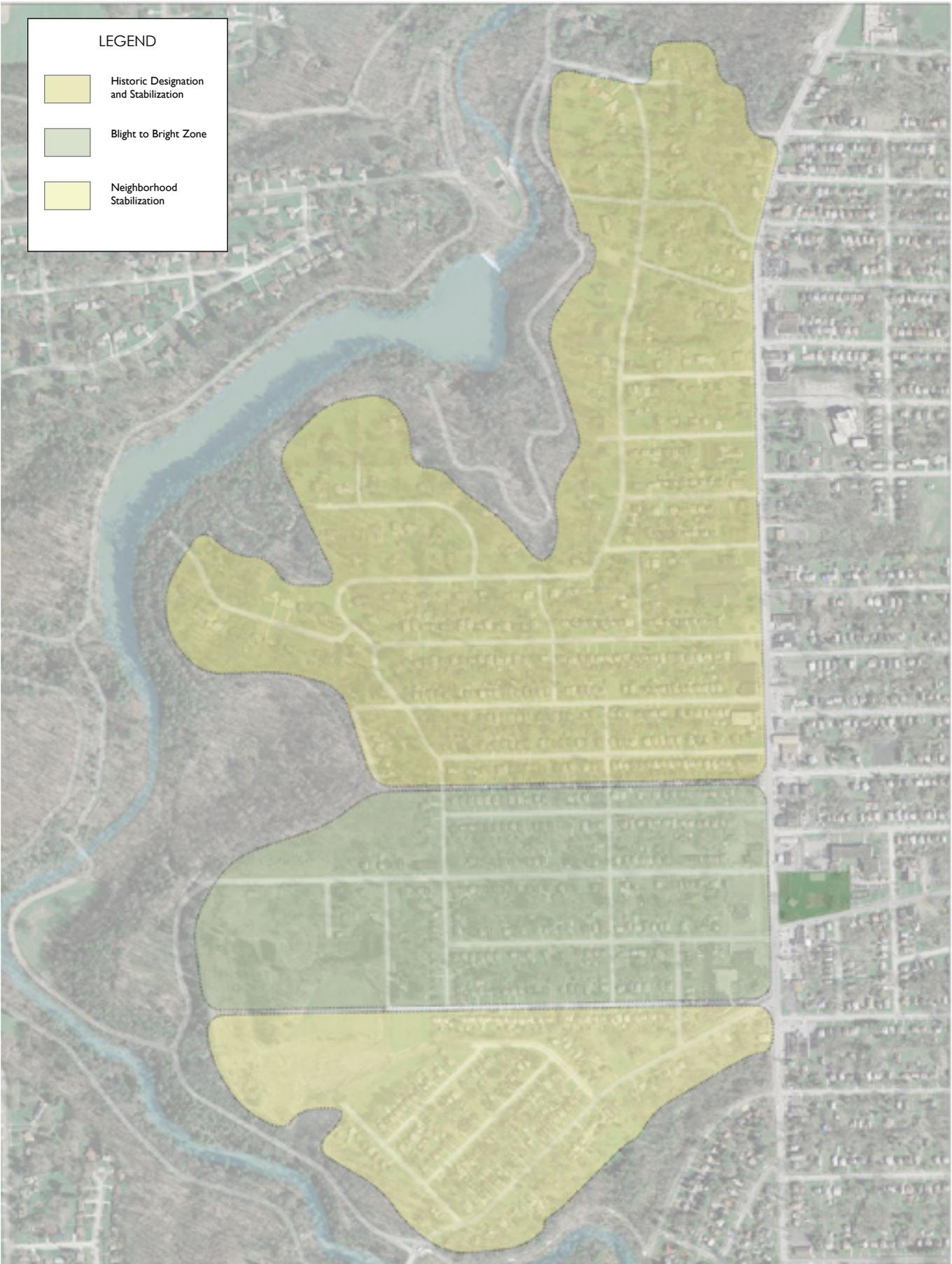
The neighborhood should work in partnership with the city to ensure that parcels identified for a community garden, pocket park, or yard expansion are acquired. Further the neighborhood should work with the city to acquire the underutilized structures that have potential for rehabilitation. For the purposes of developing a strategic acquisition strategy the neighborhood has been divided into three sub-areas discussed in more detail below (See Map E.1).

Historic Designation and Stabilization Area

This area includes historic estate homes and middle class housing. This is a transitional area with great potential. Housing should be rehabilitated in this area, with the exception of areas where vacancy is clustered. Areas of clustered vacancy should be transformed into greenspaces as denoted on the future land use map found on page 109. The INA, Lien Forward and city should work together to acquire and assemble the parcels necessary to develop greenspace as denoted in the future land use map. Those parcels should not be available to residents, but should be held for the greater good of the neighborhood. Vacant parcels not denoted as future parkspace should be made available to the sideyard program, which gives residents the opportunity to increase their yard. This portion of the neighborhood should also be considered for historical designation at the local, state, and federal levels. Structures in need of rehabilitation should be identified and resources should be leveraged to improve the structures.

Blight to Bright Zone

This area includes primarily middle class housing and the Idora Park site. The area is characterized by high levels of



Map E.1 Idora Neighborhood Vacant Land Management and Acquisition Strategy

vacancy and crime. All vacant parcels in this sub-area should be held by the INA, Lien Forward and city for reuse as denoted on the future land use map found on page 109.

Neighborhood Stabilization Area

This area includes a relatively healthy stock of middle class housing. This sub-area is also home to the lowest concentration of vacancy. Vacant structures beyond repair should be torn down immediately and the lots made available via the sideyard program. Homes that are able to be rehabilitated should be improved in order to keep the sub-area intact. Utilization of this approach will solidify this sub-area's stable status.

Strategy: E.2

Develop a strategic demolition plan for the Idora Neighborhood.

The INA should work in partnership with the city to prioritize the structures with the highest need for demolition. Many streets have multiple vacant homes. The streets with multiple vacant homes should see large scale demolitions which take down all the vacant structures in place of the current scattered demolitions. (See Map E. 1, page 85)

Strategy: E.3

Consider the development of a green reuse map.

