

Background Chapter

IDORA NEIGHBORHOOD

COMPREHENSIVE NEIGHBORHOOD PLAN

Background

YOUNGSTOWN 2010 VISION

ACCEPTING THAT WE ARE A SMALLER CITY:

Youngstown should strive to be a model of a sustainable mid-sized city.

DEFINING YOUNGSTOWN'S ROLE IN THE NEW REGIONAL ECONOMY:

Youngstown must align itself with the realities of the new regional economy.

IMPROVING YOUNGSTOWN'S IMAGE AND ENHANCING QUALITY OF LIFE:

Making Youngstown a healthier and better place to live and work.

A CALL TO ACTION:

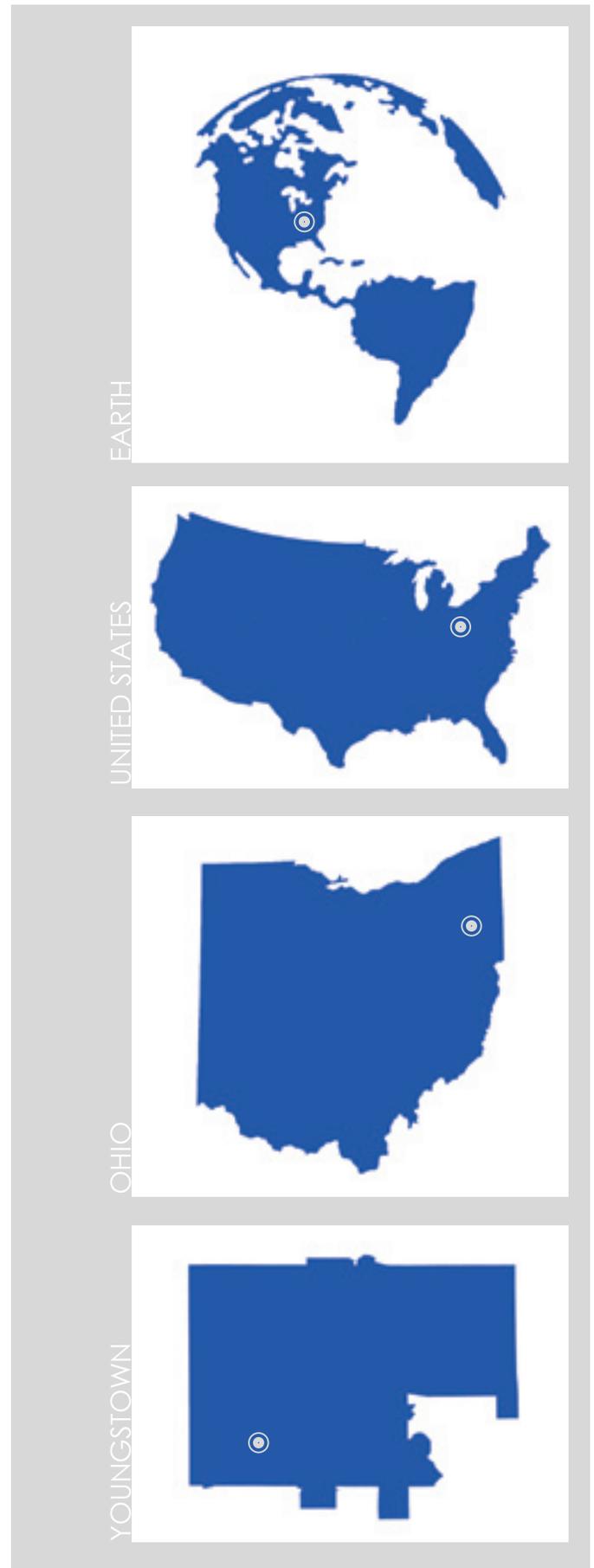
An achievable and practical action-oriented plan to make things happen.

REGIONAL CONTEXT

Youngstown, Ohio is located in northeast Ohio. The region is strategically located within short travel of many major US cities and has historically been an industrial powerhouse. Due to industrial decline much of the region has been forced to reinvent itself just as the Idora Neighborhood will need to do. The City of Youngstown has experienced a large scale transformation from a city of 170,000 to a much smaller city of only 80,000. Despite this transformation Youngstown still retains many of the cultural amenities, institutions, parks and beautiful architecture from its past.

Today, many retirees, families, couples and singles are rediscovering Youngstown. With over 100 neighborhoods to choose from, there are many options. The Idora Neighborhood is no exception, and offers a wide array of amenities from a diverse housing stock to its location on the doorstep of Mill Creek MetroParks, a world class park system. Located on the southside of the City of Youngstown the neighborhood is a short drive from downtown and Youngstown State University. The great location of the neighborhood within the City of Youngstown, Mahoning Valley, State of Ohio, United States, and the world has helped to position the neighborhood for positive change.

YOUNGSTOWN, OHIO
has experienced tremendous change and transformation over the last one hundred years.



Map I.1 Idora Neighborhood Locator

Background

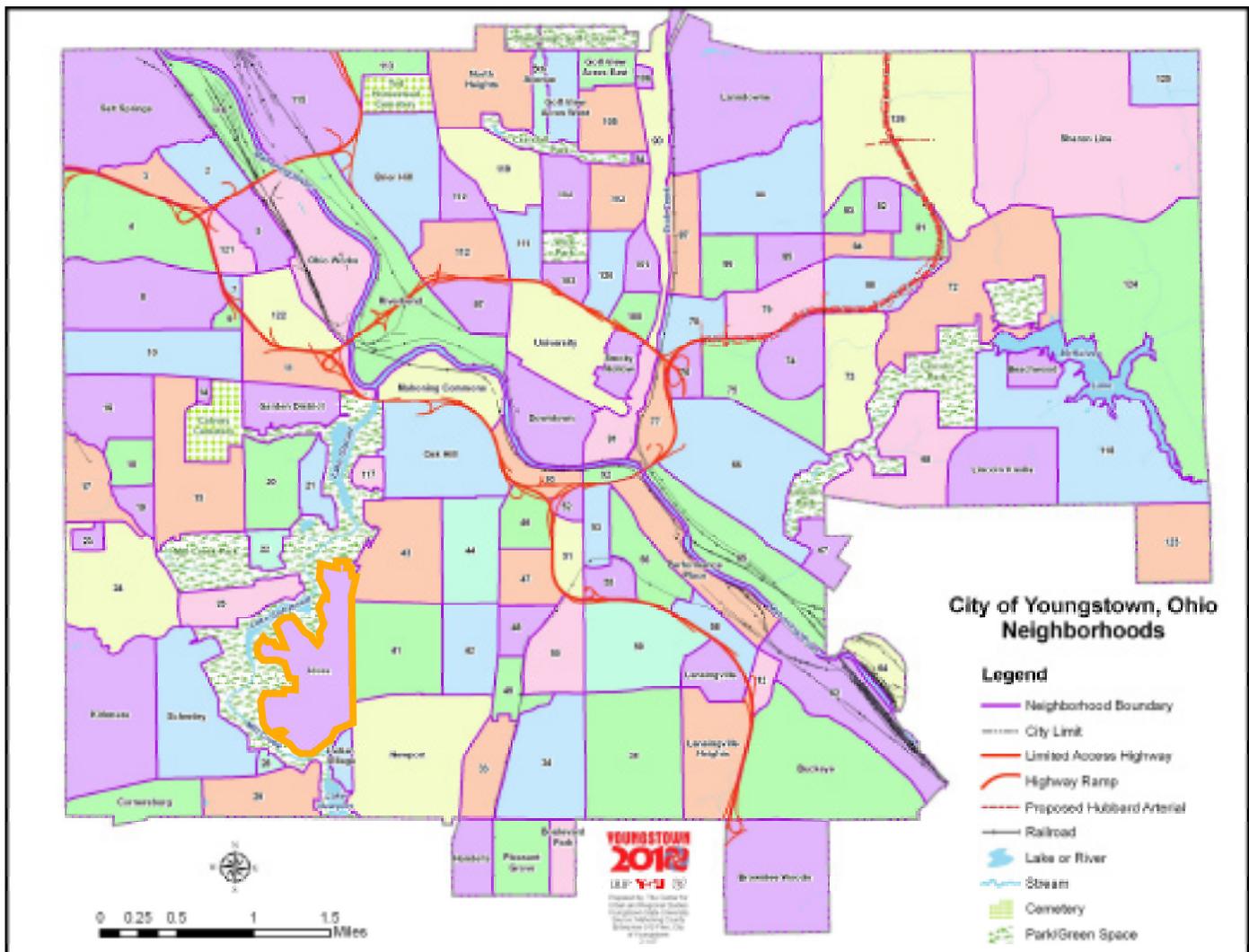
Glenwood Avenue is a shared border with other southside neighborhoods and should be viewed as mutual concern by all the neighborhoods bordering the corridor. It is also foreseeable that change in one neighborhood can be the impetus for change in adjacent neighborhoods, which necessitates the consideration of Idora in the broader context of the city's southside neighborhoods.

NEIGHBORHOOD BOUNDARY

The Idora Neighborhood is framed by strong boundaries namely Mill Creek Park – serving as a natural boundary to the north, south and west, and Glenwood Avenue - serving as a man-made physical boundary to the east. Map 1.3 outlines the neighborhood boundaries in yellow. While Mill Creek Park generally frames the north, south, and west of the neighborhood, there are also streets at the northern and southern portion that help to strengthen this boundary. Old Furnace Road is the northern most roadway and continues into Mill Creek Park, while Canfield Road is the southern most roadway and connects to the city's westside. The Neighborhood Plan adopts the area shown in Map 1.3 as the primary study area.

IDORA

“A neighborhood framed by **strong boundaries** including Mill Creek Park and Glenwood Avenue”



Map 1.2 Youngstown Neighborhoods



Map I.3 Idora Neighborhood Boundary

Background

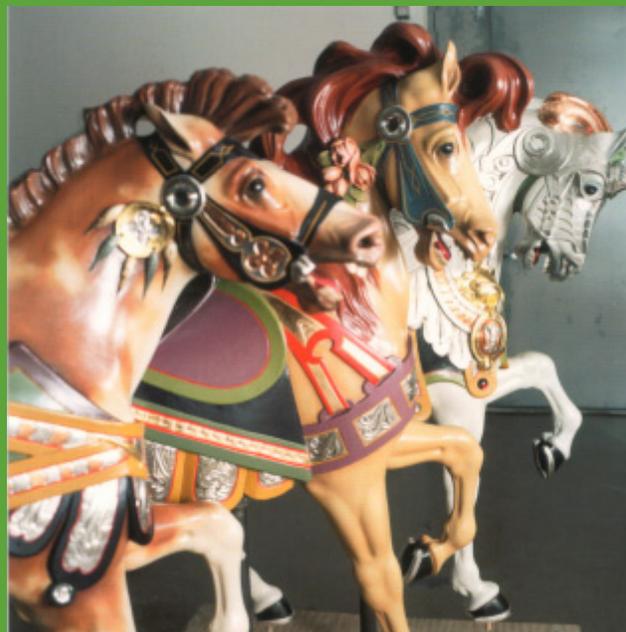
HISTORY

Opening on May 30, 1899, Idora Park was built by a streetcar company. It was common during this time in America for trolley parks to sprout up at the end of trolley lines to generate weekend revenue, as was the case with Idora Park. The trolley line ran south on Market Street, west on Warren Avenue, south on Hillman Street, west on Sherwood Avenue, south on Glenwood Avenue and ended going westbound on Parkview Avenue into the Idora Park terminal.

