

The Garden District

NEIGHBORHOOD PLAN



City of Youngstown, Planning Department

Garden District Neighborhood Plan

December 19th, 2007

City of Youngstown

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Youngstown City Council

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INTERNET LINKS

Garden District – www.youngstown2010.com/neighborhoods (click “Garden District” listed below)
Mill Creek MetroParks - www.millcreekmetroparks.com
American Institute of Architects Center for Communities by Design - www.aia.org/livable
The Prince’s Foundation for the Built Environment - www.princes-foundation.org

Introduction



Introduction

Cradled by Mill Creek MetroParks, the Garden District sits as a predominately single-family residential neighborhood on Youngstown's near-westside. Mill Creek MetroParks is the neighborhood's southern and eastern boundary. Calvary Cemetery defines the western boundary, and Mahoning Ave. is a major thoroughfare that makes up the northern boundary (See Map 1). The local businesses along Mahoning Avenue comprise a variety of shopping and service choices for Garden District residents. The neighborhood is also strategically positioned only minutes from downtown Youngstown and the interstate.

Planning is the essential first step in any sound land development process. One of the implementation projects outlined in the Youngstown 2010 Citywide Plan is to develop more-detailed neighborhood plans for the over 100 neighborhoods throughout the City (See Map 2). All future neighborhood plans will be guided by the Youngstown 2010 Vision and Plan (See Appendix A & B). The Garden District planning process also welcomed additional guidance provided by The American Institute of Architects (AIA) - 10 Principles for Livable Communities and The Prince's Foundation for the Built Environment – Design & Theory Principles. In turn, the Garden District Neighborhood Plan will be used to guide future development in the neighborhood for years to come.

The goal of this (or any) planning process undertaken by the Youngstown Planning Department is excellence – in both process and design. And public engagement lies at the foundation of this goal.

MAP 1



The American Institute of Architects

10 Principles for Livable Communities

1. *Design on a Human Scale*

Compact, pedestrian-friendly communities allow residents to walk to shops, services, cultural resources, and jobs and can reduce traffic congestion and benefit people's health.

2. *Provide Choices*

People want variety in housing, shopping, recreation, transportation, and employment. Variety creates lively neighborhoods and accommodates residents in different stages of their lives.

3. *Encourage Mixed-Use Development*

Integrating different land uses and varied building types creates vibrant, pedestrian-friendly and diverse communities.

4. *Preserve Urban Centers*

Restoring, revitalizing, and infilling urban centers takes advantage of existing streets, services and buildings and avoids the need for new infrastructure. This helps to curb sprawl and promote stability for city neighborhoods.

5. *Vary Transportation Options*

Giving people the option of walking, biking and using public transit, in addition to driving, reduces traffic congestion, protects the environment and encourages physical activity.

6. *Build Vibrant Public Spaces*

Citizens need welcoming, well-defined public places to stimulate face to face interaction, collectively celebrate and mourn, encourage civic participation, admire public art, and gather for public events.

7. *Create a Neighborhood Identity*

A "sense of place" gives neighborhoods a unique character, enhances the walking environment, and creates pride in the community.

8. *Protect Environmental Resources*

A well-designed balance of nature and development preserves natural systems, protects waterways from pollution, reduces air pollution, and protects property values.

9. *Conserve Landscapes*

Open space, farms, and wildlife habitat are essential for environmental, recreational, and cultural reasons.

10. *Design Matters*

Design excellence is the foundation of successful and healthy communities.



The Prince's Foundation For The Built Environment – Design & Theory Principles

1. *Engender Social Interaction*

Design which involves the carefully facilitated, early involvement of the local community in order to generate places which meet people's needs, desires and aspirations, and also encourage civic pride. The design needs to create a clear distinction between town and country and public and private space, consequently encouraging the appropriate activities within each, with acknowledgment that the design of public areas is as important as the design of private spaces and should be designed as part of a harmonious whole.

2. *Make Places*

Design that respects the complex character of a place and takes into consideration its history, geology, transportation links and its natural landscape. Design that employs and connects a variety of enclosure and openness to make people always aware of being in a place.

3. *Allow Movement Logically & Legibly*

Design that promotes blocks of buildings that are fully permeated by an interconnected street network, which encompasses a clear and legible ordering system. This system must recognize a hierarchy between urban spatial and building types and their individual parts in relation to the whole.

4. *Sustain Land Value*

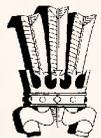
Design that creates streets and buildings that will cope with a variety of uses during their lifetime and that constructs a valuable asset in economic, social and environmental terms. A final mechanism that encourages long term investments and land stewardship.

5. *Design Using Natural Harmonics*

Design which relates to its surroundings, blending into the local and natural environment, adaptive to climatic conditions and minimizing energy consumption. Design that has languages based on harmonics and relates to human scale.

6. *Build Beautifully*

Design which has been created using care and attention, rewarding the maker and users, making it likely to last and be valued by future generations. Timeless design whose decoration enhances the quality and beauty of a building helping provoke an emotional value along with a personal and a cultural relevance. Use of indigenous materials which have a natural harmony and which are selected with care to ensure they improve with age and weathering.



The Prince's Foundation

FOR THE BUILT ENVIRONMENT



The Planning Process



The Planning Process

Two neighborhood meetings were held in the Garden District neighborhood in June and August of 2007 with total attendance of over 80 people. Meeting outreach included door-to-door flyers (See Appendix C), displaying meeting information at Fellows Riverside Gardens – Mill Creek MetroParks, posting meeting information on the Youngstown 2010 website and notification to all local media. Furthermore, business establishments in the neighborhood, along both sides of Mahoning Avenue, were also asked to post the upcoming meeting information in their stores.

In the neighborhood planning meetings, innovative computer software was used by the Youngstown Planning Department to gain better public input about the draft neighborhood plan. Participants were provided with remote control response cards which were then used to poll public support or disapproval for each element of the draft neighborhood plan (See Appendix D). Neighborhood comments were also recorded by the Youngstown Planning Department during the meeting (See Appendix E).

Two additional meetings were held with Mill Creek MetroParks staff to explain the neighborhood planning process, learn more about the Fellows Riverside Gardens Master Plan and discuss details of the draft neighborhood plan. A proposed meeting with Calvary Cemetery, the other major institution located along the western neighborhood boundary, was declined by their staff.

Another meeting took place early in the planning process with the Parks & Recreation Director to discuss the potential of a new city park at the southeast corner of Lakeview Ave. and Mayfield Ave. The Director was in support of the idea and eager to take steps towards establishing this new neighborhood park.

The final draft of the Garden District Neighborhood Plan was made available to the general public for a “comment period” from November 30 to December 14, 2007. The final draft was posted on the Youngstown 2010 website (Garden District link), in the Youngstown Planning Department, and in the Horticulture Library of Fellows Riverside Gardens – Mill Creek MetroParks. People who attended the neighborhood planning meetings were contacted via email or telephone to invite them to comment on the final draft. In addition, all residents and businesses of the Garden District Neighborhood were sent a recorded City Watch telephone message regarding the comment period (See Appendix F).

The Garden District Neighborhood Plan was unanimously recommended by the Youngstown Planning Commission on December 18, 2007 and unanimously adopted by Youngstown City Council via resolution on December 19, 2007.



Neighborhood meeting held on June 27th at Davis Education & Visitor Center – Fellows Riverside Gardens.