There are many vacant lots in the neighborhood and they should be utilized for various purposes. Some lots on streets with minimal vacancy would be best suited as an opportunity to expand an existing homeowner's yard, create a pocket park, or neighborhood garden. Areas of large scale vacancy would be better used as large areas of open space requiring minimal maintenance. The development of a green reuse map would denote the proper type of green space for each parcel.

Some parcels may provide multiple options for reuse as innovative types of greenspace.

Strategy: E.4

Organize residents to provide maintenance and management of vacant land.

The INA should recruit residents and neighborhood youth for a vacant land management team. The volunteers would be able to maintain selected properties throughout the neighborhood. The residents should also be trained in land maintenance and planting techniques.

Strategy: E.5

Reclaim the former Idora Park Site to create a park once again.

The neighborhood and city should establish communication with Mount Calvary Pentecostal Church to determine their plans for the park and make them aware of the ongoing neighborhood planning process. Currently the approximately 26-acre parcel is a drain on the neighborhood and is an unsightly and unsafe environment. The neighborhood in partnership with the City of Youngstown should consider seeking ownership of the parcel. Ownership will allow the neighborhood and city to put the park back into productive use as a natural area. Further, the neighborhood and city should work with one another to determine the feasibility of Mill Creek Park assuming control of the Idora Park Site. Future expansion of the site into an extension of Mill Creek Park's natural area should be considered.

BEST PRACTICES

Strategy: E.4 Collaborate with the community organizations to create community gardens on vacant lots.

The American Community Gardening Association

The American Community Gardening Association (ACGA) is a nonprofit organization of professionals, volunteers and supporters of community greening in urban and rural communities. The association recognizes that community gardening improves people's quality of life by providing a catalyst for neighborhood and community development, stimulating social interaction, encouraging self-reliance, beautifying neighborhoods, producing nutritious food, reducing family food budgets, conserving resources and creating opportunities for recreation, exercise, therapy and education. The organization gives tips on starting community gardens, promoting gardens to city officials and even gives examples of resolutions, zoning codes, and city plan language that can support the Idora Neighborhood in creating gardens in their community.

The website is: <http://www.communitygarden.org/index.php>

Strategy: E.6

Collaborate with the community organizations to create community gardens on vacant lots.

There are 166 vacant lots covering over 25 acres in the neighborhood. The neighborhood should work with community organizations to establish gardens in strategic locations throughout the neighborhood. Community gardens will bring neighborhood residents together in addition to providing healthy, fresh produce. The produce grown in the neighborhood can also be made available to neighborhood residents through community markets. Neighborhood grown produce can also be sold in the proposed neighborhood grocery.



Phildelphia Community Garden

Strategy: E.7

Consider the development of a greenhouse at one of the community garden locations.

A neighborhood greenhouse would provide an opportunity to grow plants to be used throughout the neighborhood in community gardens, private yards and throughout the streetscape. A greenhouse will also lengthen the growing season and enable the production of fresh produce beyond the regular outdoor growing season. A youth initiative could be used to train young people to work in the greenhouse and plant throughout the neighborhood.



Brier Hill Community Garden on Youngstown's northside

Strategy: E.8

Collaborate with organizations to offer vacant lots to adjacent homeowners.

The Idora Neighborhood has many vacant lots located next to homes that are well maintained. The Idora Neighborhood Association and city should work in conjunction with other organizations to provide residents with the opportunity to purchase adjacent lots. Upon purchasing the adjacent lots residents will be able to maintain and productively use the space.

“The desire for a cleaner and greener city was constant. A key to this ‘**grey to green**’ transformation is the creation of a green network.”

-Youngstown 2010



Vacant lots can be transformed into public or private greenspace

BEST PRACTICES

Strategy: E.8 Collaborate with organizations to offer vacant lots to adjacent homeowners.

Lien Forward Ohio (LFO) – Youngstown, Ohio

Lien Forward Ohio (LFO) is a regional council of governments, created under Chapter 167 of Ohio Revised Code in 2005 as partnership between the Mahoning County Treasurer and the City of Youngstown. The goal of the organization is to return 5,000 vacant, abandoned parcels to productive use within five years. Lien Forward Ohio is committed to collaborating with key stakeholders in the public and private sectors to facilitate constructive, aesthetic land reutilization. LFO shortens the time and reduces the expense of transferring ownership on abandoned property. It also provides financial aid to qualifying individuals and organizations that want to own property. Lien Forward offers legal services to qualifying homeowners for acquisition of property and is assisting in the development of strategies for renovation and revitalization in specific neighborhoods.

The website is: <http://www.mahoningcountyoh.gov/MahoningWeb/Department+and+Agencies/Department/Treasurer/Lien+Forward+Ohio/>



Strategy: E.9

Collaborate with community organizations to create pocket parks throughout the neighborhood.

Many non-profit organizations work to create pocket parks on vacant lots throughout the city. The pocket parks would include replanting the vacant lots with trees and native plants.



Treez Please is committed to planting many new trees throughout the City of Youngstown

BEST PRACTICES

Strategy: E.9 Collaborate with community organizations to create pocket parks throughout the neighborhood.

Treez Please – A Community Reforestation Project Youngstown, Ohio

Treez Please was formed in 2007 to help address the need for a greener Youngstown. Treez Please is a non-profit corporation made up of area residents. Its immediate goal is to plant trees and improve greenspace in the City of Youngstown. Treez Please acquires empty lots in the city and works to landscape them with trees and other plantings to create pocket parks in previously marginal spaces. The organization also works with homeowners to help select, plant, and care for street trees. Treez Please partners with the City of Youngstown, schools, and other community groups to make Youngstown a more livable, peaceful, and green environment. The group welcomes those who share that goal to dig in and make it happen!

Treez Please can be found at: <http://www.treezplease.org/>



Strategy: E.10

Consider the feasibility of creating a new neighborhood park.