The park's expansion coincided with the growth of the south side of Youngstown in the Fosterville Neighborhood (a portion of which is now part of the Idora Neighborhood). Fosterville was named after Colonel Lemuel Talcott Foster, a lifelong friend of President McKinley born in nearby Niles, Ohio. Foster owned more than 300 acres that made up Fosterville. The neighborhood is best known for the Fosterville Coal Company, which was owned by Foster. Operating from 1875 until the 1910's, the coal mine was considered one of the most productive mines with some of the highest quality coal in the country. In 1903, the Fosterville area was incorporated into Youngstown. A portion of the southside, east of the Idora Neighborhood, is still referred to as Fosterville.

Idora Park remained successful until its decline in the late 1970's. The primary reason for its survival was the park's use as a company picnic location. Decline of the park continued until a fire (caused by a spark from a welder's torch) on April 26, 1984 destroyed the Wild Cat coaster (the premier ride), the Lost River ride, 11 concession stands, and the park office. The park operated through the summer of 1984, but with its premier ride gone, a decision was made to close the park. Idora Park closed its doors for good on September 16, 1984. On March 5, 2001, the historic Idora Ballroom burned down, closing the final chapter on Idora Park's history. On July 26, 2001 the Wild Cat, Jack Rabbit, and all other decaying structures (all unsalvageable) were demolished by bulldozers to prevent any future fires.

The only surviving tribute to the park is its carousel. The complete 1922 wooden carousel was sold at a 1984 auction to two private individuals from the Brooklyn, New York area. The couple completely restored the carousel and plan for it to find its permanent home in Brooklyn Bridge Park.



Background

DEMOGRAPHICS

Population

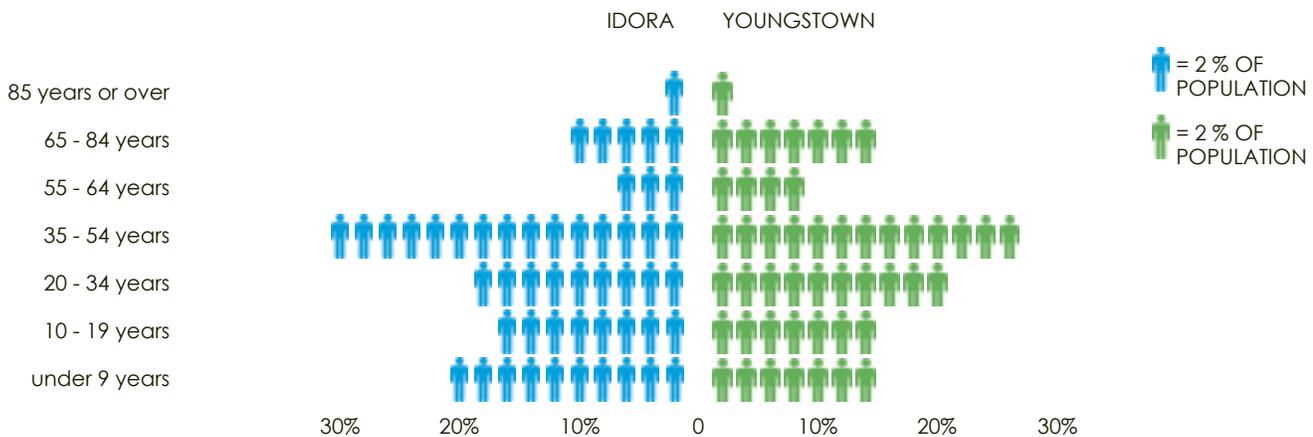
The U.S. Census indicates the makeup of the Idora Neighborhood has changed significantly in the past 30 years, realizing both increases and decreases in specific segments of population. Tracing Idora’s population across history reveals consistent population loss between 1970 and 2000, a trend shared to varying extents by many of Youngstown’s neighborhoods. Table 3.1 illustrates a consistent population loss from the year 1970 until 2000, directly relating to the economic stability of the city. In 1970, 16 percent of the population was African American, 84 percent was White, and 0.2 percent fell into the census class as other. Whereas in 2000, 79 percent of Idora’s population was African American, 17 percent was White, and four percent fell under the Census “other” category.

Age Structure

The Idora Neighborhood has three defined age groups when compared to the City of Youngstown. The population under 19 years of age is 35 percent, whereas the City of Youngstown has a population of 29 percent under the age of 19. Secondly, the middle age population between the ages of 35 to 54 is 29 percent, and the population of the City of Youngstown is 26 percent. Lastly, the population over the age of 65 is 11 percent, whereas the City of Youngstown has a population of 17 percent 65 years and older. These figures can influence many aspects of future growth and land use needs of a neighborhood. The key age groups found in the Idora Neighborhood are the populations under 19 years old and the middle-aged population between 35 and 54.

Population At Risk

As described above, Idora has a significant youth population, over a third of the neighborhood’s population is composed of youth. This population demands immediate attention. In 2000, a quarter of the population had not received a high school diploma and only 14 percent went on to earn a college degree, as shown in Graph 3.7. Educational attainment generally follows the same trends as the city, but has slightly lower attainment rates for children under the age of 19. The neighborhood compares well to the city for the number of residents with a college education. As the job market becomes more competitive each day, the educational attainment of the neighborhood will become increasingly important to obtain jobs in the global economy. The unemployment rate of Idora when compared to Youngstown is almost twice the level of the city as a whole. This also is directly related to higher poverty levels when compared to the city. Graphs 3.4 and 3.5 illustrate employment status and poverty level, showing the significant disadvantage the neighborhood has when compared to the city.



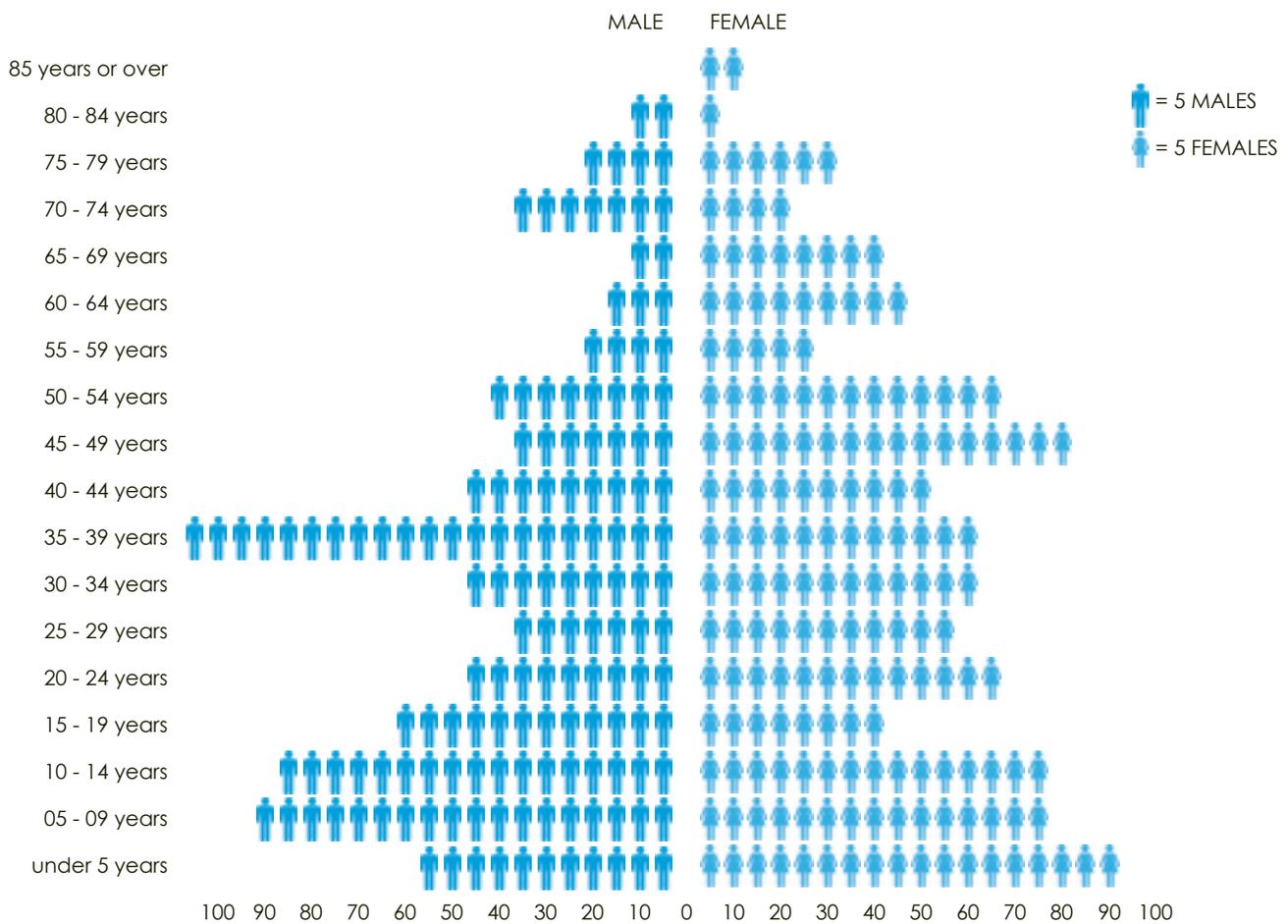
Graph 3.1 Idora and Youngstown Population Comparison by Age

IDORA NEIGHBORHOOD POPULATION AND RACE (1970-2000)

Population	1970	1980	1990	2000
White	2,154	1,235	628	281
Percent White	83.80 %	51.80 %	29.50 %	17.20 %
Black	412	1,122	1,480	1,296
Percent Black	16.00 %	47.10 %	69.60 %	79.40 %
Other	5	25	18	56
Percent Other	0.20 %	1.00%	0.80%	3.40%
Total	2,571	2,382	2,126	1,633
Percent Decrease		7.40%	10.70%	23.20%