Garden District
Neighborhood
Plan



Garden District Neighborhood Plan

Two important items that were discussed during the planning process that help define a neighborhood are the neighborhood name and its boundaries. Various neighborhood names were suggested by the neighborhood stakeholders: Garden Place, Garden District, Garden Neighborhood and Fellow's Heights. The neighborhood name of "Garden District" was the top choice voted on at each neighborhood planning meeting. The name makes a connection to Fellows Riverside Gardens and the fact that greenhouse businesses were once located in the neighborhood. The neighborhood boundaries of Mahoning Ave. to the north, Calvary Cemetery to the west and Mill Creek MetroParks to the south and east were overwhelmingly accepted by a polling total of 73%. The Youngstown Planning Department initially proposed these boundaries because of their strong natural and man-made characteristics. Mahoning Ave. is a major commercial corridor in the City, while Calvary Cemetery and Mill Creek MetroParks create a natural, green buffer for the rest of the neighborhood.

There are six prominent features to the Garden District Neighborhood Plan:

1. New City Park

2. Mill Creek Park Expansion

3. Mill Creek Park Connection Points

4. City Street/ Mill Creek Park Connections

5. Mahoning Avenue

6. Fellows Riverside Gardens Master Plan

Each feature significantly contributes to the enhancement of the neighborhood. Collectively, these six features work to better connect the Garden District to Mill Creek MetroParks, add amenities to the neighborhood and improve the general appearance of the area (See Map 3). The six features are described on the following pages in more detail.



Fellows Riverside Gardens – Mill Creek MetroParks.



Garden District Master Plan



- Legend**
- Single Family Housing
 - Business
 - Institutional
 - Open Water
 - Green Space
 - Trail
 - Stream



1. New City Park

Some residents recalled that a city park previously existed near the corner of Mayfield Ave. and Lakeview Ave. Since the area in question is strategically located near the center of the neighborhood and since the four lots identified are vacant and have been identified in the 2010 Plan to be used as green space, it was natural for the planning team to suggest this location for a new city park. The majority of the residents (68%) that were polled agreed (See Map 4).

The details of the landscaping, playground equipment and other design elements for the new city park were not undertaken by this planning process. A future, separate park plan will need to be completed to address those issues. However, a sample sketch was presented at the neighborhood planning meetings to illustrate the possibilities of what the new park might look like (See Image 1).

A separate meeting took place early in the planning process with the Parks & Recreation Director to discuss the potential of a new city park at this location. The Director was in support of the idea and eager to take steps towards establishing this new neighborhood park.

MAP 4





One possible neighborhood park design for the vacant lots at the southeast corner of Mayfield and Lakeview Avenues.

2. Mill Creek Park Expansion

The Youngstown 2010 Citywide Plan called for the large tracts of vacant land (currently zoned residential) adjacent to the housing along Lakeview Ave., Mayfield Ave., and Milton Ave. to remain permanent green space. When the neighborhood was polled to decide whether to include this green space feature in the Garden District Neighborhood Plan, 70% were in support of the idea. The MetroParks has already begun the process of acquiring over six acres to expand their park. See Map 5 for a detailed view of the Mill Creek Park expansion area.

Mill Creek MetroParks is guided by their own development plans and is not subject to follow any of the recommendations within this planning document. It is the hope of the planning team that the Garden District Neighborhood Plan and proposed applicable projects are considered by Mill Creek MetroParks in their future development discussions.

Element: Convert residential land use to permanent green space

Purpose: 1. Implement Youngstown 2010 Citywide Plan
2. Seize opportunity to further integrate Mill Creek Park into Garden District

Element: Close Troy Ave.

Purpose: 1. Reduce unnecessary infrastructure
2. Continue consistent residential land use along Lakeview Ave.

MAP 5



3. Mill Creek Park Connection Points

Another prominent feature in the Garden District Neighborhood Plan are the trailhead connection points contained within the Mill Creek Park expansion previously shown. Initially, connection points were located at the new city park and on Milton Ave. (between two houses) and at a proposed observation deck on Olsen Ave.. Neighborhood feedback and more planning team discussions prompted adjustments to the trailhead connection points. The revised connection points were presented and overwhelmingly accepted with an 85% polling score (See Map 6). The actual path of the trails will be determined by the MetroParks.

MAP 6



Element: Trail connection points at:

1. Southeast corner of new city park,
2. Dead end of Olsen Ave., and
3. Northwest corner of Calvary Dr. and Milton Ave. intersection

Purpose: 1. Create convenient linkages from the neighborhood into the Mill Creek Park expansion area

4. City Street / Mill Creek Park Connections

Poorly maintained, uninviting or inaccessible dead-end streets currently greet pedestrians as they approach Mill Creek Park in the Garden District. A design opportunity presented itself to more strongly connect the dead-end roadways to Mill Creek Park and 80% of those polled agreed (See Map 7, Image 2 & 3). The specific design and construction of the trails would be at the discretion of Mill Creek MetroParks since it is their property. Some of the slopes are extremely steep and staircases or switchback trails might be the most appropriate trail design.

MAP 7



Element: Create attractive, inviting landscaping and traffic barriers at roadway dead-ends

Purpose: 1. Add visual appeal to the streetscape

2. Draw in pedestrians to discover the trail connections into Mill Creek Park

Element: Create trails into the MetroParks from roadway dead-ends

Purpose: 1. Convenient access from the neighborhood into Mill Creek Park



IMAGE 2



A before and (potential) after view shows simple improvements to the street ends that add interest while making a connection to Mill Creek Park.