The neighborhood should work with the City Park Department to determine the feasibility of creating a small neighborhood park that would provide increased recreational activities for neighborhood youth. A minimum size should be determined as well as the capacity of the Park Department to maintain another park.

Strategy: E.11

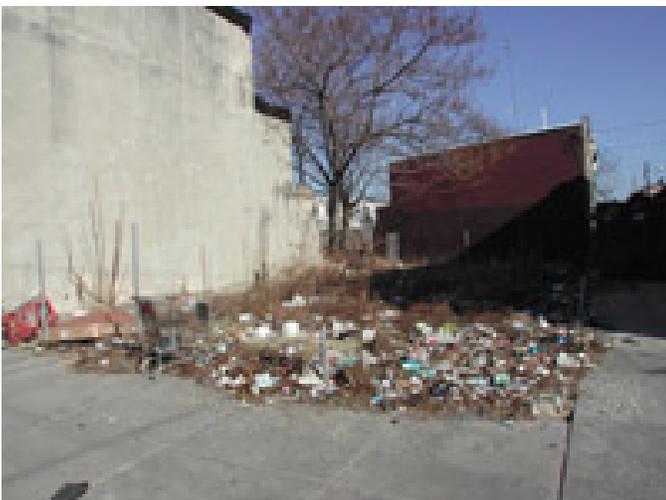
Develop a boarding program to secure abandoned structures.

The INA and city should work together to develop and implement a boarding program. There are 112 vacant and/or abandoned structures in the neighborhood. Many of these structures are unsecured and pose a health and safety risk. The city should require that all unsecured, abandoned homes be boarded in order to prevent curious children and criminals from entering the structures. If the city is forced to board the structures, it may consider placing a lien on the property for the cost of boarding the structure.

THE NEXUS
of **public murals** and
pockets parks creates a
beautiful neighborhood
asset



Vacant land management teams such as those sponsored by the Philadelphia Horticultural Society in Philadelphia, Pennsylvania can provide maintenance and management of vacant land and neighborhood parks. Pictured at left is the Ready, Willing & Able crew



Removing debris from vacant lots and planting them with local tree species enhances the beauty of the neighborhood

Strategy: E.12

Require the planting of lots after vacant structures are demolished.

At present many vacant lots are demolished and afterwards a debris filled lot is left behind. The city should reexamine its demolition policy to ensure structures are demolished in a manner that will have the least environmental impact in the future. All construction debris should be removed from the

lot during demolition. The city should consider increased oversight and follow-up assessments of demolitions. The city should work to develop a plan that would provide funding for the reseeded and reforested of vacant lots post-demolition. The city and neighborhood should consider planting species which have the ability to mitigate the effects of environmental contaminants that may be located in the soil.

BEST PRACTICES

Strategy: E.12 Require the planting of lots after vacant structures are demolished.

Philadelphia Green Program

Philadelphia Green started in 1974 as a vegetable gardening program and has since expanded to include greening projects throughout the city. It provides staff and technical assistance to build neighborhood capacity to address vacant land. Their projects range from streetscape landscaping, educational workshops and planting days, and the design and construction of community gardens to the Philadelphia Empowerment Zone lot clearance (clean and green) program to prepare sites for future development.

In the fall of 1995, Philadelphia Green and the City of Philadelphia's Office of Housing and Community Development (OHCD) initiated a pilot program in the New Kensington neighborhood to establish a neighborhood-based open space management system to address the growing problem of urban vacant land. The long term goal of this multi-year effort is to create an effective system for managing and maintaining every vacant parcel and public open space site in the New Kensington community. The system relies on the Pennsylvania Horticulture Society (PHS) greening efforts in Philadelphia neighborhoods, input and support from local residents, businesses, institutions, and city agencies. A neighborhood-based organization, the New Kensington Community Development Corporation, is identified as the facilitator of the system. In addition, the program is supported by the City Planning Commission, the City's Redevelopment Authority, and members of City Council. The program is currently in its fifth year. Its accomplishments to date include the establishment of the New Kensington Community Garden Center, which is used and supported by community residents and the management of 49% of the neighborhood's 1,100 unmanaged vacant lots through cleaning and mowing, tree plantings, and the transfer of land to adjacent homeowners for gardens and other uses. More information about the Philadelphia Green initiative can be found at:

<http://www.pennsylvaniahorticulturalsociety.org/phlgreen/index.html>

Flower Power

Hundreds of species of plants, fungi, and bacteria have the ability to act as detoxification centers for polluted soil. These plants have the ability to grow in contaminated sites and filter the harmful pollutants that many times devalue the land they are thriving on. In coordination with the City of Youngstown, Youngstown State University, and local government agencies, contaminated sites or vacant lots can be cleaned and greened through the introduction of specific plant species. The following is a brief list of plants that can help decontaminant ground pollution:



- Sunflowers – lead and uranium
- Ferns – arsenic
- Alpine Herbs – zinc
- Mustards – lead
- Clover – oil
- Poplar trees – cleaning solvents

By strategically planting certain plant species in the Idora Neighborhood, pollutants can be absorbed.

Strategy: E.13

Educate residents about the benefits and incentives of locating to healthier portions of the neighborhood/ city as outlined in Youngstown 2010 (Accepting that we are smaller).

The neighborhood and city should consider the possibility of developing a program to offer the opportunity to residents on streets with large-scale vacancy to relocate to other, healthier portions of the neighborhood or city. Incentives should be provided for those who choose to move. Relocating residents would allow for the creation of larger parks as well as provide increased efficiency for infrastructure maintenance.

Strategy: E.14

Develop a best practices guide regarding ways to turn vacancy into an opportunity.

Youngstown is not alone in dealing with vacancy, cities from St. Louis, Missouri to Flint, Michigan deal with the issue of vacancy each day. Every city has their own approach and many have been highly successful in reusing vacant land and structures. The neighborhood and city should work in partnership to create a best practices guide. A best practices guide would provide the city and neighborhood with practices that have been successful in other cities, and could be used in other neighborhoods dealing with vacancy throughout the city.