Source: U.S. Census

Table 3.1 Idora Population and Race



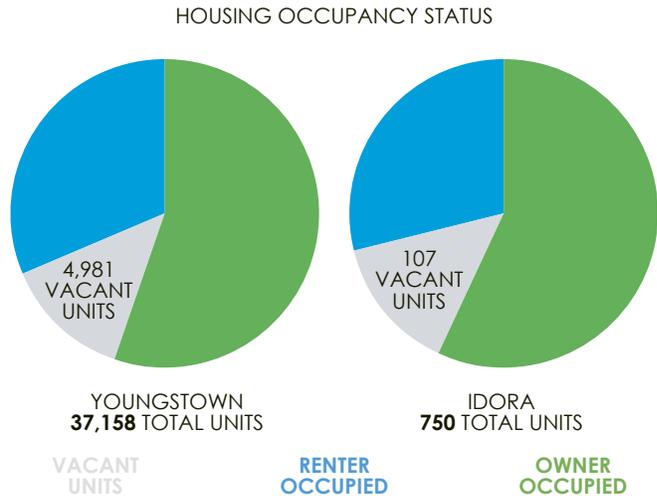
Graph 3.2 Idora Population by Age and Sex

Housing Status

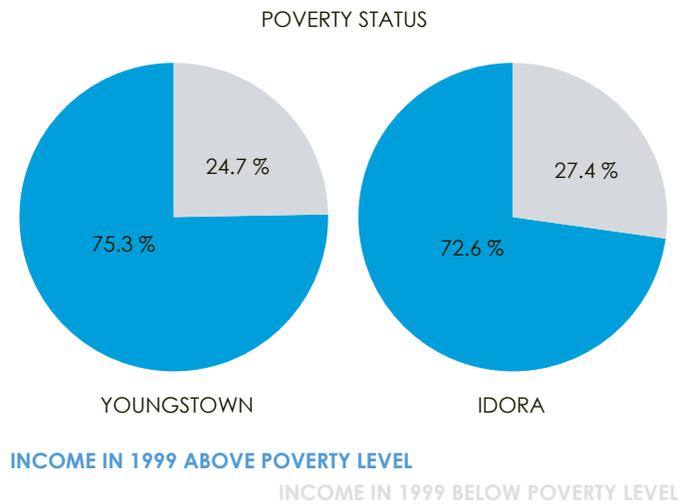
According to the U.S. Census, the Idora Neighborhood contains 750 housing units, with an 86 percent occupancy rate. The median year the residential structures were constructed is 1947, with a median value of the owner occupied housing units of \$33,767. The quality of housing stock is an important aspect of retaining a healthy social structure and neighborhood marketability. The age of the residential structures could provide problems for the future appearance of the neighborhood, as a majority of the homes are wood framed, with siding.

According to the 2000 U.S. Census, the owner-occupied homeownership rate for the neighborhood as a whole is 67 percent. Used as a measure of neighborhood stability and property maintenance, the neighborhood's homeownership as a whole is the same as the City of Youngstown at 67 percent ownership.

In the year 2000, the percent occupied housing units by renters was 33 percent and 14 percent of all housing units were vacant. These figures indicate a need for more investment in owner-occupied homeownership.



Graph 3.3 Idora and Youngstown Housing Status



Graph 3.4 Idora and Youngstown Poverty Status

Idora Neighborhood Residents





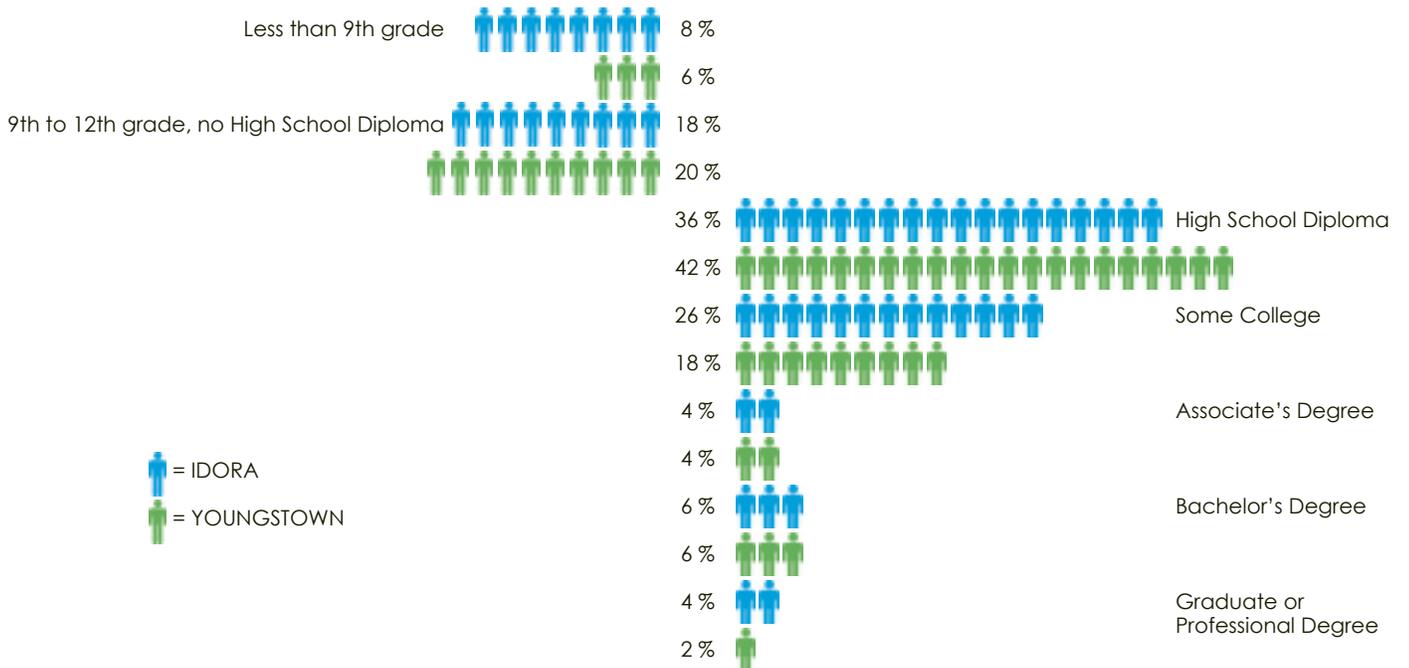
Graph 3.5 Idora and Youngstown Employment Status Comparison (16 years and Over)



IDORA MEDIAN YEAR STRUCTURE BUILT - 1947 TOTAL HOUSING UNITS - 750

YOUNGSTOWN MEDIAN YEAR STRUCTURE BUILT - 1947 TOTAL HOUSING UNITS - 37,158

Graph 3.6 Median Value Owner Occupied Housing Units



Graph 3.7 Idora and Youngstown Educational Attainment Comparison (Adults 25 and Over)

Background

CURRENT LAND USE

Located on the southside of Youngstown, the Idora neighborhood covers approximately 298 acres. It is bordered on the west and north by Mill Creek MetroParks, and on the south by the park. To the east are the predominantly residential neighborhoods of Warren, Newport, and Oak Hill. Table 4.1 summarizes the Idora Neighborhood's land use classification information.

Residential

The Idora Neighborhood is primarily composed of residential uses. Of the 1,150 total parcels, 1,029 are dedicated to single, two, and three family residential use – 89.5 percent of the Idora neighborhood. Only nine parcels are zoned for multi-family residential use constituting another 0.8 percent of the neighborhood. Six of the nine multi-family properties are located along Parkview Avenue, while the other three are located along Volney Road, Indianola Avenue, and Glenwood Avenue respectively.

The plans from 1951 and 1974 reflected this anticipated addition of people to the area because of the healthy city economy at that time. This housing is medium density, with parcels ranging in size from small and narrow to large and expansive.

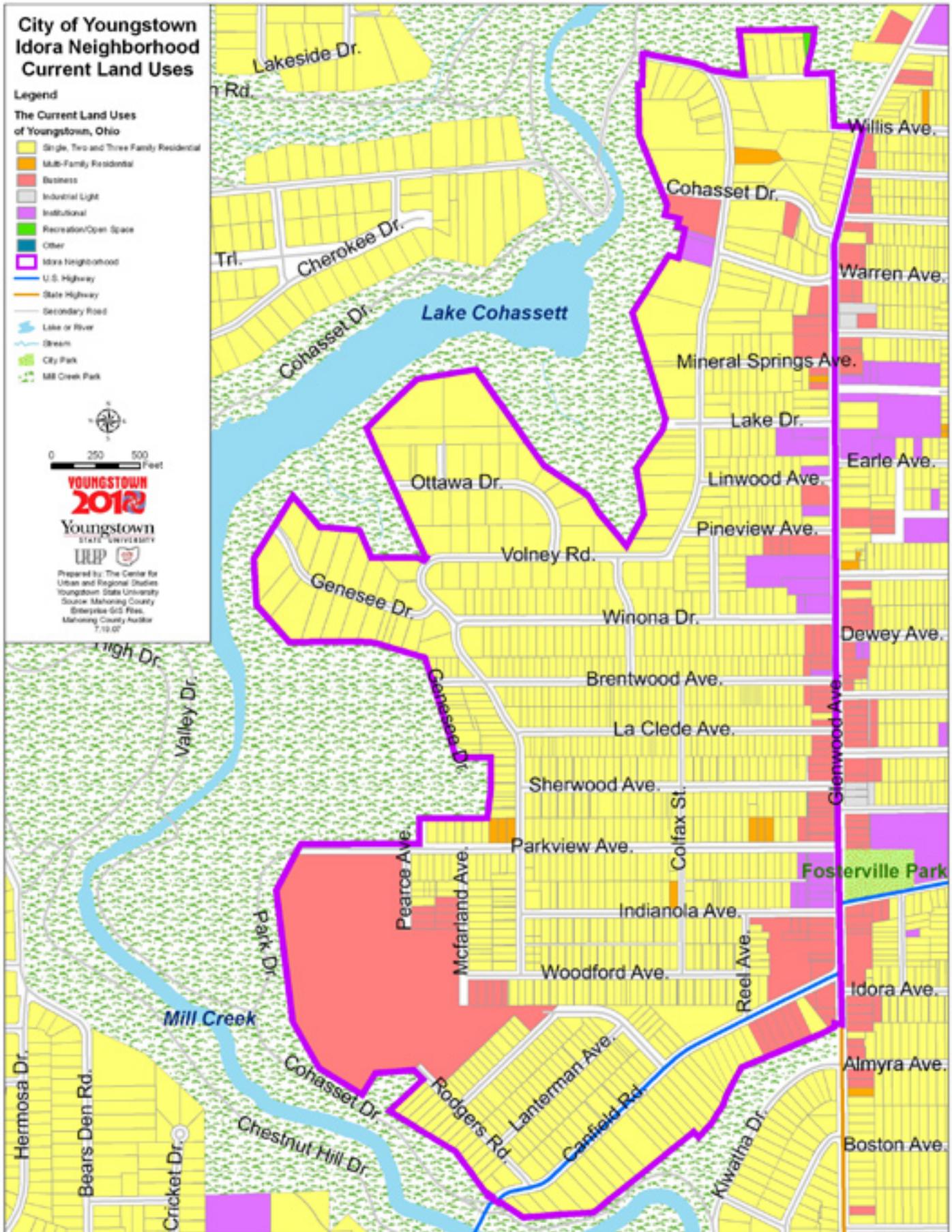
Idora Neighborhood Housing



IDORA EXISTING LAND USE		
Classification	Number of Parcels	Percent
Business	79	6.90 %
Institutional	32	2.80 %
Multi-Family Residential	9	0.80 %
Recreation/ Open Space	1	0.10 %
Single, Two and Three Family Residential	1,029	89.50 %

Table 4.1 Idora Existing Land Use





Map 4.1 Idora Current Land Use

Commercial

Business uses make up the next largest land use category in the neighborhood at 79 parcels or 6.9 percent of the planning area. Glenwood Avenue, which serves as the eastern border of the Idora Neighborhood, is the main commercial corridor. A commercial node is situated at the intersection of Glenwood Avenue and Canfield Road, which forms the southern boundary for the neighborhood. Other parcels zoned for business include two parcels in the northern portion of the neighborhood along Cohasset Drive and the former Idora Park site. Table 4.2 provides a list of existing and vacant businesses along Glenwood Avenue and their corresponding addresses.