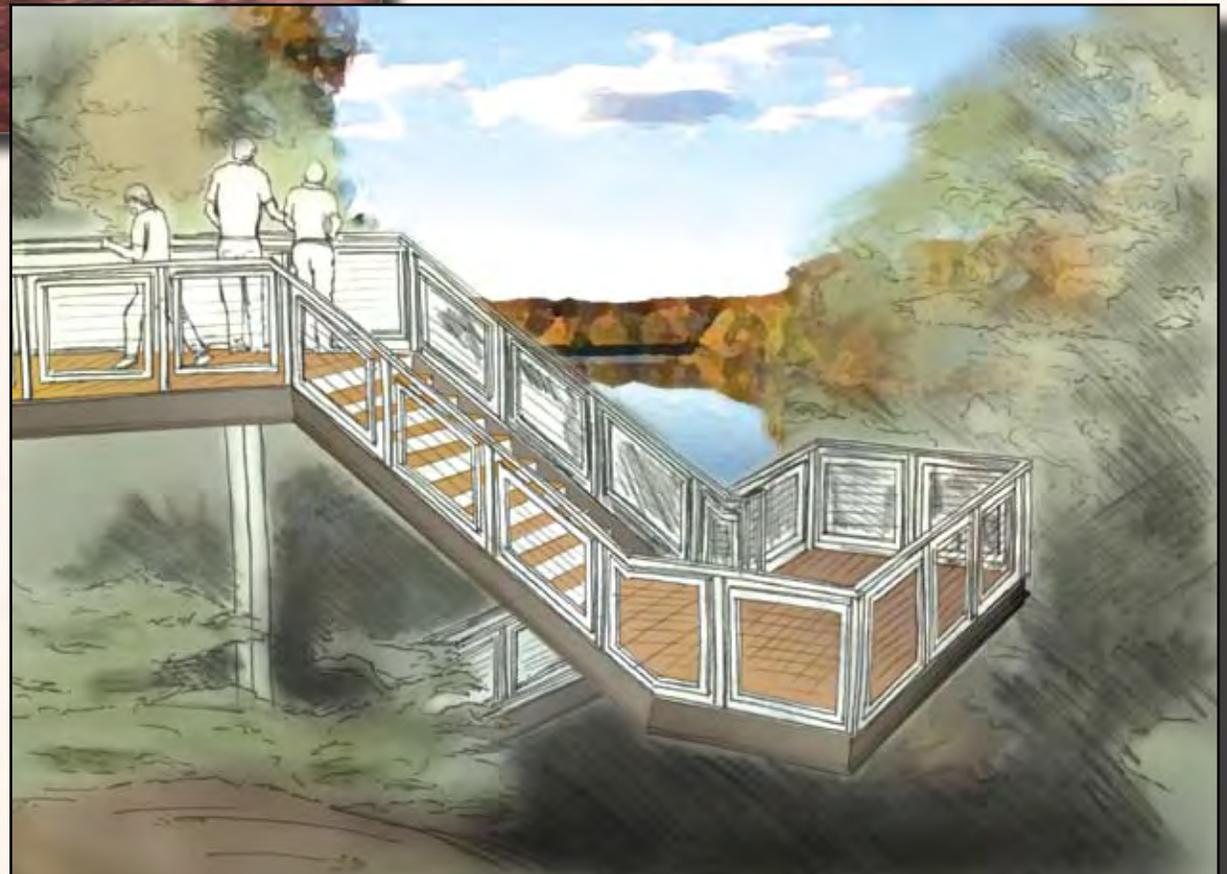


IMAGE 3

Opportunities to appreciate Mill Creek Park are plentiful. The above staircase is one example of how these opportunities can be taken advantage of.

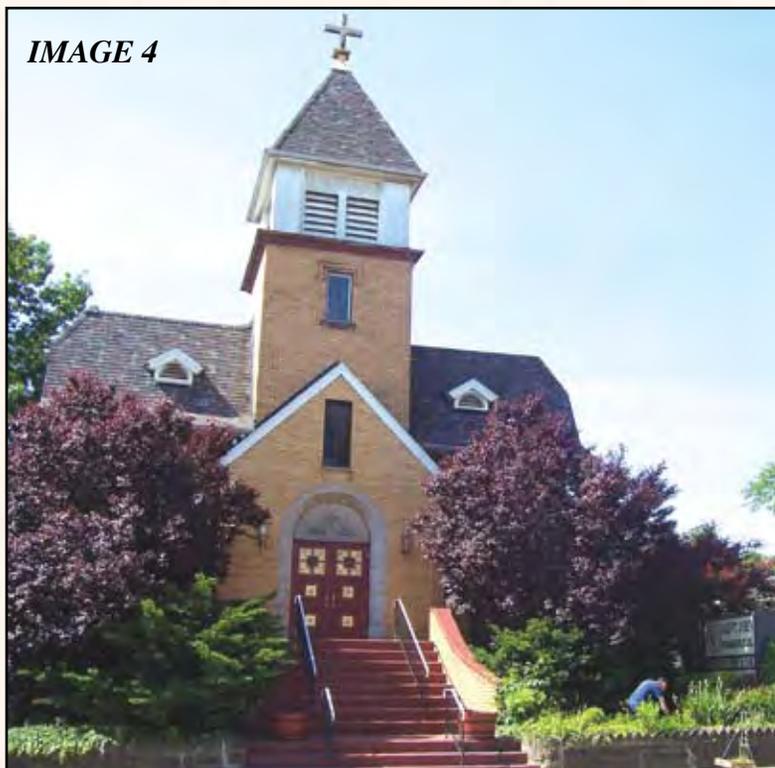
5. Mahoning Avenue

Mahoning Ave. is a high-traffic, commercial corridor with varying business types. The diverse businesses are an asset; the lack of a cohesive design is not. Mahoning Ave. currently does not lend itself to a pedestrian-friendly or an attractive-looking street. Businesses along the corridor should be held to a high standard in order to make their buildings and lots more inviting to patrons and passersby. The planning team offered the following design standards to consider:

- Mixed-Use Corridor – both commercial and residential land uses
- Pedestrian-Friendly Amenities – unobstructed sidewalks, benches, trash receptacles...
- Encourage On-Street Parking
- Avoid Parking (on lots) in front of Buildings – locate parking along side or rear of buildings
- Create Green Buffer – along lot lines with adjacent parking
- Support AIA Principles for Livable Communities

These initial design standards received an 80% acceptance vote from the neighborhood. It is also proposed that these and future design standards compliment The Prince's Foundation - Design & Theory Principles. Additional design standards should address both the streetscape and properties along Mahoning Avenue. Some of those additional standards should be:

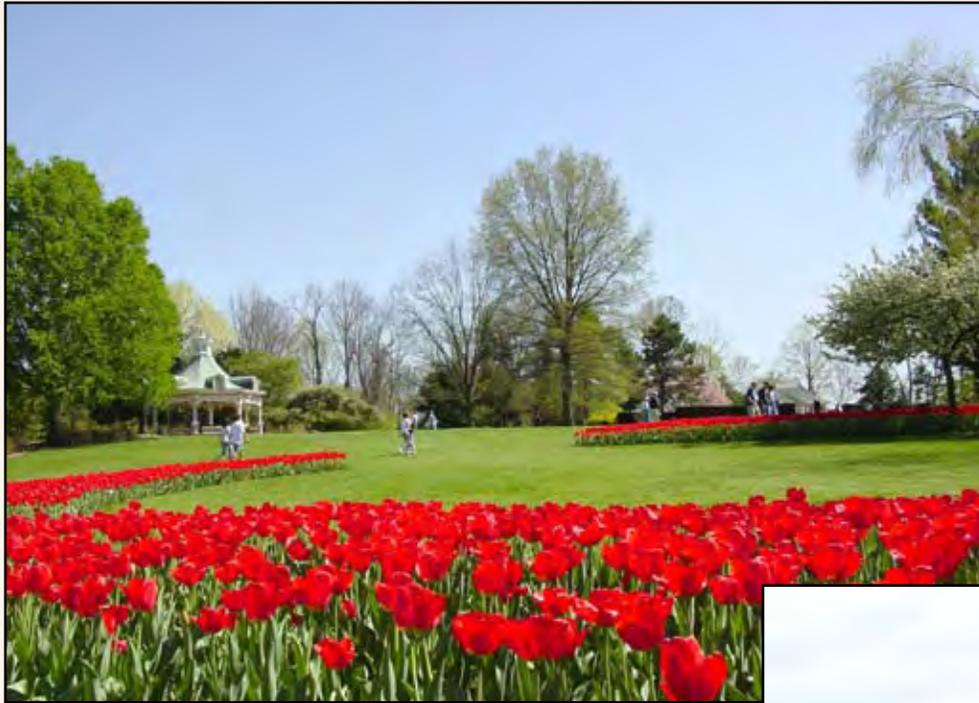
- All building main entrances are oriented to Mahoning Ave.
- Relocate all overhead wiring underground, etc...



This portion of Mahoning Avenue (See Image 4) shows some examples of ways to create an attractive street. Notice the decorative stone walls, well kept shrubbery, and mature trees. These, or similar, elements could be applied to other areas along Mahoning Avenue that currently lack such features (See Image 5).

6. Fellows Riverside Gardens Master Plan

The Fellows Riverside Gardens Master Plan is currently undergoing a planning process and will not be completed until 2008. Nevertheless, the Master Plan is an integral component to the Garden District and will be incorporated into the Garden District Neighborhood Plan when it is finished.