Strategy: E.15

Encourage strict enforcement of litter control and dumping ordinances.

The city should require property owners to maintain vacant lots and should also intensify the enforcement of city codes pertaining to abandoned homes and vehicles. Increased monitoring and enforcement should be used to eradicate dumping, littering, tall grass and weeds.

Strategy: E.16

Encourage the development of new quality infill housing in strategic locations.

The neighborhood and city should work to develop infill housing in strategic areas where vacancy is minimal. Infill housing should not be developed in areas of large scale vacancy. Infill housing should be consistent with the architecture and character of the existing housing stock within the neighborhood. Strategic infill development will help to stabilize neighborhood streets.

BEST PRACTICES

Strategy: E.14 Develop a best practices guide regarding ways to turn vacancy into an opportunity.

National Vacant Properties Campaign

The National Vacant Properties Campaign exists to provide everyone – individuals, advocates, agencies, developers, non-profits, and others – with information resources, tools, and assistance to support their vacant property revitalization efforts. The overarching goal of the Campaign is to help communities prevent abandonment, reclaim vacant properties, and once again become vital places to live. Their mission is fulfilled through four actions:

1. Developing a national network of vacant property practitioners and experts.
2. Providing tools and research.
3. Making the case for reclamation efforts.
4. Building the capacity of local, regional, and national practitioners and decisionmakers through technical assistance and training.

More information about the campaign can be found at : <http://www.vacantproperties.org>



SUMMARY OF ESTIMATED IMPACT OF GREENING ON PROPERTY VALUES

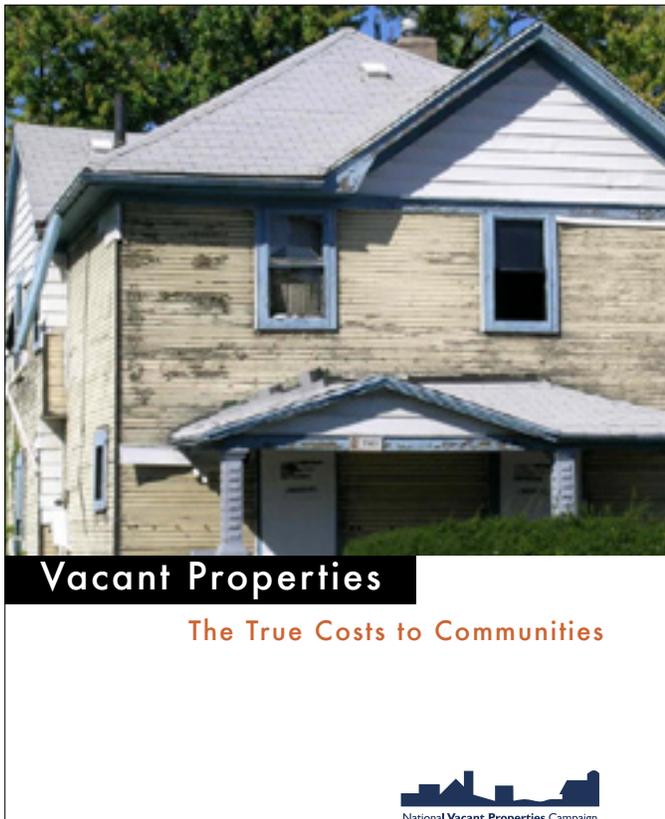
BASED UPON THE 2004 MEDIAN PRICED PHILADELPHIA HOME OF \$82,700

Variable	% Impact	\$ Impact
Near a new tree planting	9%	\$7,443
Improvements to streetscapes	28%	\$23,156
Adjacent to vacant lot	-20%	-\$16,540
Adjacent to stabilized greened lot	17%	\$14,059
1% increase in crime index	-14%	-\$11,578

*The above table summarizes the magnitude of the various estimated effects on house values from different public investments. "Percent Impact" shows the expected percent change in value, while "Dollar Impact" shows the expected dollar change in value when the percent impact is multiplied time the median value of a typical Philadelphia home, which was \$82,700 in 2004.

Source: University of Pennsylvania Wharton School of Business

Table F.1: Research has proven that the greening of vacant lots has a positive impact on the property values of surrounding lots according to a study by the University of Pennsylvania's Wharton School of Business



Reports such as this one by the National Vacant Properties Campaign can help guide neighborhood and city policy towards vacant land and structures



Deconstruction crews should salvage usable materials from homes to be demolished for reuse to ensure maximization of recycling opportunities and to limit the amount of residential construction waste headed to the landfill

BEST PRACTICES

Strategy: E.14 Develop a best practices guide regarding ways to turn vacancy into an opportunity.

Buffalo ReUse

Buffalo ReUse is a not-for-profit organization, established in 2006 in response to the City of Buffalo’s plans to develop deconstruction as a competitive alternative to the demolition of abandoned housing stock. For over a year, a committed team of volunteers has worked to develop an organizational structure, raise funds to support full-time start-up, obtain a license and insurance to deconstruct buildings in the City of Buffalo, deconstruct two entire structures, salvage over 25 abandoned structures, and initiate part-time sales of used materials.

Buffalo ReUse’s goal is to initiate a full-time deconstruction crew that can work on refining the process of deconstruction and create a model for other cities that struggle with the same issues. If Buffalo ReUse can demonstrate proficiency at this task, they’re confident that they can return numerous benefits to the city in the form of job creation and training, recycling and material salvage, economic development, and support for community development. The decision to deconstruct a building becomes an opportunity to reinvest in our communities to create opportunity from what otherwise would be thrown away.