Institutional

There are 32 parcels zoned for institutional use in the neighborhood composing 2.8 percent of the neighborhood. Institutional uses may include such places as assembly halls, gymnasiums, banks, churches, schools, libraries, and government buildings. A majority of the institutional uses in the neighborhood are located along the central portion of Glenwood Avenue. Table 4.3 is a list of the institutional uses located in the Idora Neighborhood.

Recreation/Open Space

Areas for recreation and open space are very limited within the neighborhood. There is only one parcel dedicated to recreation/open space in the neighborhood. The parcel, located in the northeast corner of the neighborhood, is owned by Mill Creek MetroParks. Although there is only one parcel set aside for recreation and open space within the neighborhood, Idora is surrounded by Mill Creek Park to the north, west, and south. Fosterville Park is also located on the east side of Glenwood Avenue in the Warren Neighborhood. These parks are a great asset to the neighborhood and access to them is valued by all residents.

Commercial Services

Although Glenwood Avenue is a main arterial in Youngstown, there is limited commercial activity in the Idora Neighborhood. Only 6.9 percent of the neighborhood's parcels are occupied by a commercial use - many of which are vacant. All of the commercial uses are retail. There are three small convenience stores, an adult movie theater, a hair salon, and a Family Dollar Store. This leaves most residents with few options for shopping for their basic needs.

Furthermore, jobs are few in the neighborhood due to the lack of commercial activity. In addition to the lack of basic commercial services, the Idora Neighborhood's economic potential suffers from the lack of local employment opportunities available to neighborhood youth and adults.

IDORA EXISTING COMMERCIAL USES	
Business	Address
York Mahoning Heating and Cooling Contractors	724 Canfield Road
Party Pantry	2732 Glenwood Avenue
Family Dollar	2708 Glenwood Avenue
Former Mr. Paul's Bakery	(vacant)
Parkview Inn	(vacant)
A-I Auto Repair	(vacant)
Sparkle Market	(vacant)
Former doctor's office	(vacant)
Dynasty Hair Salon	2414 Glenwood Avenue
Rescue Mission Distribution Center	2246 Glenwood Avenue
J.E. Washington Funeral Home	2234 Glenwood Avenue
Corner Store	
Corner Store	
Foster Art Theater	2504 Glenwood Avenue
Gina's Drive-thru	1942 Glenwood Avenue
Metro Assembly Services, Inc.	1910 Volney Road

Table 4.2 Idora Existing Commercial Uses

Foster Theatre



Religious Establishments

The churches within the Idora Neighborhood's borders are invaluable resources for the community. The three churches in the neighborhood are the Victory Lutheran Church of Youngstown, the Carmelite Fathers, and the Potter's House Church (non-denominational).

It is important to note that, while there has been no current involvement by the organization, the property formerly the site of Idora Park is owned by Mount Calvary Pentecostal Church. The church purchased the park in 1984 and planned to break ground on the "City of God" in 1987. The church later lost the site through foreclosure, but in an unlikely turn of events they regained control of the park for \$1. The church still plans to construct the "City of God", but twenty years later the site remains vacant.

Service Providers

There are several organizations present in the community that provide valuable services for both the neighborhood and the county as a whole. The Rescue Mission of Mahoning Valley (the Mission) "provides food, shelter and a second chance to all." The Mission maintains a voluntary resident program that evaluates clients with respect to academic, life, learning and job search skills. The program establishes goals and personal curricula for each client and a plan to achieve goals is set out for the clients. This voluntary program equips clients with the tools to move forward in life. The Rescue Mission Center on Glenwood Avenue does not provide food or shelter. The facility is a service and distribution center, and has an ideal meeting space for neighborhood meetings.

Mill Creek Park surrounds the Idora Neighborhood. The park encompasses approximately 2,600 acres, 20 miles of drives, 15 miles of foot trails, and a rare collection of gardens, streams, lakes, woodlands, meadows and wildlife for all to enjoy. Visitors will find a wide range of recreational opportunities such as hiking, biking, picnicking, boating, Par-3, or championship golf, tennis, sand volleyball and more. Many of the facilities can be found at the James L. Wick, Jr. Recreation Area. Universally accessible trails, fishing piers, playground and picnic areas are located throughout the park. Cabins and pavilions for group events are available for rental year-round.

Although it is not located in the Idora Neighborhood (immediately east), the Youngstown Playhouse Theater offers area residents a unique cultural amenity. Since 1927, the Youngstown Playhouse has been a haven for artistic expression and live theatre excellence and was once considered one of the nation's largest and most successful community theatres. The Theater, America's oldest ongoing community theatre, also offers youth shows and educational courses and has potential to play a vital role in the revitalization of surrounding neighborhoods.

IDORA EXISTING INSTITUTIONAL USES

Institution	Address
Victory Lutheran Church	2110 Glenwood Avenue
The Potter's Healing and Training Center Church	2420 Glenwood Avenue
Carmelite Fathers Church	1810 Volney Road

Table 4.3 Idora Existing Institutional Uses

Family Dollar



Victory Lutheran Church



Background

VACANCY

Forms

Vacancy exists in many forms throughout the Idora Neighborhood. The vacancy map (Map 5.1) illustrates the spatial distribution of vacant structures and vacant land throughout the neighborhood. Vacancy exists in various forms throughout the neighborhood. There are areas of the neighborhood typified by a pattern of scattered vacancy – a vacant building here and a vacant lot there. The areas of scattered vacancy can be seen on the map as having a green, red or yellow lot here or there, but not a series or concentration of color. There are areas of concentrated vacancy – a series of parcels with both vacant structures and land. The streets where vacancy is concentrated are heavily dominated with green, red and yellow coloring on the map.

The former Idora Park site represents another form of vacancy in the neighborhood – large lot vacancy which is classified as large parcels of underutilized land that were formerly occupied by an active use. The former Idora Park site is approximately 26 acres and has been vacant for over 20 years. The number of vacant lots and structures can be found in Table 5.1.

There are 1,150 parcels within the neighborhood boundaries and 351 or 30.5 percent of these parcels have some form of vacancy. There are 107 vacant structures and 244 vacant lots with no structure within the neighborhood. The vacant structures account for 15.7 acres of land in the neighborhood and parcels of vacant land account for 64.9 acres of land in the neighborhood. The total amount of land with some form of vacancy in the neighborhood is 80.6 acres or 27 percent of the neighborhood. The neighborhood also includes 208 parcels with tax liens. A tax lien is a claim against assets filed by a taxing authority against property of a person who owes back taxes.

Types

The type of use located on the parcel also results in various types of vacancy throughout the neighborhood.