Fellows Riverside Gardens – Mill Creek MetroParks

*Davis Education & Visitor Center in Fellows Riverside Gardens
– Mill Creek MetroParks*





Conclusion / Implementation



Conclusion / Implementation

The planning team engaged the residents and businesses in the Garden District neighborhood over the course of many months to collectively achieve the goal of excellence in the planning process and neighborhood design. Some features in the Garden District Neighborhood Plan were adjusted, while others were completely removed (See Appendix G) based on neighborhood feedback and/ or further planning team analysis. At the initial neighborhood planning meeting, 85% of the participants liked the overall plan that was presented. The follow-up neighborhood meeting included revisions to the draft plan and 78% of residents and businesses polled liked the latest version.

A neighborhood group must be created to represent all areas of the Garden District neighborhood and a project manager must be identified to direct and be responsible for the overall plan implementation. The City of Youngstown will assist that group to help them carry out the Garden District Neighborhood Plan.

It is the intent of the planning team that this plan provides the neighborhood with the tool they need to define projects that can be undertaken to incrementally complete the Garden District Neighborhood Plan. The following is a list of general neighborhood features and specific actions that can be taken to achieve a better neighborhood and community:

NEW CITY PARK

- Create detailed plan for a city park at the southeast corner of Mayfield and Lakeview Aves.
- Acquire parcels identified for new city park

MILL CREEK PARK EXPANSION

- Acquire lots for Mill Creek Park expansion
- Acquire portion of back lots along Mayfield Ave. for further expansion
- Close Troy Ave.
- Create trails

MILL CREEK PARK CONNECTION POINTS

- Establish trailheads at:
 1. Southeast corner of new city park
 2. Dead end of Olsen Ave.
 3. Northwest corner of Calvary Dr. and Milton Ave. intersection

CITY STREET/ MILL CREEK PARK CONNECTIONS

- Create attractive, inviting landscaping and traffic barriers at roadway dead-ends
- Create trails into Mill Creek Park from roadway dead-ends

MAHONING AVENUE

- Establish a complete set of design standards which support the AIA Principles for Livable Communities & The Prince's Foundation - Design & Theory Principles
- Develop an economic study for the corridor
- Create a detailed plan for Mahoning Avenue reflecting the new design standards
- Relocate all overhead wiring underground

FELLOWS RIVERSIDE GARDENS MASTER PLAN*

- Install traffic light at intersection of Mahoning Ave. and Whitney Ave.

**Additional projects to follow after Fellows Riverside Gardens Master Plan is completed.*



The sidewalk at 42 Evanston Avenue – before and after repair work.



General Neighborhood Projects / Concerns

- Identify a project manager to oversee the Garden District Neighborhood Plan
- Establish one overall neighborhood group to represent all areas in the Garden District neighborhood
- Create a marketing plan for Garden District neighborhood
- Create detailed plan for Lake Glacier Picnic Area
- Expand bus service to stop at Lake Glacier Picnic Area
- Replace, repair or relocate all neighborhood signs as needed (e.g. street name signs, stop signs...)
- Continue demolition of dilapidated structures
- Add stop signs (in all directions) at all intersecting residential streets in neighborhood (e.g. Glacier Ave./ Hillsdale Ave. intersection...)
- Evaluate uncovering brick streets as road resurfacing necessitates
- Enforce speed limits
- Relocate all overhead wiring underground or along back lot lines
- Replace/ repair infrastructure as needed (e.g. curbs...)
- Improve signage at entrances to Mill Creek MetroParks from neighborhood
- Address inconsiderate landlord/ tenant behavior towards neighborhood (e.g. lack of property maintenance, noise...)
- Enforce all city codes, especially housing code
- Create tree plan for neighborhood that includes a planting, removal and pruning strategy (note: plan would only apply to street trees/ trees in the right-of-way)
- Acquire vacant lots on Glacier Ave. near dead-end for Mill Creek Park expansion
- Acquire other lots adjacent to Mill Creek MetroParks (when appropriate) for further park expansion
- Address neighborhood safety concerns
- Replat multiple adjacent lots (of same owner) into one lot, when appropriate
- Install traffic light at Eleanor Ave. and coordinate with Steel St./ Mahoning Ave. intersection
(reposition traffic light at Mahoning Ave./ Steel St. to Mahoning Ave./ Eleanor Ave. for eastbound traffic)
- Administer City's Landlord Tenant Registration

Appendicies



Youngstown 2010 Vision



1. Accepting that Youngstown is a smaller city

1.1 Youngstown is a mid-sized city in Ohio

The population of Youngstown has been stabilizing at around 80,000 people. Although the population is smaller than it used to be, the area of the city is still the same. Youngstown has exceptional resources as a result of having been larger, but there are questions about how to operate a town at this size.

1.2 Making difficult choices

Servicing new land is costly and probably unnecessary. Maintaining services in areas where there are few or no residents or businesses is not financially sustainable. Choices need to be made to restore the City's financial health.

1.3 Maintaining less infrastructure

The City could save money by rationalizing and consolidating its infrastructure. This would create a more sustainable system that allows re-investment where it is most needed. The city cannot sustain all of the serviced land that it currently has.

1.4 Be generous with our urban land

In light of tax delinquency, more land is coming under the City's control. As a place with fewer people but the same amount of land, Youngstown can afford to be generous with its urban land as it explores new options for the city's neighborhoods and open space systems.

1.5 Youngstown is part of the Mahoning Valley region

The Mahoning Valley functions as one regional unit. The health of the region is tied to the health of Youngstown, and vice versa. We need to discover the issues that require a "metropolitan approach." Mill Creek MetroParks is a great example of what's possible when the region cooperates.

1.6 Evaluating governance

Now that Youngstown is smaller, and given the increasing number of regional issues, there is a feeling that the City's governing structure may need to change too. A wide-ranging community discussion should be held about the best way to represent the citizens of Youngstown and how to deliver public services most efficiently.

2. Defining Youngstown's role in the new regional economy

2.1 Aligning ourselves with the region's new economy

The days when Youngstown's economy was dominated by steel are gone. Most people work in different jobs today – particularly health care, education, government, and light industry. Our Comprehensive Plan policies need to reflect these new forces driving our economy.

2.2 A health care center for the Mahoning Valley

In Mahoning County more than 17,000 people are employed in the health care sector and many thousands more come to Youngstown each year for treatment. Health care will continue to be a major economic driver in the new economy.

2.3 Youngstown is a university center

Youngstown State University has a major presence in the local economy with 12,500 students and more than 1,500 employees. YSU will play a key role in the Comprehensive Plan and the City's revitalization.

2.4 A center for government and administration

Youngstown has a substantial concentration of public sector jobs and facilities. Many of these are in the downtown area. We need to discover what would make Youngstown an even more attractive center of government.

2.5 Arts, culture and entertainment

Youngstown has an exceptional endowment of arts groups and facilities. Arts groups are by nature very resilient and they benefit both residents and visitors to Youngstown. The arts and entertainment sector also has a unique ability to attract people to the downtown area.

2.6 Be "open for business"

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. The Youngstown Business Incubator helps new technology firms and it is expanding – it's an example of a step in the right direction.

3. Improving Youngstown's image & enhancing quality of life

3.1 Capitalize on our authentic urban environment

Youngstown has an authentic urban environment – downtown buildings, attractive houses, an urban network of streets, parks and infrastructure. These are features that the suburbs cannot offer and they should be taken advantage of.

3.2 Neighborhood-based planning and action

Throughout the city there are many people who care about their neighborhoods and who are working hard to make them better places. Youngstown has many neighborhoods, and these grass roots should be the basis for the comprehensive plan.

3.3 Rethinking and re-energizing downtown

Downtown used to be a place where everyone went to shop, to work, & to be entertained. That is no longer the case and it is unlikely to be so in the near future. Some “out of the box” thinking about downtown’s role is required. Key downtown anchors will likely include YSU, government, & the courts.