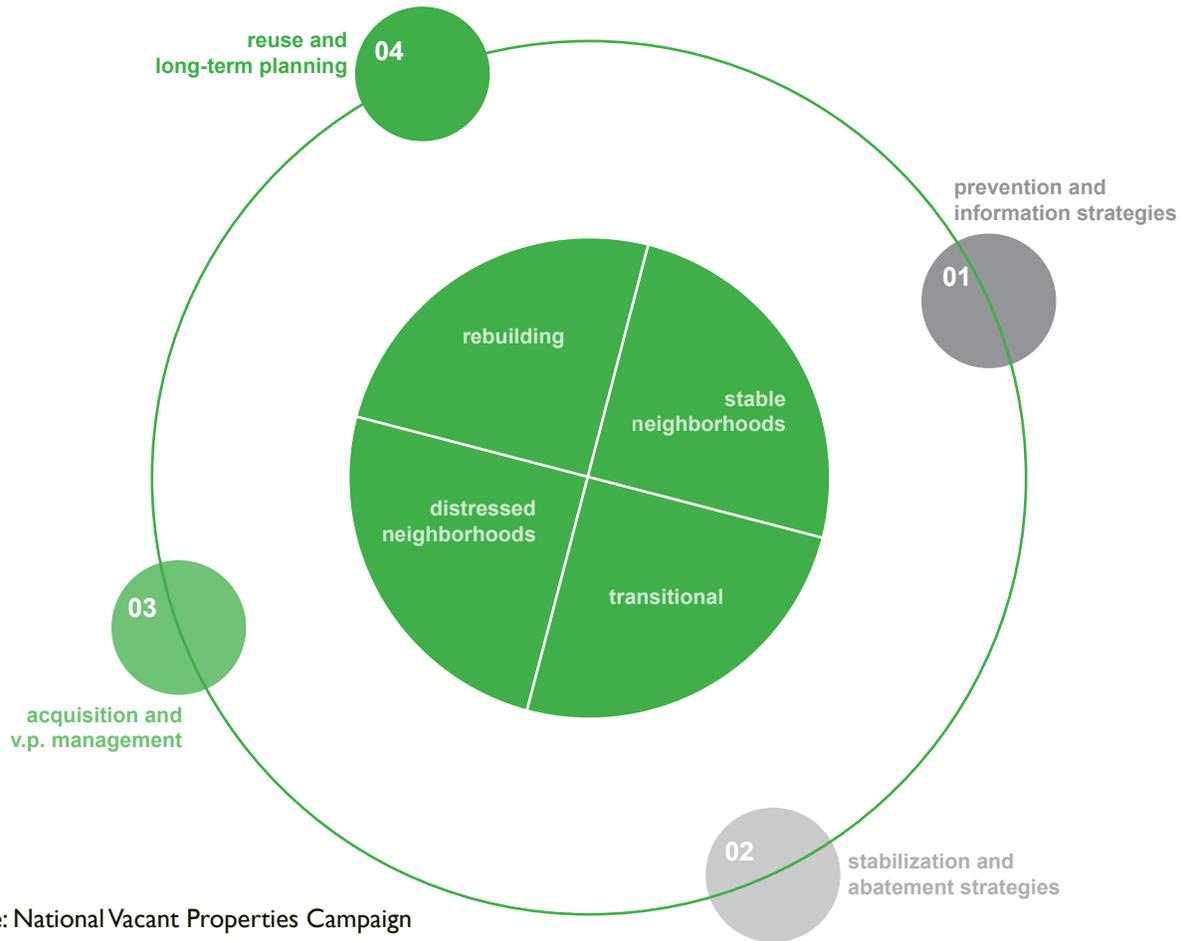
Buffalo ReUse is preparing to initiate a full-time crew that will conduct both deconstruction and salvage operations in the City of Buffalo. Here are some ways that Buffalo ReUse is saving reusable materials from the landfill and encouraging reuse:

- * Deconstructing city and privately owned properties to salvage lumber and building materials.
- * Supporting LEED building credits for developers to encourage more “green-minded” development.
- * Accepting donations from homeowners of new or used building materials so less reusable material is dumped in the landfill, particularly during bulk trash pick-ups.
- * Educating the community about the potential value of materials locked in abandoned buildings.

More information can be found at: <http://www.buffaloreuse.org/Main/HomePage>



vacant properties **revitalization** cycle



Source: National Vacant Properties Campaign

BEST PRACTICES

Strategy: E.14 Develop a best practices guide regarding ways to turn vacancy into an opportunity.

A Piece of Cleveland

A Piece of Cleveland (APOC) is a social enterprise whose mission is to recycle buildings in the City of Cleveland. As a member of the growing trend of Green Companies, APOC is an organization that supports positive development in:

- * Economic Development: by creating new industries, training under-employed peoples in good jobs, and creating new markets for salvaged building materials.
- * Environmental Development: by being good stewards of the land and preserving good materials.
- * Human/Social Development: by saving the materials of our cities we acknowledge our heritage and history. APOC honors the past, while embracing the future as a “shrinking city”.

It is APOC's theory that by creating positive growth markets for salvaged building materials they can accelerate the systematic deconstruction of those properties that have been long abandoned and left vacant.

More information can be found at: <http://www.apieceofcleveland.com/index.html>



Goals and Strategies



Goal F:
Clean and green the neighborhood with the help of the city, local organizations and Idora's own residents.

- Strategy: F.1 Establish seasonal neighborhood clean ups.
- Strategy: F.2 Ensure that infrastructure is adequately and consistently maintained.
- Strategy: F.3 Encourage increased recycling and environmental responsibility throughout the neighborhood.
- Strategy: F.4 Reuse vacant land for green uses.

GOAL F: CLEAN AND GREEN THE NEIGHBORHOOD WITH THE HELP OF THE CITY, LOCAL ORGA- NIZATIONS AND IDORA'S OWN RESIDENTS.

The Idora Neighborhood has many assets to build on including large, shade trees and empty parcels with potential to increase greening opportunities. To successfully accomplish a clean and green neighborhood, coordination and cooperation should come from residents, local governments and non-profit organizations. A clean and green neighborhood not only benefits the residents who live there, but also businesses looking to relocate and people moving into the area. With the following recommendations, Idora can restore itself to being a beautiful place to live, work, and visit.

Strategy: F.1 Establish seasonal neighborhood cleanups.