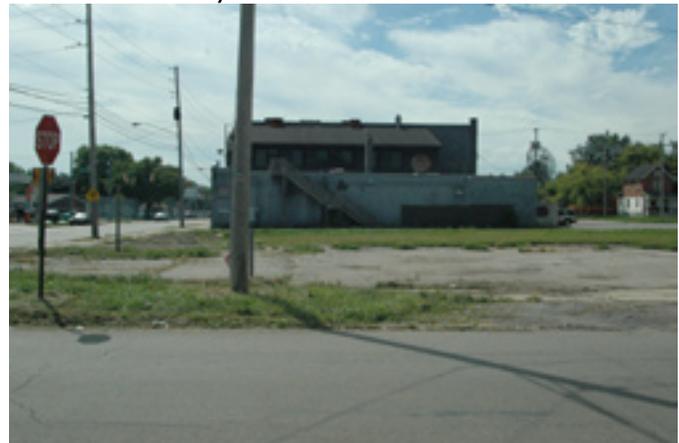
Commercial Structures

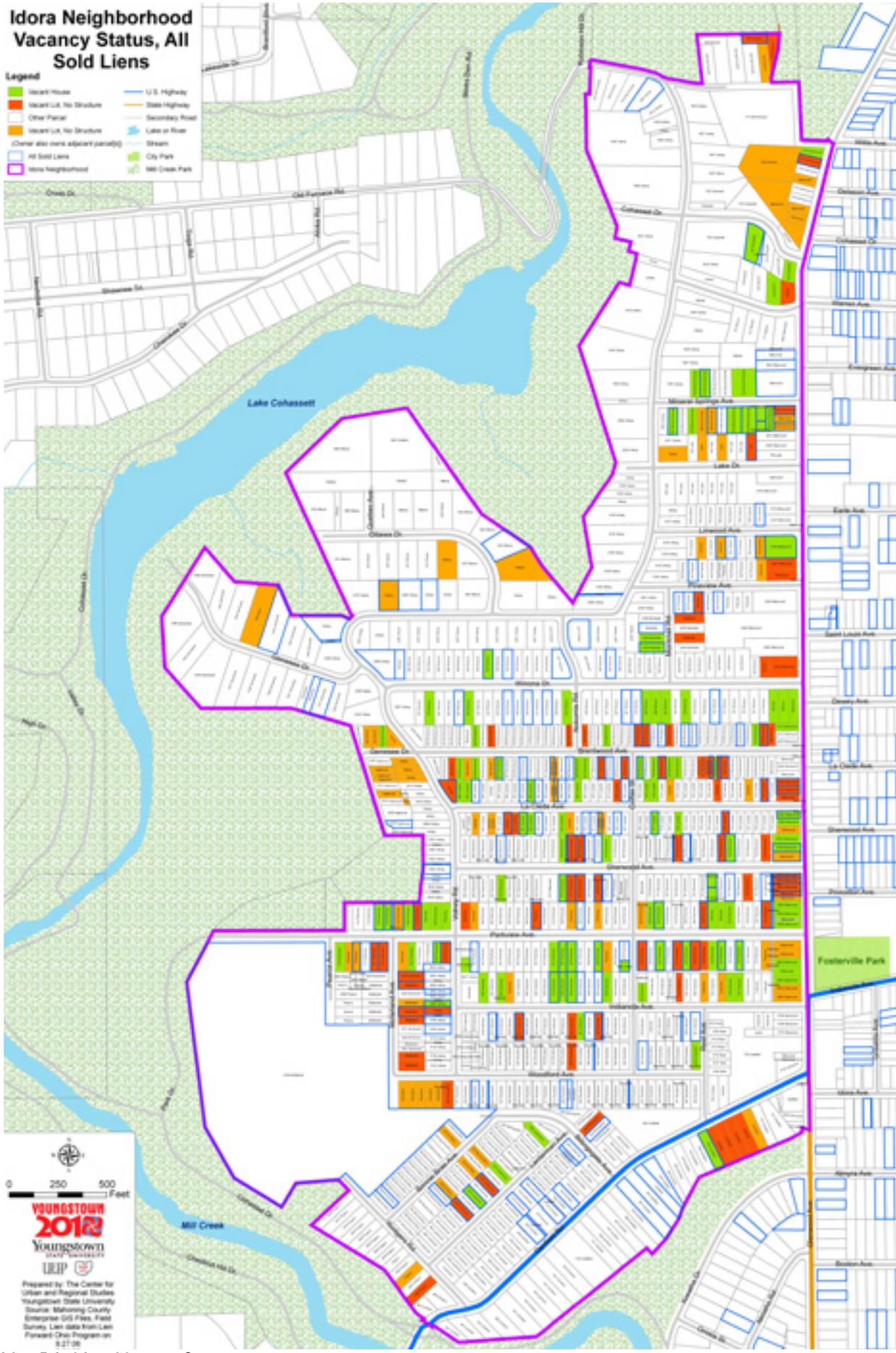
The Glenwood Avenue Corridor contains many vacant commercial and office structures. Some of the structures appear to be structurally sound and may present an opportunity for rehabilitation. Some of the structures are beyond repair.

Vacancy Type	Number	Percent of Total
Total Parcels	1,150	100 %
Vacant Structures	107	9.3 %
Vacant Parcels	166	14.4 %
Vacant Parcels Owned by Adjacent Property Owner	78	6.8 %
Tax Lien Parcels	208	18.1 %

Table 5.1 Idora Vacancy Breakdown

Commercial Vacancy on Glenwood Avenue





Map 5.1 Idora Vacancy Status

Residential Structures

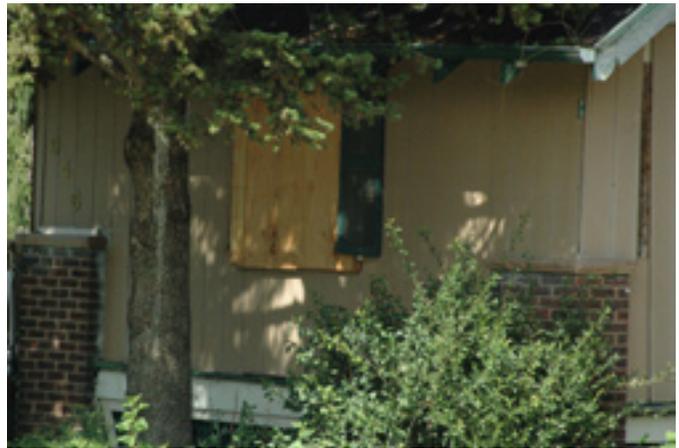
Within the residential portion of the neighborhood exists a number of vacant homes. Vacant homes are beacons for criminal activity. Many of these homes are beyond repair and need to be demolished, although there are a number of homes that could benefit from successful rehabilitation.

Land

Both Glenwood Avenue and the residential portion of the neighborhood contain many vacant lots with no structure. Many of the lots are not maintained and place a significant burden on the city. Much of the vacant land is also not productive in terms of tax revenue. A majority of owners do not pay taxes on vacant land in the neighborhood, especially owners that do not live within the neighborhood. Since taxes are not paid, many of these parcels have tax liens against them. There are also vacant lots in the neighborhood that are owned and maintained by an adjacent property owner. Examples of this are when a neighborhood resident is able to acquire an adjacent lot to expand their yard. Upon acquisition they are responsible for maintenance and payment of taxes. Vacant lots and vacant lots owned by an adjacent property owner have been separately distinguished on the Vacancy Status Map (Map 5.1).

Public Ownership

The neighborhood is bordered by Mill Creek Park, which is all publicly owned land. Within the neighborhood there is a minimal amount of publicly owned land. Eleven parcels totaling 1.13 acres of land is publicly owned, which equates to 0.3 percent of the neighborhood total. The public land within the neighborhood is owned by the City of Youngstown. The city owns eleven parcels and two of the eleven parcels are in the city's landbank. Since publicly owned land is considered a public good, the reuse of this land should conform to the neighborhood's values and vision for its future. There are no structures on the publicly owned properties, which minimizes the impediments to productive and active reuse.



Examples of Residential Vacancy





VACANT LAND

there are **1,150** parcels within the neighborhood boundaries and **over 30 percent** have some form of vacancy



Commercial and Residential Vacancy both persist



Background

MOBILITY

Mobility within and around the Idora Neighborhood comes in many forms. Residents have access to sidewalks, Mill Creek Park trails, streets and bus routes. Its location within Youngstown is convenient and accessible to many regional amenities. The neighborhood is a short drive or bus ride from downtown Youngstown, the Southern Park Mall and many other shops and businesses. It is within walking or biking distance to Mill Creek Park and its many activities and attractions. Those who live in the neighborhood realize the value of accessibility within Idora.

Pedestrian Activity

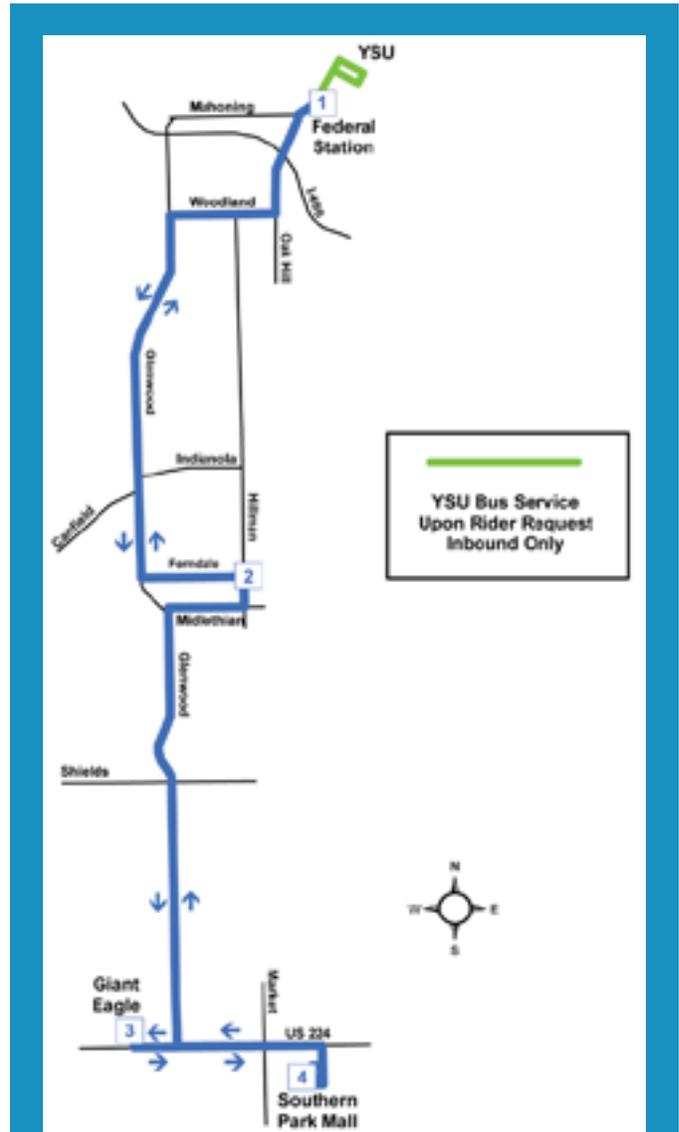
Idora is a neighborhood with multiple pedestrian opportunities. Most of its residential streets contain sidewalks. Both of its main thoroughfares, Glenwood Avenue and Canfield Road have sidewalks. Residents can walk to Mill Creek Park, the Youngstown Playhouse and many other locations surrounding the neighborhood. Some sidewalks can be improved.

Biking Options

Idora is a bikable neighborhood because it contains many sidewalks and residential streets that have minimal vehicular traffic and are well connected. It is also adjacent to Mill Creek Park, which has many streets and trails that can be used for biking transportation and recreation. It has no dedicated bike lanes on main roads. The neighborhood is within biking distance to many destinations such as downtown, the uptown, Boardman and Cornersburg.

Public Transportation

The Idora neighborhood is served by the Western Reserve Transit Authority (WRTA) bus route 36. This is the only form of public transportation within the neighborhood. Route 36 connects downtown Youngstown, at Federal Station, to the Southern Park Mall in Boardman via Glenwood Avenue. The route passes north and south through the neighborhood hourly from 6:15am until about 6:45pm. Residents using this route can transfer to other routes at Federal Station, the Southern Park Mall and stops along the way.



Map 6.1 WRTA Glenwood Bus Route



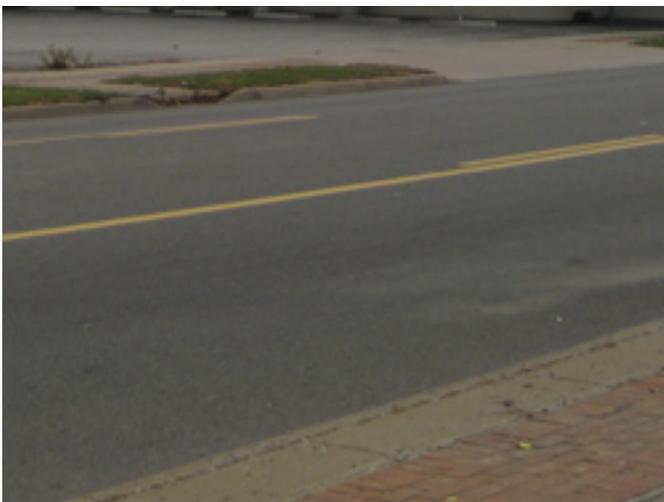
WRTA provides bus service to Idora

Vehicular Transportation

As seen in the map below, the neighborhood borders Glenwood Avenue, a main north-south corridor through the city. Glenwood Avenue connects downtown Youngstown to the southside and beyond into its southern suburbs. This roadway is the heaviest traveled in the neighborhood. It is a commercial strip which contains local businesses as well as institutions such as churches, the Rescue Mission and the Youngstown Playhouse. Glenwood Avenue serves as the neighborhood's main connection to downtown and other neighborhoods. The character of this corridor has changed greatly over the past 50 years. Idora Park was a citywide destination and thus Glenwood was a bustling commercial district for many years. Eventually people began moving out of the area. Retail followed people out of the city and many businesses moved out of locations along Glenwood Avenue. Now it is made up of churches, car lots, convenience stores and vacant lots.