3.4 A greener community

Parks, open spaces, and a clean natural environment are important elements in public health, active lifestyles, quality of life and even economic development. Youngstown already has some wonderful “green” assets, but the question is how to do more.

3.5 Restoring the Mahoning River

The Mahoning River has been abused in the past, but it should be a resource in the revitalization of Youngstown. A vision for the future of the river must be implemented which includes environmental clean up, public access and recreational opportunities to serve the region.

3.6 Making education everybody’s business

Education is essential in allowing people to access jobs, opportunities, and their government. Families place a very high value on local school quality when deciding where to live. Youngstown must have a local school system that works. More than 10,000 student residents of Youngstown depend on it.

3.7 Fixing broken windows

Over time people become accustomed to seeing rundown buildings & streets, and they begin to tolerate them at increasing levels. 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.

3.8 Improving neighborhood safety

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. Everyone can contribute to making Youngstown safer, including the media.

3.9 Addressing the divisions in our community

Members of our community have said that there are divisions – especially racism – which are holding Youngstown back. The Comprehensive Plan will not be able to resolve these divisions, but we must begin to take steps to improve the situation.

4. A call to action

4.1 A specific, organized & action-oriented plan

Youngstown must develop a Comprehensive Plan that is specific, organized, and action-oriented in order to get results. The Plan will only help the community if it is implemented.

4.2 Compete successfully for all available funds

There is fierce competition among cities and regions for public funds. The money only goes to those places that have a solid plan, a strategy for getting things done and demonstrated results. Youngstown must succeed in this competition.

4.3 Leverage opportunities

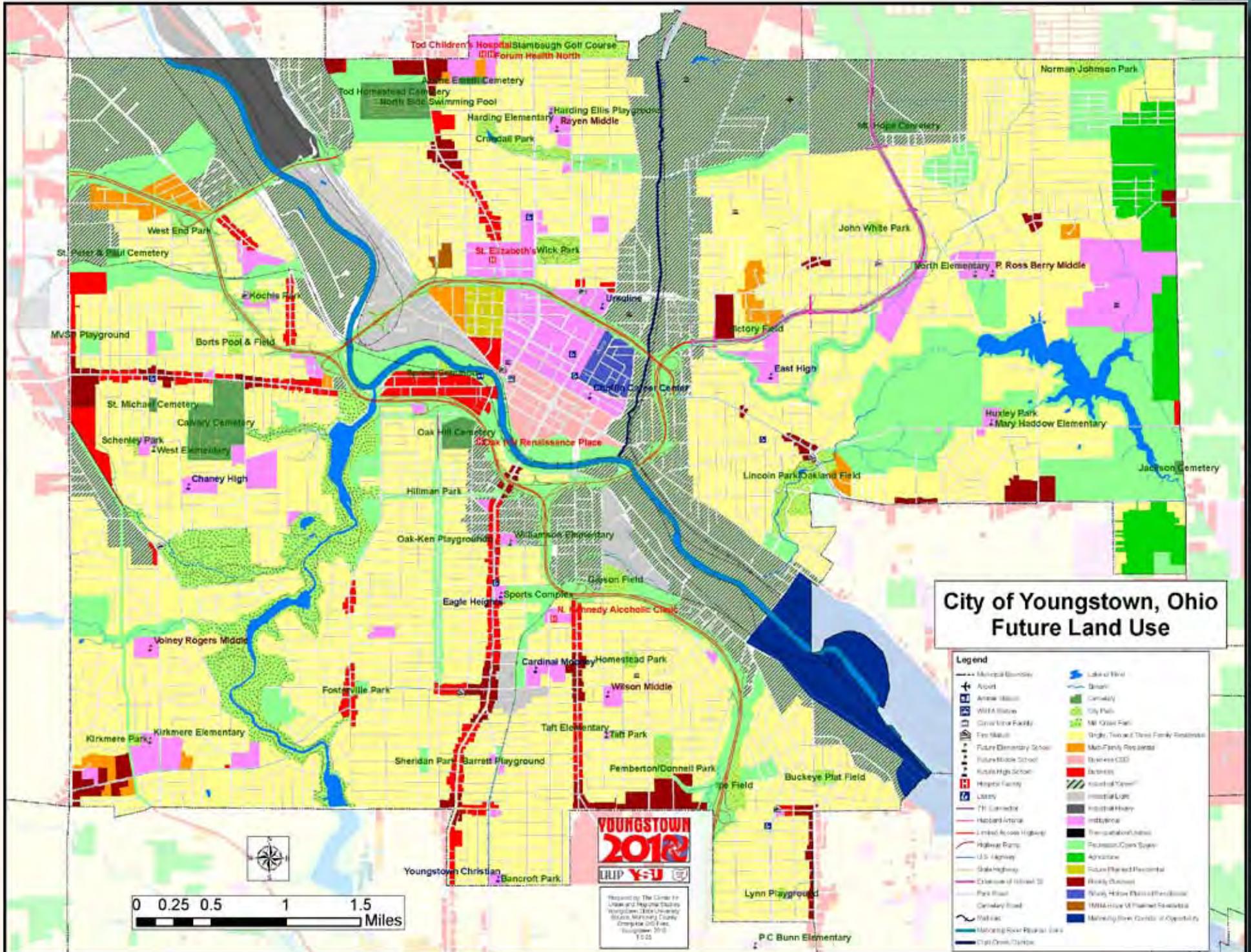
Public policies, initiatives and investments should always be coordinated in order to achieve the maximum catalytic effect. Achieving both symbolic and financial leverage will allow us to maximize the return on our investments.

4.4 Empower the local leaders we already have

The people of Youngstown are ready for change. Fortunately, the city already has a large number of local leaders – in the churches, schools, community organizations & small businesses – who want to involve others and make a real contribution. Individual people can make change happen.

4.5 Celebrate our successes

If people are to be hopeful about the future of Youngstown, they need good reasons to support that belief. Celebrating each and every success story in the community is critical to building a feeling that the city’s problems can be overcome.



YOUNGSTOWN NEIGHBORHOOD 2010 DESIGN MEETING

**Wednesday, June 27th
Mill Creek MetroParks
Davis Education & Visitor's Center
123 McKinley Avenue
Lower Level
7 to 8:30 PM**

Interested residents, businesses and organizations are invited to take part in designing the future development for this near west side neighborhood (see study area map at right). Participants will be asked to give comments about how the neighborhood should look in the future and what steps to take to get there. Comments and suggestions should compliment the Youngstown 2010 Vision. The Youngstown Planning Department will coordinate the meeting.

Visit www.youngstown2010.com for more information about the 2010 Vision; call 330-742-8842 for more information about the meeting.

Map of Study Area

Study Area Boundaries: Mahoning, Mill Creek, Belle Vista



YOUNGSTOWN NEIGHBORHOOD 2010 DESIGN MEETING - No. 2

**Wednesday, August 8th
Mill Creek MetroParks
Davis Education & Visitor's Center
123 McKinley Avenue
Lower Level
7 to 8:30 PM**

Interested residents, businesses and organizations are again invited to take part in another neighborhood meeting to discuss future plans for the area (see map at right). Some adjustments have been made to the draft plan based on comments from the participants at the first meeting. The Youngstown Planning Department will coordinate the meeting. Come early to enjoy the Garden Café (open late on Wednesdays).

Visit www.youngstown2010.com/neighborhoods for more information about the draft neighborhood plan (click on the "Garden District" draft name; call 330-742-8842 for more information about the meeting.