During the planning process a neighborhood cleanup was organized at which Idora residents participated in cleaning up their neighborhood. Many truck loads of trash, debris and tires were removed from the neighborhood. A cleanup had not been organized in the neighborhood for many years and was something that the residents showed great interest in continuing. A regularly scheduled clean up would not only bring the residents together, but keep the neighborhood in good condition and encourage people to take better care of their own property.

Strategy: F.2 Ensure that infrastructure is adequately and consistently maintained.

To ensure a safe and well maintained neighborhood, all streets and sidewalks must be regularly improved. Neighborhood residents should contact the city to make them aware of infrastructure related issues that need addressed. Keeping these important networks functioning properly makes the neighborhood safer as well as more visually appealing.

Strategy: F.3 Encourage increased recycling and environmental responsibility throughout the neighborhood.

Residents should be educated on the benefits of recycling and not littering. Debris removed during cleanups should be recycled when possible. Tires pulled from vacant lots can be shredded and used for ground cover on trails and playgrounds throughout the neighborhood. Youngstown Litter Control and Recycling should hold a workshop on recycling and the consequences of littering and benefits of recycling.



Tires can be ground and reused as mulch for playgrounds

from a future of **blight** to one that is **bright**



blight

bright

Strategy: F.4

Reuse vacant land for green uses.

The neighborhood's vacant properties should be reused for green uses as outlined in Goal E.

The **conversion of abandoned homes and vacant lots to green uses** is a top priority for neighborhood residents.

BEST PRACTICES

Strategy: F.1 Establish seasonal neighborhood cleanups

Groundwork Providence

For the past 20 years, Groundwork Providence has helped Providence, Rhode Island residents organize cleanups. The organization has developed a handbook to help neighborhood associations execute successful cleanups. The handbook includes:

- Notes on litter and the history of the cleanup
- Do's & Don'ts for the Day of the Cleanup
- Steps for Organizing a great cleanup
- A sample press-release

The hand book can be downloaded from:

<http://www.groundworkprovidence.org/NeighborhoodCleanup.pdf>



Street Tree Planting Strategy



Historic Volney Road is one of many partially tree lined streets. The street tree planting strategy will help to restore the tree lined beauty of the neighborhood's streets.



Cohasset Drive, tree lined and paved in brick, is another example of a great tree lined street in the Idora Neighborhood.

GOAL F: CLEAN AND GREEN THE NEIGHBORHOOD WITH THE HELP OF THE CITY, LOCAL ORGA- NIZATIONS AND IDORA'S OWN RESIDENTS.

Building on the foundation of Goal F, a street tree planting strategy was developed for the Idora Neighborhood. The street tree plantings have been broken down into three phases to create a more manageable project. Street trees will provide the neighborhood with many benefits, as studies have shown a correlation between street trees and increased property values. Street trees will also play a role in creating a neighborhood that is less conducive to criminal activity. A healthy tree canopy along each neighborhood street enhances aesthetics and creates a more attractive place to live. A hearty urban forest also helps to improve air and stormwater quality. In order for the street tree project to be successful the correct type of trees must be planted throughout the neighborhood. These trees must be able to endure and thrive in sometimes harsh urban conditions. A list of potential tree types is provided at right. The phase maps can be found on the following pages.

Phase 1: Major Roads and Neighborhood Gateways.

The first phase of street tree plantings in the Idora Neighborhood should occur along Glenwood Avenue and Canfield Road. These roadways handle significant traffic volume and are the gateways to the neighborhood. Planting hearty street trees along the roadways will make the corridors more appealing and walkable. Street trees will provide a buffer from traffic along the two corridors and enhance the streetscape.

Phase 2: Major Interior Neighborhood Roads and Roads Surrounding Parkspace.

The second phase of street tree plantings should occur along major interior roadways and roadways bordering parkspace. Volney Road and Parkview Avenue are the two major interior roadways and should be included in this phase. The other roadways, including Mineral Springs Avenue, Lake Drive, Indianola Avenue, LaClede Avenue, Brentwood Avenue, portions of Colfax Street, and a newly proposed road, surround proposed parkspace. Creating tree lined streets will help to enhance the appeal of the adjacent parkspace.

Phase 3: All Local Neighborhood Streets.

In the third and final phase of the street tree planting project all remaining neighborhood streets should be planted. This will complete the greening of the neighborhood with new trees. Planting the remaining streets will make them more attractive and aid in creating a better neighborhood.

RECOMMENDED TREE TYPES

The recommended tree types are ones that are able to survive in the urban conditions of northeast Ohio. Each street should select one tree type and plant it on both sides of the street every thirty feet. The only exceptions to this rule are those areas that are all park. Park areas should utilize the same species on all roadways surrounding the park and a different species for the other side of the roadway with homes fronting the parkspace.

Red Maple

Red Maples are recommended for east-west residential streets in the neighborhood. Red Maple's maximum height is typically between 60 and 80 feet.



Sugar Maple

Sugar Maples are recommended for east-west residential streets in the neighborhood. Sugar Maple's maximum height is typically between 75 and 100 feet.



Oak

Oaks are recommended for east-west residential streets in the neighborhood. There are a number of Oak species in northeast Ohio and all are acceptable for the neighborhood. Oak's maximum height varies depending on variety.



London Planetree

London Planetree is considered one of the best choices for lining streets. This tree should be used for residential streets and may be the best option for Volney Road and the surrounding historic area. London Planetree's maximum height is 70 feet.



RECOMMENDED TREE TYPES

American Sycamore

American Sycamores are recommended for parks to remain consistent with the established aesthetic of Mill Creek Park. American Sycamores are similar to the London Planetree described previously. American Sycamore's maximum height is typically between 80 and 100 feet. Sycamores can grow to be very large trees.



Japanese Zelkova

Japanese Zelkovas are recommended for the Canfield Avenue Residential Corridor. Japanese Zelkova's maximum height is typically between 50 and 75 feet.