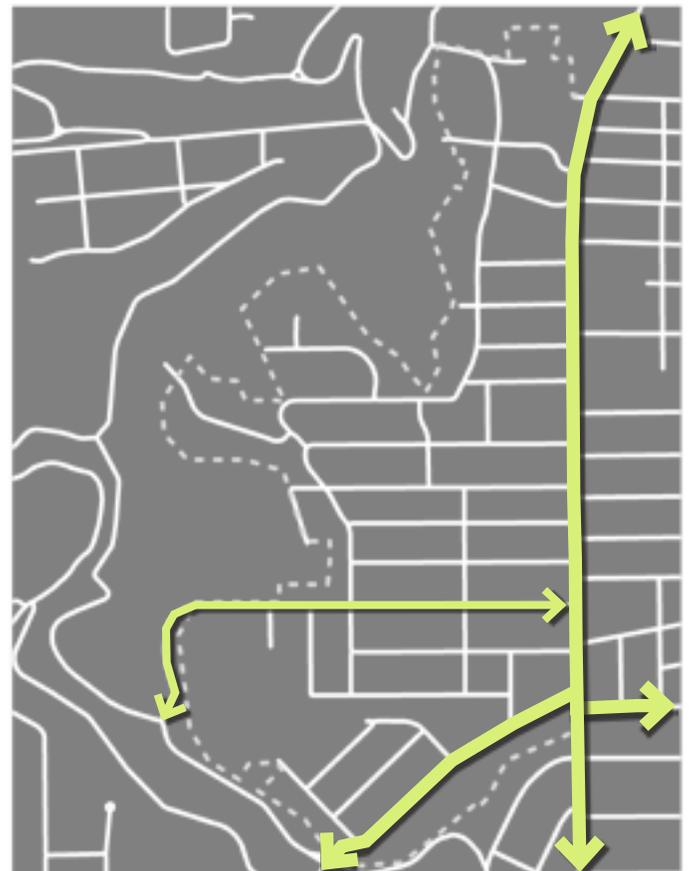
Canfield Road is a corridor that runs from Glenwood Avenue to the southwest. It is also known as U.S. Route 62. It is a major thoroughfare that connects the southwest neighborhoods and suburbs to the uptown and downtown. It leaves the Idora Neighborhood where it reaches Mill Creek Park. Many people use this connection to the park due to its proximity to Lanterman's Mill, The Gorge and park access roads. It should be noted that U.S. 62 jogs onto Glenwood Avenue north for a block and then turns eastward towards the uptown. This offset intersection creates vehicular congestion along both corridors in the southern portion of the neighborhood. This is due to the small number of vehicular connections between the east and west sides of Mill Creek Park.

Major roadways provide an opportunity to incorporate dedicated bike lanes



Other roads within the district experience light vehicular traffic because they are all residential streets. Since the neighborhood is tucked into Mill Creek Park, many of the east-west routes dead-end into the park or streets parallel to the park. This results in few cut through issues because the routes dead-end into the park.

Map 6.2 Idora Vehicular Circulation



Background

URBAN FORM

Road Framework

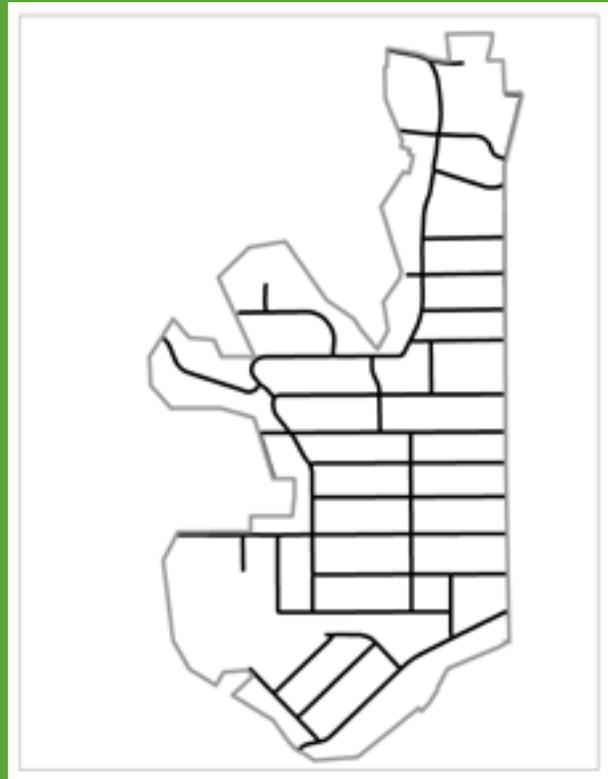
The road framework is important in the creation of the neighborhood's physical form. The neighborhood is typified by a north/south – east/west grid that is representative of many urban neighborhoods. The western portion of the neighborhood utilizes curvilinear streets in order to deal with the topography in the area. The southern portion of the neighborhood south of the former Idora Park site and north of Canfield Road utilizes the grid system, but this portion of the grid is offset from the primary grid system. Connections between the central grid and southern grid are limited. Map 7.1 illustrates the roadway framework of the neighborhood.

Block Pattern

The roadway framework creates the block pattern in the neighborhood. The block pattern is illustrated in Map 7.2. The blocks within the neighborhood are generally of walkable length. Connectivity between the blocks also provides pedestrians with relative ease of navigation when traversing the neighborhood. The block depth is also sufficient to accommodate pedestrians within the neighborhood.

Figure Ground

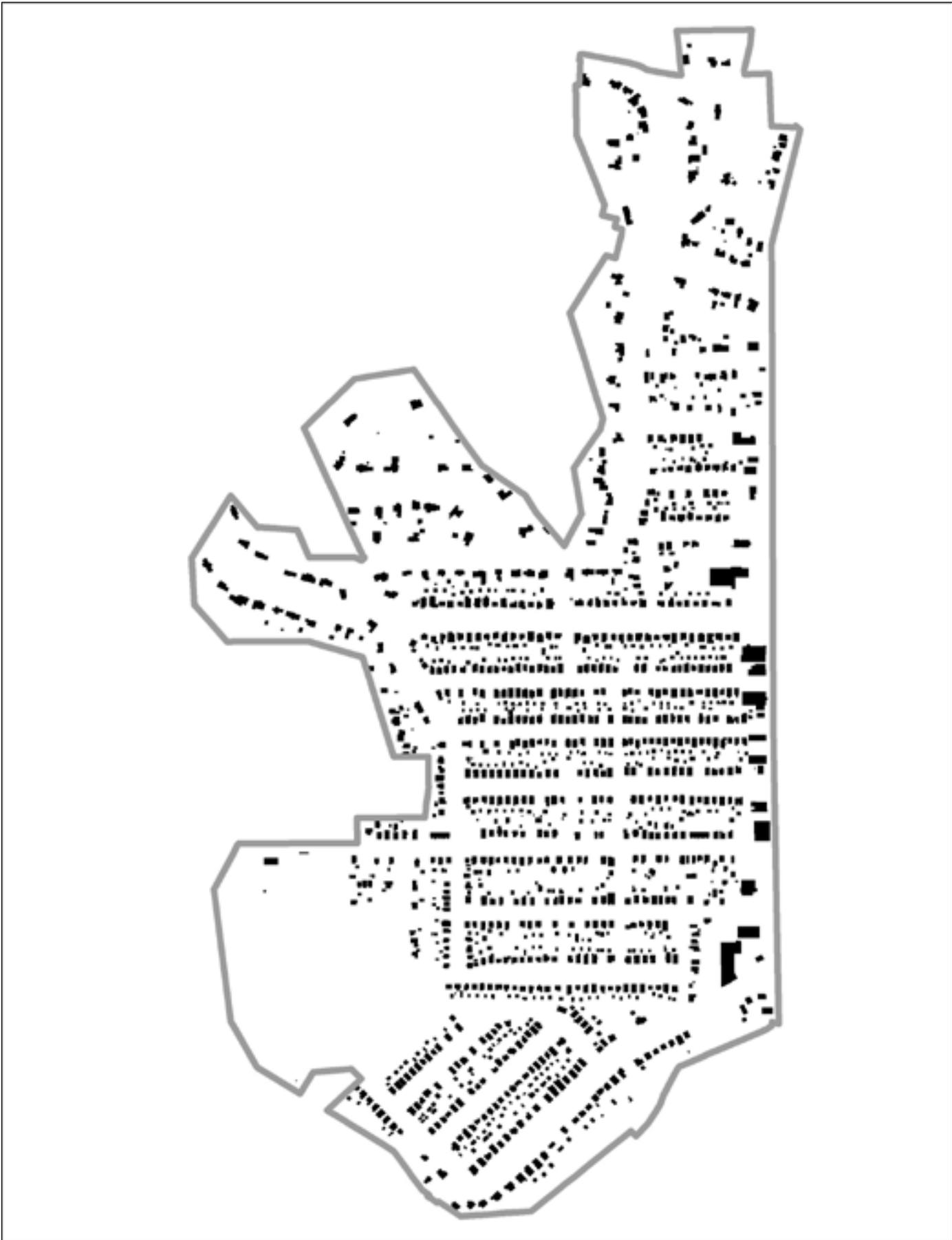
The figure ground shows the pattern created by the structures located within the neighborhood. The white space illustrates the area where no structures exist and sidewalks, parking lots, streets, vacant lots, and open space exist. The pattern has eroded with time in the Idora Neighborhood. An almost unbroken street wall once comprised the Glenwood Avenue Corridor. The gaps between structures speak to the neighborhood's past and will also play a significant role in shaping the neighborhood's future. The empty spaces seen between structures provide the neighborhood with an opportunity to recreate itself as something new. Map 7.3 illustrates the physical space of Idora.