Map of Study Area

Study Area Boundaries: Mahoning, Mill Creek, Belle Vista





Neighborhood Design Meeting

Wednesday, June 27, 2007
 Davis Education & Visitor's Center
 7 - 8:30 pm



AGENDA

1. What is a "Neighborhood Design" Meeting?
 - Future ideas
 - Today's issues
 - Youngstown 2010 Vision
2. Continued Commitment to Public Participation
3. Neighborhood Boundaries
4. Neighborhood Design
 - Future ideas
 - Today's issues
5. Next Steps

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 & 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

AGENDA

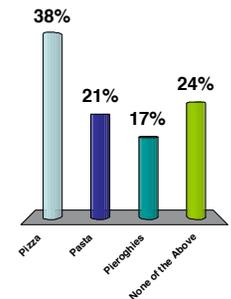
1. What is a "Neighborhood Design" Meeting?
 - Future ideas
 - Today's issues
 - Youngstown 2010 Vision
2. Continued Commitment to Public Participation
3. Neighborhood Boundaries
4. Neighborhood Design
 - Future ideas
 - Today's issues
5. Next Steps

Public Participation Commitment



What is your favorite food?

1. Pizza
2. Pasta
3. Pierogies
4. None of the Above



Citywide Neighborhood Map

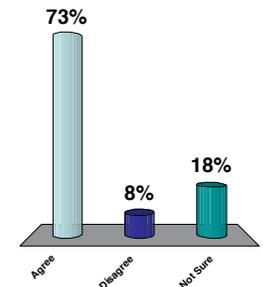


Neighborhood Boundaries



Your neighborhood boundaries?

1. Agree
2. Disagree
3. Not Sure



Neighborhood Design – future ideas



Draft Neighborhood Master Plan



Fellows Riverside Gardens Master Plan

- Area around Fellows Riverside Gardens and Davis Education & Visitor's Center
- Neighborhood meeting scheduled this fall

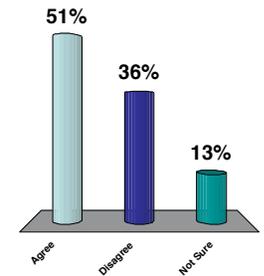


Lake Glacier Picnic Area Changes



Lake Glacier Picnic Area Changes?

1. Agree
2. Disagree
3. Not Sure



New City Park

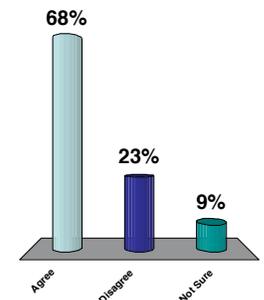


New City Park - sketch



New City Park?

1. Agree
2. Disagree
3. Not Sure



Mill Creek Park Expansion

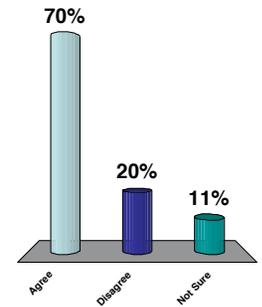


Mill Creek Park Expansion - sketch



Mill Creek Park Expansion?

1. Agree
2. Disagree
3. Not Sure

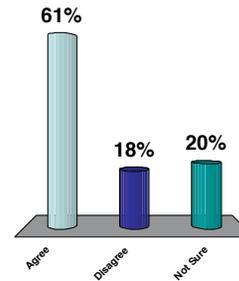


M.C. Expansion- connection points



M.C. Expansion- connection points?

1. Agree
2. Disagree
3. Not Sure

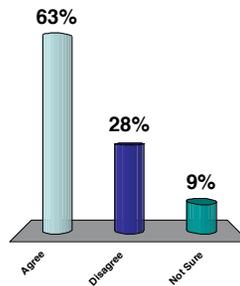


Calvary Cemetery Connections



Calvary Cemetery Connections?

1. Agree
2. Disagree
3. Not Sure



Mill Creek/ City Street Connections



MC/ Street Connections - current view

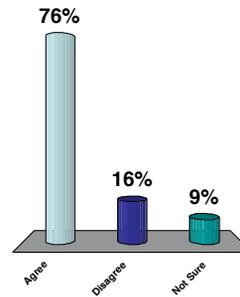


Mill Creek/ Street Connections - sketch



Mill Creek/ City Street Connections?

1. Agree
2. Disagree
3. Not Sure

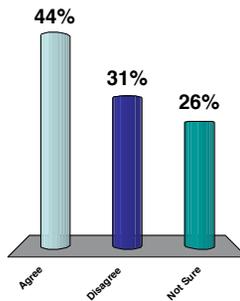


Lakeview Ave. Observation Deck



Lakeview Ave. Observation Deck?

1. Agree
2. Disagree
3. Not Sure

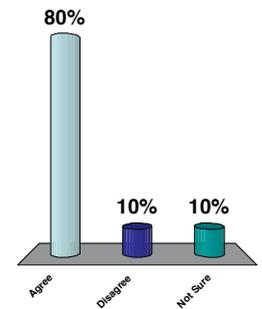


Mahoning Ave. Design Standards

- Mixed-Use Corridor (commercial/residential)
- Pedestrian-Friendly
- Parking in back or along sides of buildings
- Green buffer along front lot line
- Compliment 2010 and AIA Community Principles

Mahoning Ave. Design Standards?

1. Agree
2. Disagree
3. Not Sure

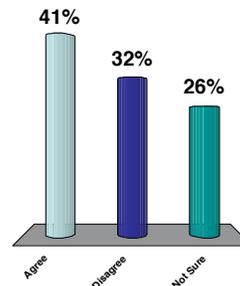


Access across Maryland Ave.



Access across Maryland Ave.?

1. Agree
2. Disagree
3. Not Sure



Neighborhood Design – today's issues



City Department Focus - today's issues

- Planning
- Community Dev.
- Police
- Park & Recreation
- Code Enforcement
 - Zoning
 - Housing
 - Health
 - Building
- Street
- Litter Control
- Demolition

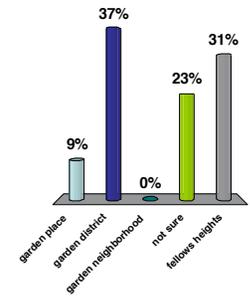


Neighborhood Name



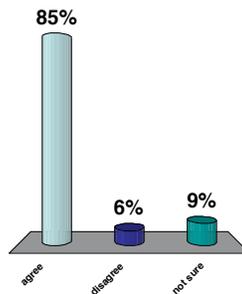
neighborhood name?

1. garden place
2. garden district
3. garden neighborhood
4. not sure
5. fellows heights



like this neighborhood master plan?

1. agree
2. disagree
3. not sure



Next Steps

- Collect Response Cards
- Continue City Department Focus in Neighborhood
- Another Neighborhood Meeting Soon
 - Review new design & projects
- Approve Neighborhood Plan via Planning Commission/ City Council
- Mill Creek unveils Fellows Master Plan this fall

Contact Information

Youngstown Planning Department
 City Hall
 26 S. Phelps Street, 6th Floor
 Youngstown, OH 44503

330-742-8842
 (f) 330-742-8997

planning@cityofyoungstownoh.com

Thank You for Your Time.





Neighborhood Design Meeting - No. 2

Wednesday, August 8, 2007
Davis Education & Visitor's Center
7 - 8:30 pm



AGENDA

1. Neighborhood Plan Connections with...
 - Youngstown 2010
 - AIA Principles for Livable Communities
2. Continued Commitment to Public Participation
3. Neighborhood Boundaries
4. Draft Neighborhood Plan
 - Map
 - Projects
5. Next Steps

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 & 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

AIA Principles of Livable Communities



It's not about what your neighborhood is today; it's about what it can become.