Ginkgo

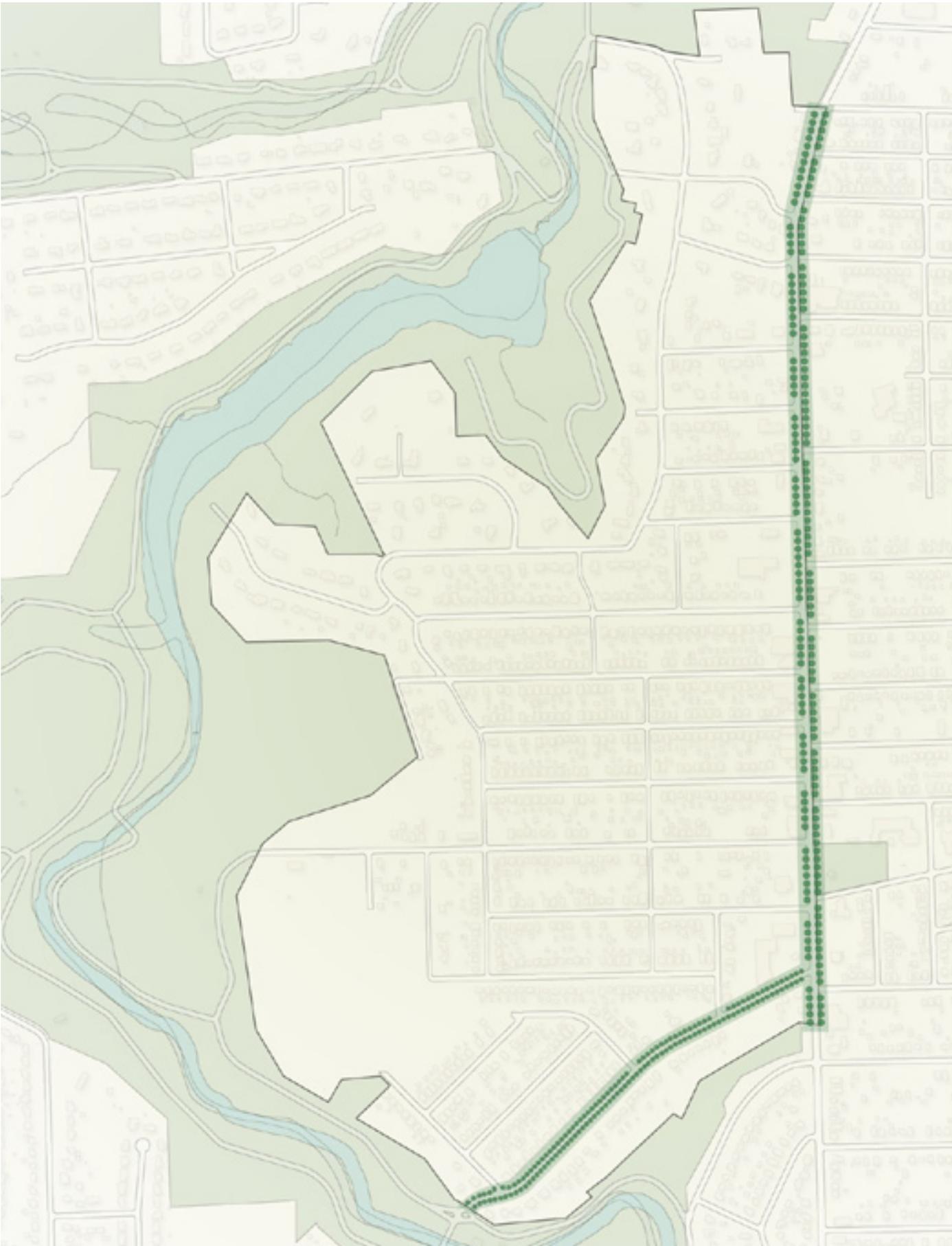
Ginkgos are recommended for any street in the neighborhood. Only the male species is acceptable for use because the female drops a foul smelling fruit. Ginkgo's maximum height is typically between 60 and 100 feet.