Map 7.1 Roadway Framework



Map 7.2 Block Pattern



Map 7.3 Idora Figure Ground Diagram

ENVIRONMENTAL CONDITIONS

Topography

Intense topography surrounds the Idora Neighborhood and forms its boundary. Lake Cohasset and Mill Creek lie in a valley to the west and south and create steep slopes at the neighborhood's edges. The neighborhood itself has distinctive topography as well, most notably in the northeastern corner, western edge, and part of the Idora Park parcel. The central portion of the neighborhood from Winona Drive south to Canfield Road is the most level part of the area, although still with some varied elevation. Slopes are very pronounced in the entire portion of the neighborhood north of Winona Drive from Glenwood Avenue all the way to Mill Creek Park. Steep slopes are more difficult and expensive to build on and also affect erosion so this must be taken into consideration as well. The Idora Neighborhood topography is an important feature for the neighborhood and needs to be preserved. It serves as a natural transition from the neighborhood to the park and creates points of interest and valued views of the park and surrounding areas.

Soils

Soils play a vital role in the neighborhood environment. Soils store and release water and air for plants and animals, limit runoff, trap pollutants, and filter and purify air and water that runs through them. There are five soil types that compose the neighborhood soil gradient; most being well drained soils on gradual slopes that can be easily developed. The soils in the area will impact development based on such factors as the ability of the soil to bear weight, how fast water moves through the soil, and how much the soil erodes under normal conditions. Knowing these soil types helps residents, planners, engineers and others to design projects that will last a long time, not harm the area, and that will not require high maintenance costs. A summary of the soils are described below in order of their prevalence in the neighborhood.

SOIL TYPES

RuB

The Rittman-Urban land complex occurs in areas with slopes of two to six percent. It is a moderately well drained soil with no frequency of flooding. The depth to the water table for this soil is 18-36 inches. The RuB soil is found throughout most of the neighborhood. It tends to avoid the edges of the neighborhood along the park. This soil poses few problems for development making it ideal for this built out area.

WbB

The Wadsworth-Urban land complex occurs in areas with slopes of two to six percent. It is a somewhat poorly drained soil with no frequency of flooding. The depth to the water table is 6-18 inches. Most of the Idora Park parcel is made up of this soil as well as a small portion to the southeast. A large piece from Volney Road south to Indianola Avenue and Nokomis Road east to Glenwood Avenue is also comprised of this soil.

LrC

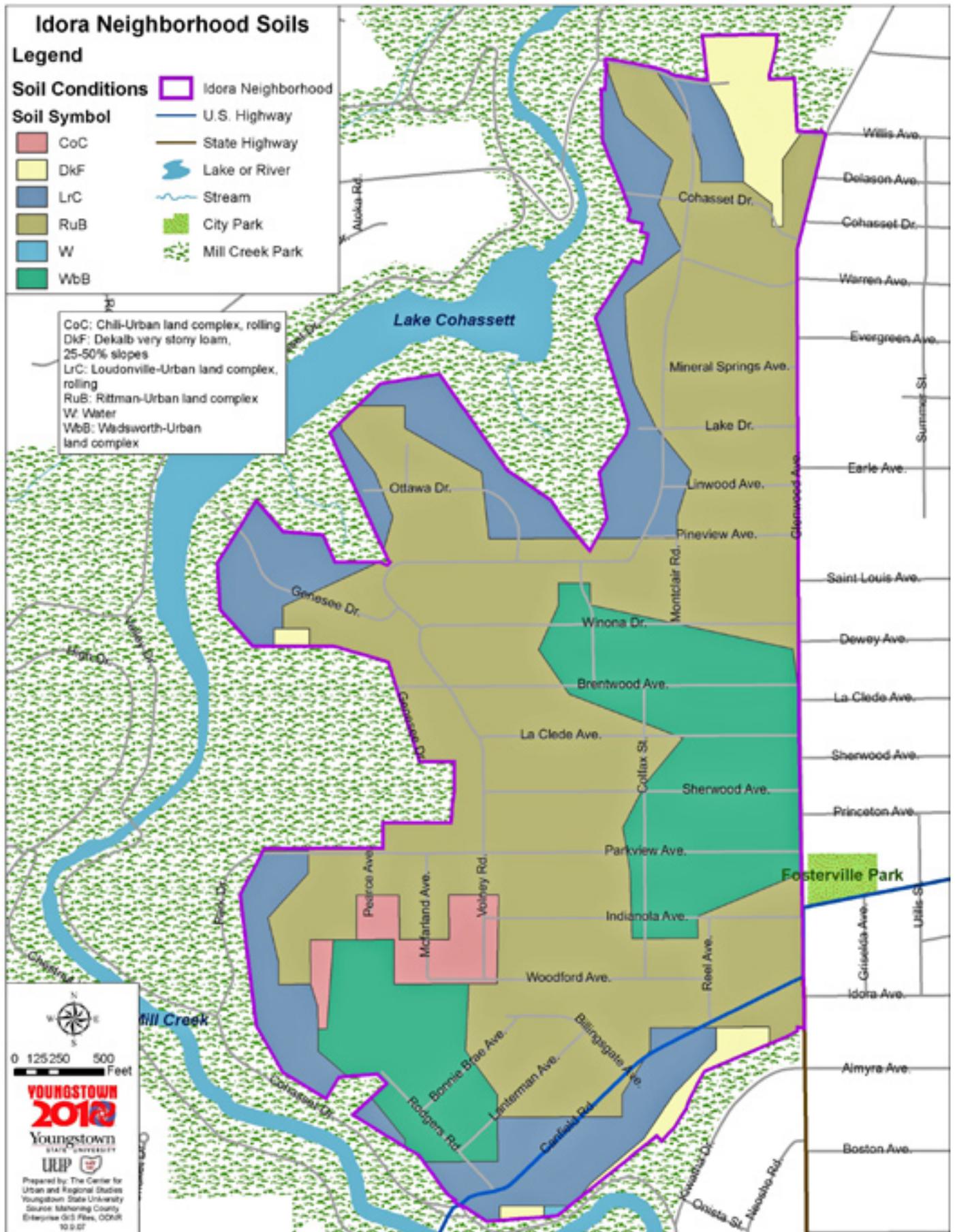
The Loudonville-Urban land complex is found in areas with slopes of six to twelve percent. It is a well drained soil with no frequency of flooding. Lithic bedrock can be found 30-42 inches below this soil. The LrC soil forms an edge around the Idora neighborhood along the western side next to Mill Creek Park, and on the southern edge also along Mill Creek Park.

CoC

The Chili-Urban land complex can be found in areas with six to twelve percent slope. It is a well drained soil with no frequency of flooding. It is located on a small portion of the Idora Park parcel as well as the southern part of the neighborhood between Pearce Avenue and Volney Road, and from Parkview Avenue south to Woodford Avenue.

DkF

The Dekalb very stony loam soil is located in areas with 25 to 50 percent slopes. It is a well drained soil with no frequency of flooding. Lithic bedrock can be found 20-42 inches below the soil surface. This soil is sited along the southern edge of the neighborhood south of Canfield Road next to Mill Creek Park. It is also located south of Genessee Drive in the western portion of the neighborhood alongside the park, and in the northeastern corner of the neighborhood east of Volney Road and north of Cohasset Drive.



Map 8.1 Idora Soil Types

Brownfields

According to the United States Environmental Protection Agency, a brownfield is an abandoned, idled, or under-used industrial and commercial facility where expansion or redevelopment is complicated by real or perceived environmental contamination. Under this definition the Idora Park parcel would be considered a brownfield. The former amusement park site may have produced certain contaminants, while in operation, that will make more it more difficult to clean up and redevelop in the future. However, there are many state and federal programs available that offer financial assistance through grants and tax incentives to clean and reuse brownfield sites.

Natural features

While there are not many significant natural features within the neighborhood aside from its strong topography, Idora is surrounded by places of extreme importance to the environment. Lake Cohasset exists to the west of the neighborhood and Mill Creek to the south of it. Mill Creek Park forms the northern, southern, and western border of the neighborhood. Dense foliage can be seen throughout the neighborhood, especially at the northern and western edges alongside the park. The heavy tree cover serves to create a very established, welcoming feel to the neighborhood.

Lead and Asbestos

Two important environmental health factors particular to older neighborhoods such as the Idora Neighborhood are lead and asbestos. Lead is a highly toxic substance which can cause many negative health effects. Humans are exposed to lead through deteriorating paint, household dust, bare soil, air, drinking water, ceramics, and hair dyes. Lead paint in older housing is a major concern for the neighborhood. Until 1978, lead paint was used frequently on the interior and exterior of homes. When lead paint is intact it poses no health risk, but when it is disturbed or begins to deteriorate it poses a health hazard. Young children must be especially careful to avoid lead-contaminated dust or soil because of the detrimental effects on their bodies. Exposure to lead may lead to reduced IQ, learning disabilities, attention deficit disorders, behavioral problems, stunted growth, impaired hearing and kidney damage.

Asbestos is another source of health problems, if present and not properly maintained. Asbestos is a mineral fiber that has been used commonly in building construction materials for insulation and as a fire-retardant. It is found mostly in older homes in pipe and furnace insulation materials, asbestos shingles, millboard, textured paints, and floor tiles. When disturbed by cutting, sanding, or other remodeling activities, asbestos is released into the air. Only professionals should remove it from the home. Asbestos can pose a long-term risk for chest and abdominal cancers, and lung diseases.