- AIA Communities by Design

AGENDA

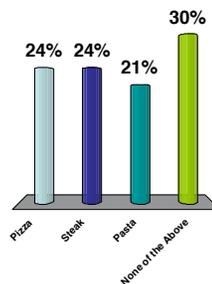
1. Neighborhood Plan Connections with...
 - Youngstown 2010
 - AIA Principles for Livable Communities
2. Continued Commitment to Public Participation
3. Neighborhood Boundaries
4. Draft Neighborhood Plan
 - Map
 - Projects
5. Next Steps

Public Participation Commitment



What is your favorite food?

1. Pizza
2. Steak
3. Pasta
4. None of the Above



Citywide Neighborhood Map



Neighborhood Boundaries



Current Neighborhood Development



Draft Neighborhood Plan



Neighborhood Plan - 8 Features

- Fellows Riverside Gardens Master Plan
- Lake Glacier Picnic Area
- New City Park
- Mill Creek Park Expansion
- M.C. Connection Points
- Cemetery Connection
- M.C./ Street Connections
- Mahoning Avenue



Fellows Riverside Gardens Master Plan

- Area around Fellows Riverside Gardens and Davis Education & Visitor's Center
- Neighborhood meeting scheduled this fall



Lake Glacier Picnic Area Changes - Old

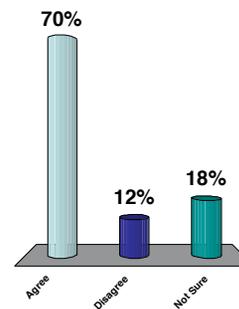


Lake Glacier Picnic Area Changes - New



Lake Glacier Picnic Area Changes?

1. Agree
2. Disagree
3. Not Sure



New City Park



New City Park - sketch



Mill Creek Park Expansion



Mill Creek Park Expansion - sketch



M.C. Expansion- old connection points

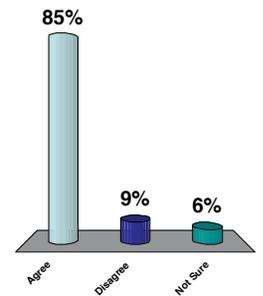


M.C. Expansion- new connection points



M.C. Expansion- connection points?

1. Agree
2. Disagree
3. Not Sure



Calvary Cemetery Connections - old



Calvary Cemetery Connection - new



Calvary Cemetery Connection - new

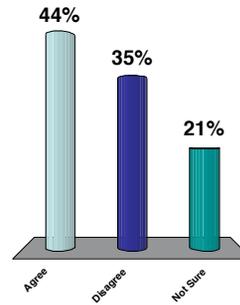


Calvary Cemetery Connection - new



Calvary Cemetery Connection?

- 1. Agree
- 2. Disagree
- 3. Not Sure



Mill Creek/ City Street Connections



MC/ Street Connections - current view



Mill Creek/ Street Connections - sketch

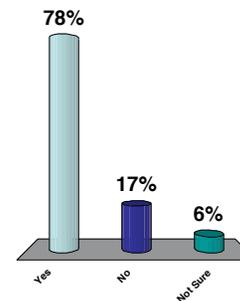


Mahoning Ave. Design Standards

- Mixed-Use Corridor (commercial/residential)
- Pedestrian-Friendly (sidewalks, benches...)
- Parking in back or along sides of buildings
- Green buffer along front lot line
- On-street parking
- Compliment 2010 and AIA Community Principles

Like this latest Neighborhood Plan?

- 1. Yes
- 2. No
- 3. Not Sure

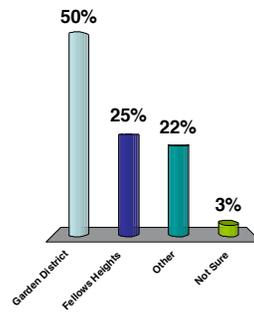


Neighborhood Name



Neighborhood Name?

1. Garden District
2. Fellows Heights
3. Other
4. Not Sure



Neighborhood Plan - projects



BEFORE



AFTER

City Department Focus - projects

- Planning
- Community Dev.
- Police
- Park & Recreation
- Code Enforcement
 - Zoning
 - Housing
 - Health
 - Building
- Street
- Litter Control
- Demolition



Neighborhood Plan - projects



BEFORE



AFTER

Next Steps

- Collect Response Cards
- Continue City Department Focus in Neighborhood
- Create Draft Neighborhood Plan Document
 - Review new design & projects
- Recommend/ Adopt Neighborhood Plan via Planning Commission & City Council
- Mill Creek unveils Fellows Master Plan this fall

Contact Information

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(f) 330-742-8997

planning@cityofyoungstownoh.com

Thank You for Your Time.



APPENDIX E

Comments from Garden District Meeting #1

Mill Creek MetroParks, Davis Education & Visitor Center

Wednesday, June 27th, 2007

7:00 pm

Neighborhood Boundaries

- Makes sense
- Creates a sense of community/ identity
- Like the idea that it is small but still not sure if it is too small... exclusive to the West Side and the bigger picture

(polling results: 73% agree, 8% disagree, 18 % unsure)

Lake Glacier Picnic Area Changes

- Comment that the area is barely used - shot down
- Justin from MetroParks comments that this is an important area and will be invested in
- Close the other road (i.e. Calvary Dr.) because it is poorly paved, floods, and often has trees on it
- No real complaints about the idea of expanding the picnic area

(polling results: 51% agree, 31% disagree, 13% unsure)

New City Park

- Concern about people entering private property/ yards
- Enough parks already
- Currently there is no place for kids to play in the neighborhood... they use the church parking lot or play in the road
- Concern about littering and who would be responsible as well as how often trash pickup would occur
- We are proposing what was once there (i.e. a park)

(polling results: 68% agree, 23% disagree, 9% unsure)

Mill Creek Expansion

- Concern that we are addressing wants over needs first
- Creek stench
- Cleaning the ditch/ dumping sites
- Comment that some weren't aware of what was back in that area
- Parts of the park are blocked/ told that they cannot enter
- Justin from MetroParks explained why... purchased by Mill Creek recently

(polling results: 70% agree, 20% disagree, 11 % unsure)

Mill Creek Expansion Connection Points

- Like being dead-end roads
- Racetrack concern

(polling results: 61% agree, 18% disagree, 20% unsure)

Calvary Cemetery Connections

- Safety/ security
- Discussion about vandalism and theft
- Leaves - the wall blocks leaves from crossing the street
- Concern about general respect and that more access/ people might attract disruptive or inappropriate behavior in a sacred space
- Different environment/ people than in the past when cemeteries where used for recreation
- One entrance instead of two into the cemetery would be sufficient

(polling results: 68% agree, 28% disagree, 9% unsure)

City Street/ Mill Creek Connections

- Paths that once were there are currently not visible
- Like the dead-ends, less people in the wrong place/ entering property and parking in the neighborhood
- Possibility of reducing traffic and speeding by having more access to the park

(polling results: 76% agree, 16% disagree, 9% unsure)

Observation Deck

- Trees blocking the view
- Do we need more development of this sort?
- Consider other points/ possibly better views of the lake (e.g. Lakeview Avenue and Mayfield Avenue)

(polling results: 44% agree, 31% disagree, 26% unsure)