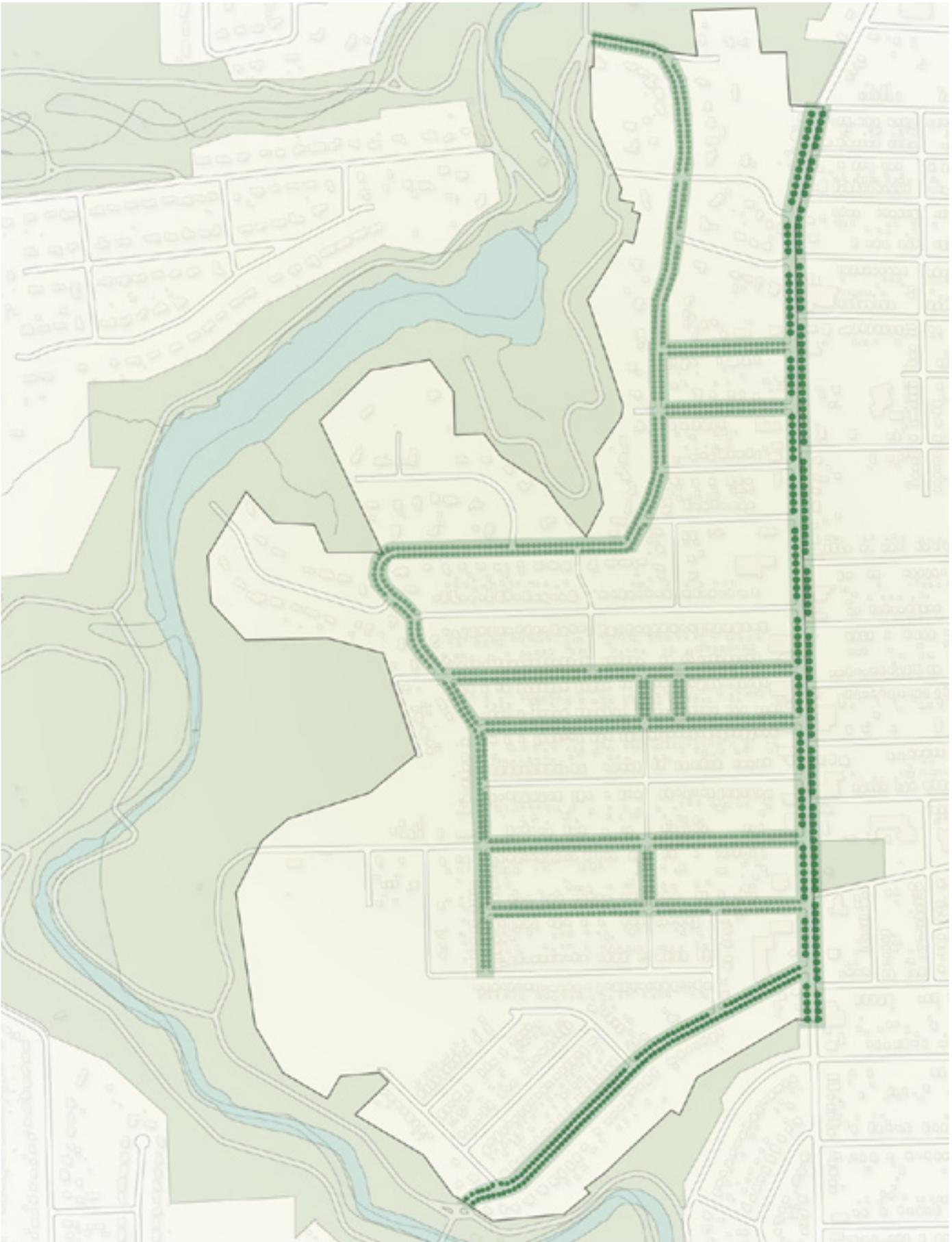
Thornless Common Honeylocust

Thornless Common Honeylocusts are recommended for the Glenwood Avenue Commercial Corridor. Thornless Common Honeylocust's maximum height is typically between 75 and 80 feet.

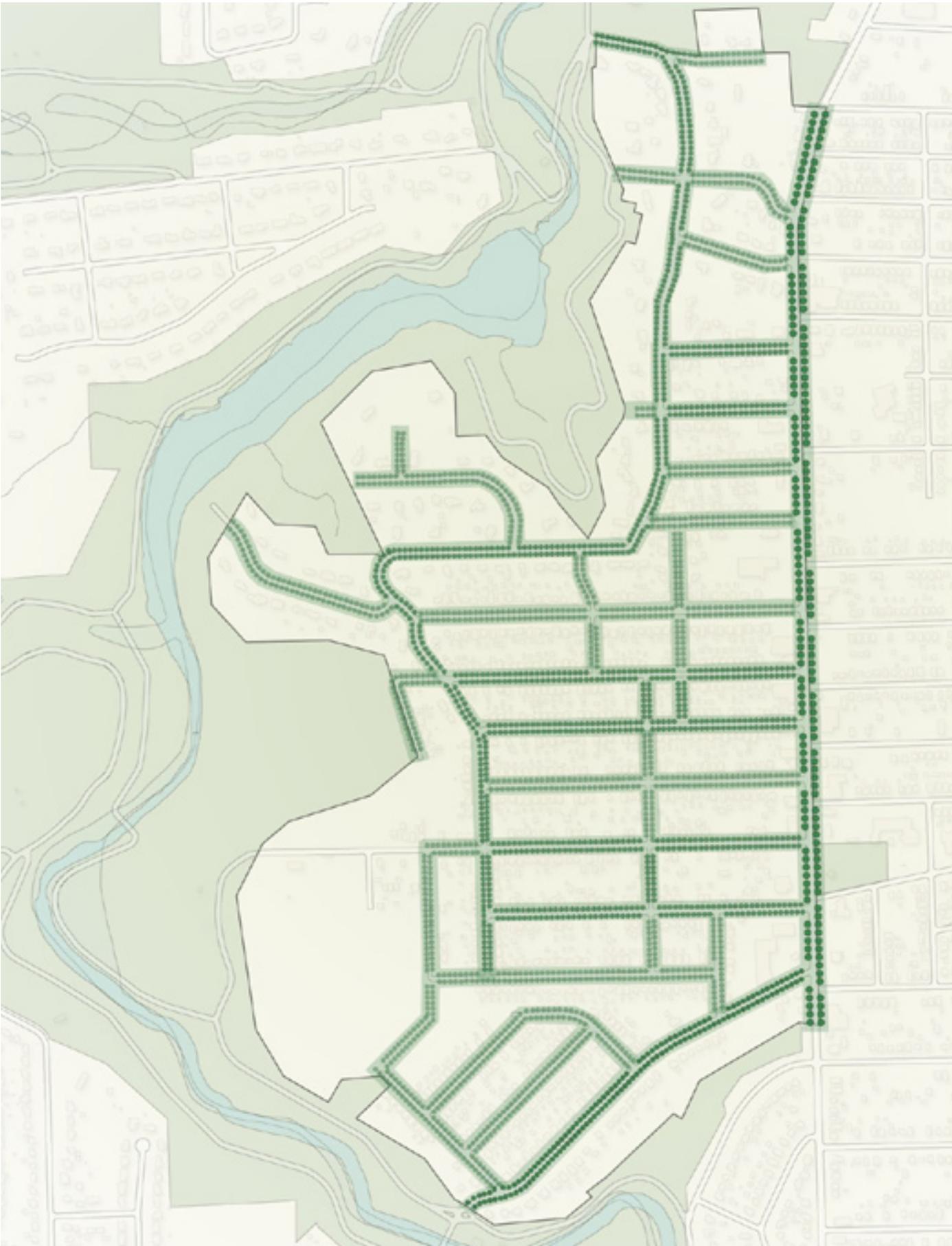




Map F.I Street Tree Planting Strategy Phase I



Map F.2 Street Tree Planting Strategy Phase 2



Map F.3 Street Tree Planting Strategy Phase 3