Vacant Lots

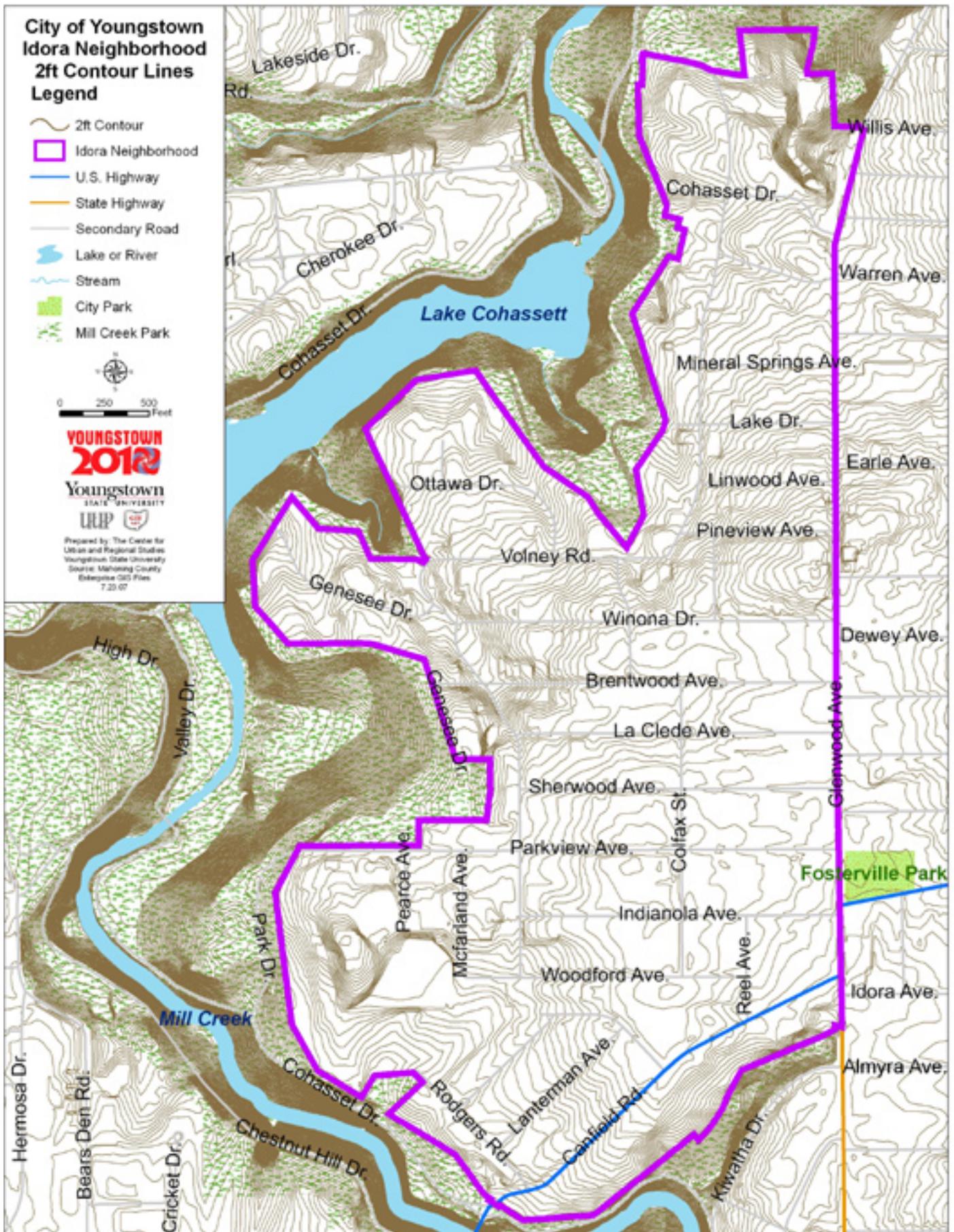
The condition of the vacant lots should be considered an environmental factor because of what has been left behind from the old structure or what has accumulated from years of neglect and abandonment. Again, lead is a major factor. Lead paint from the structures that used to be on these lots is the major source of soil lead. Soil lead can also be found around the exterior edges of existing homes painted with lead-based paint, and can be spread to other areas of the neighborhood by wind, rainwater, or sprinklers.

Demolition of homes leaves behind other contaminants as well as debris that may never get removed from the site. Chromium, pesticides, herbicides, and mercury are just some of the chemicals that could be present on vacant lots. These contaminants not only pose a health risk, but also pose a risk to the local ecosystem by altering the food chain. Precaution must be taken in working in or around these lots because of the health risks they pose if contaminated. Soils should be tested on any vacant lot in order to make sure it is safe and prepared to be put to another use.

BROWNFIELDS
Many state and federal programs offer **financial assistance** to clean and reuse brownfields.



Vacant lots provide an opportunity for parks and open space



Map 8.2 Idora Topography



FORMER IDORA PARK is one of the largest **vacant** sites in a Youngstown neighborhood

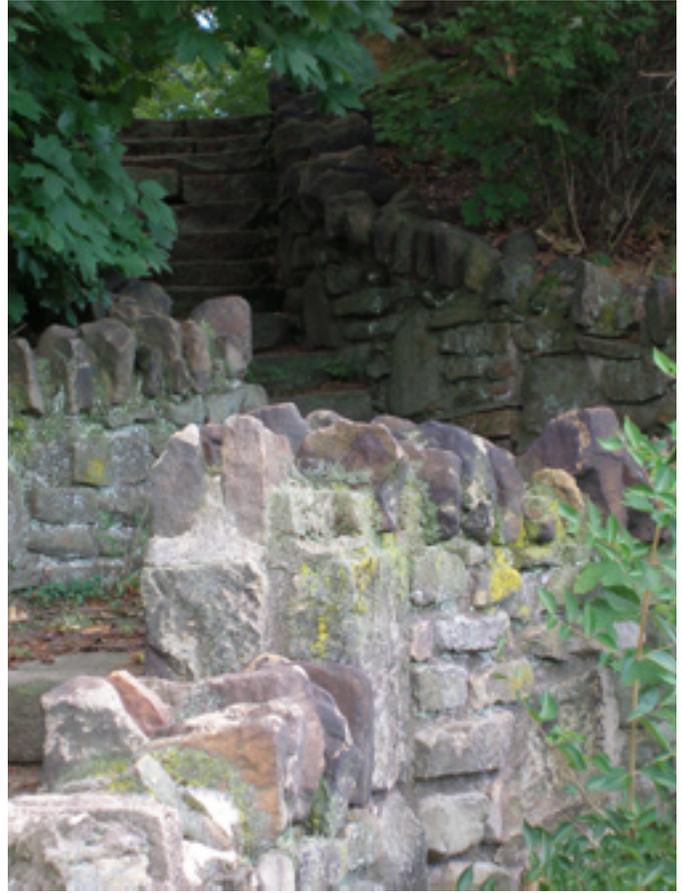


MILL CREEK PARK could potentially expand and convert this brown-field into **greenspace**





VACANT LAND
can be re-used as
community gardens,
parks, or sideyards



Background

CRIME

Burglaries, gun violence and vacant house fires are among the most troubling examples of crime found in the Idora Neighborhood. Crime statistics reported by the City of Youngstown Police Department show that crime has remained relatively consistent in the five years between 2002 and 2007 with troubling statistics regarding burglaries and gunfire in 2006. With burglaries and gunfire peaking in 2006, there is reason for concern and urgent action in response to increases in crime in these categories. There is need for dialogue between the Youngstown Police Department and neighborhood residents to discuss ways to combat this trend.

Violent Crime: Against Property

Burglaries that were reported while still in progress averaged 40 per year between 2002 and 2007, peaking at 56 burglaries in 2006, a sign that improvements need to be made. House stripping has gradually become more and more of a problem, and is likely a direct consequence of the increase in the number of vacant and/or abandoned homes in the neighborhood. Incidences of house stripping are on pace to hit new highs in 2007 and have gradually increased in number since 2002. In total, there were 303 incidents of serious crimes against property between 2002 and 2006.

Violent Crime: Against Persons

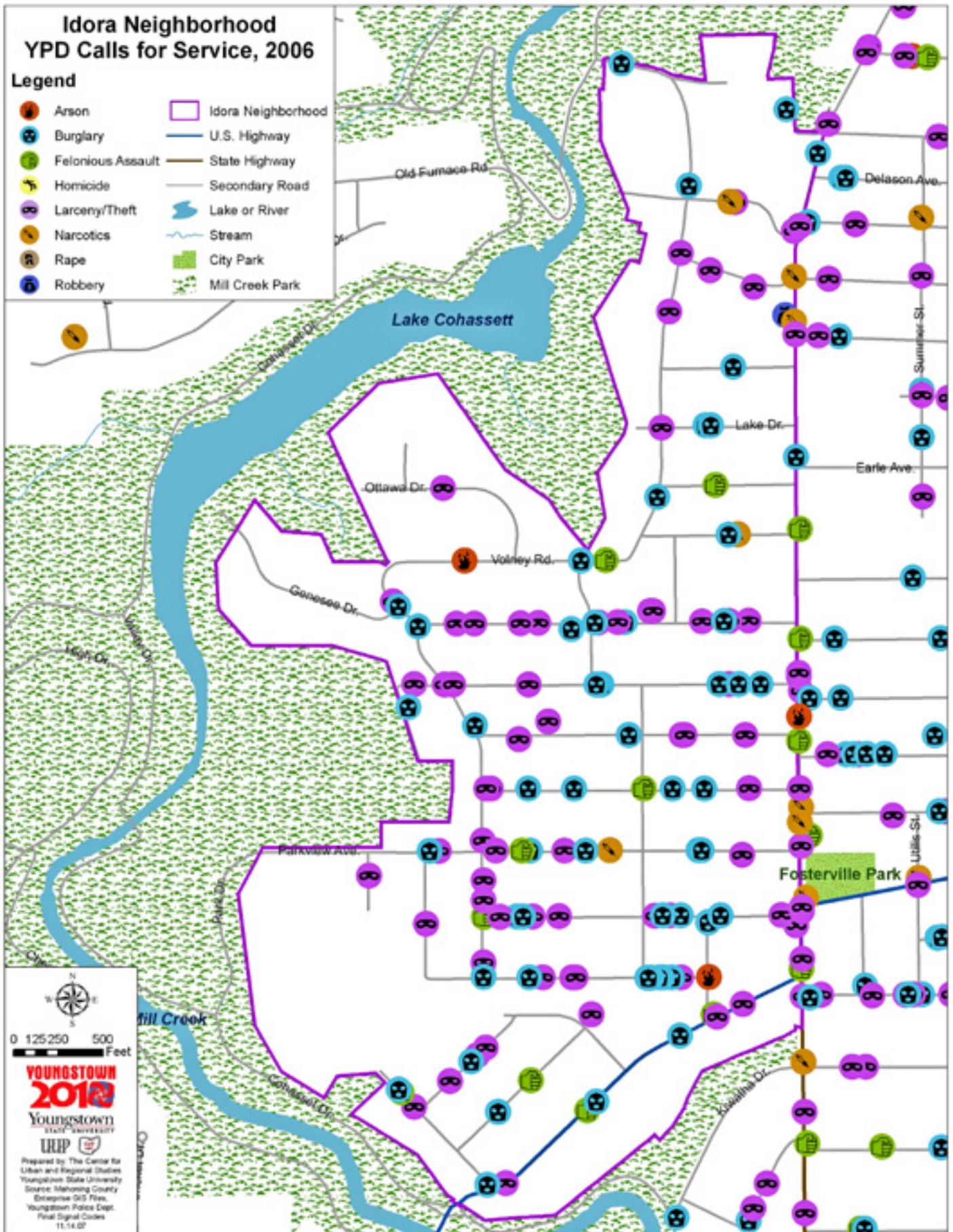
Domestic disturbances are one of the most prevalent crimes reported to the City of Youngstown Police Department. Between 2002 and 2006, the Idora Neighborhood averaged 198 incidents of domestic violence per year, peaking at 222 in 2005. Incidents of domestic violence involving weapons were also reasonably high, at an average of 25.6 per year during the 5 year period from 2002 to 2006. Incidents of gunfire have been on a climb in recent years. Reports of gunfire more than tripled from 2005 to 2006 from 30 in 2005 to 104 in 2006. In total, there were 1,443 incidents of serious crimes against persons between 2002 and 2006. Map 9.1 illustrates the calls for service to the City of Youngstown Police Department in 2006.



CRIME

is a critical issue that **must be addressed** and remedied in Idora





Map 9.1 Idora 2006 Crime Location