Mahoning Avenue Design Standards

- What is currently there defines the neighborhood (streetscape) to other people and this isn't the definition they/ one woman really want
Ex. Thrift stores, vacancies, garage sales...
- It would be great if it were a (trendy) shopping district (e.g. Lakewood, Ohio)
- Need for effective crosswalks and street buffers, comment on how people don't know how to cross the street
- Concern that there isn't enough room for buffers/ planters in a lot/ some areas
- Comment on how downtown Youngstown created buffers and how this caused vacancies
- Comment on how blight should be the first priority
- Poor roads in general
- Parking at the end of roads/ along Mahoning Ave. blocks vision when pulling out into the street
- General interest in improving the streetscape/ taking advantage of the view of downtown

(polling results: 80% agree, 10% disagree, 10% unsure)

Access along Maryland Avenue

- Like being a dead-end
- Comment on how it isn't difficult to get to the park- take Belle Vista
- Comment about whether or not this needs to be discussed- seen as not a necessity

(polling results: 41% agree, 32% disagree, 26% unsure)

Neighborhood Names

Garden Place, Garden District, Garden Neighborhood, Fellows Heights

(polling results: 37% Garden District, 31% Fellows Heights, 23% Unsure, 9% Garden Place, 0% Garden Neighborhood)

Question: Like this Neighborhood Plan?

- No comments

(polling results: 85% agree, 6% disagree, 9% unsure)

Neighborhood Issues

- Speeding in the neighborhood (e.g. Lakeview)
- Like being on dead-end streets
- Safety/ Security
- Vacant housing... slow demolition
- Enforcing codes
- No one responsible for the vacant homes
- Culture of Renting
- Renters do not care, poor upkeep
- Landlords do not care as well and are totally ignorant by not being involved/ located near the neighborhood
- Behavior of the renters
- Diminishing home values
- Trees blocking sidewalks, especially in front of vacant homes
- When called/ spoken to city, no action is taken... a lot of hurdles and different departments/ organizations not taking responsibility (i.e. House mold scare and the answer given by the Health Department)

Comments from Garden District Meeting #2
Mill Creek MetroParks, Davis Education & Visitor Center
Wednesday, August 8th, 2007
7:00 pm

Lake Glacier Picnic Area:

- Where will new parking be if section of W. Glacier drive is made into a trail?
- Concern over new design of Glacier Dr. as to whether or not there is a better way of directing traffic that would also be more cost effective (like the one road being closed)

(polling results: 70% agree, 12% disagree, 18% unsure)

New City Park:

- Litter control and other concerns over who will maintain the park
- Safety concerns and need for heavier patrolling
- Interest in having activities, programs, and a space for children in order to prevent crime
- Vocalized that the name of the area is called Troy

Mill Creek Park Expansion and Connection Points

- Comments related to “new city park” discussion
- Sledding capabilities on closed streets

(polling results: 85% agree, 9% disagree, 6% unsure)

Calvary Cemetery Connection

- Concern over pedestrian safety crossing Belle Vista
- Concern over necessity

(polling results: 44% agree, 35% disagree, 21% unsure)

City Street/ Mill Creek Connections:

- No comments

Question: Like this latest Neighborhood Plan?

- No comments

(polling results: 78% yes, 17% no, 5% not sure)

Question: Neighborhood Name?

(polling results: 50% Garden District, 25% Fellows Heights, 22% Other, 3% Not Sure)

Projects for Neighborhood Plan

- Make changes to ways in which vacant housing is dealt with
- More demolition
- Make program available/ understandable for rehabilitation of homes
- Housing Code enforcement
- Landowner responsibility
- Yard work standards
- Beautification of streets (e.g. Hillsdale Ave. leading into Fellows Riverside Gardens)
- Road resurfacing (interest in returning to brick as a way of slowing both erosion and traffic)
- New street signs
- New sidewalks
- Trees need to be pruned and/ or removed
- Better street care/ upkeep by City, including snowplowing
- Pedestrian safety
- Speeding
- Install traffic lights on Mahoning Ave. (e.g. Milton Ave.)
- Sense of ownership in the neighborhood (e.g. yard signs promoting the neighborhood name)
- Acquiring vacant lots



Jimmy F. Hughes
CHIEF OF POLICE



Jay Williams
MAYOR

YOUNGSTOWN POLICE DEPARTMENT

Planning & Training Division
116 W. Boardman St
Youngstown, Ohio 44503
(330) 742-8239

Broadcast/Notification Request Form

****Please Print or Type****

Date of Request: ___ Nov. 28 _____ Time of Request: 10:30 am

Person Requesting Broadcast/Notification: ___ Anthony Kobak, Chief City Planner, 330-742-8837 _____

Signature: _____

User Mailbox #: _____ n/a _____

Notification List Mailbox #: (1) _____ (2) _____ (3) _____

Date information is to be sent: _ Friday, Nov. 30 _____ Time information is to be sent: start calls at 4pm and continue until complete (see attached map for call coverage area); (make calls between 9 am and 8pm)

Message: Hello. The Youngstown Planning Department welcomes your comments on the draft Garden District Neighborhood plan. The draft plan is available at the following locations:

1. online at www.youngstown2010.com/neighborhoods (click on the Garden District link)
2. in the library of the Mill Creek MetroParks Davis Education & Visitor's Center, open Tuesday thru Sunday, 10 to 5 (reference copy only)
3. Youngstown Planning Department, 9 West Front Street, Suite 315, open Monday thru Friday, 8 to 4, reference copy only

Comments may be sent via email to: akobak@cityofyoungstownoh.com; fax to: 330-742-8997 or mail to: Youngstown Planning Department, 9 West Front Street, Suite 315, Youngstown, Ohio 44503.

The deadline for public comment is Friday, December 14th. Please call the Youngstown Planning Department if you have any questions at 330-742-8842.

Thank you.

Date entered: _____ Friday, Nov. 30 _____ Time entered: _____ 6:00 pm _____

Entered by: _____ Anthony Kobak _____

APPENDIX F

APPENDIX G

The following features were considered for inclusion in the Garden District Neighborhood Plan but were ultimately dismissed for various reasons at different stages in the planning process:

REDESIGNED LAKE GLACIER PICNIC AREA

Although the Lake Glacier Picnic Area in Mill Creek Park is technically outside the Garden District boundary, the planning team felt it was a vital link to the future success and sustainability of the neighborhood. Thousands of visitors make their way to enjoy the Picnic Area every year and many visitors are from the neighborhood.

Changes were made to the first two proposed draft designs based on feedback from the planning process. The final design elements were supported with a 70% approval rating from the neighborhood. However, the Youngstown Planning Commission did not approve the redirection of Glacier Dr. in their plan recommendation to City Council. Therefore, the planning team decided to remove all of the suggested Lake Glacier Picnic Area design elements from the plan since they were all related to the redirection of Glacier Dr.. The planning team is hopeful that Mill Creek MetroParks will still consider these recommendations as they continue with their internal development discussions.

Element: Close Calvary Dr. from Milton Ave. to Price Rd. and convert to hike/bike trail

Purpose:

1. Enhance picnicing experience by eliminating vehicle traffic pattern that completely circles picnic area
2. Make pedestrian/ bicycle connection from neighborhood to the picnic area and Lake Glacier Boathouse
3. Avoid street repair costs due to consistent flooding of current stretch of road

Element: Relocate current surface parking from Calvary Dr. (near Glacier Ave. dead end) to southwest intersection of Calvary Dr. and Milton Ave.

Purpose:

1. Must relocate due to street closing
2. New location is tucked away from picnic area (but easily accessible) since parking lots are necessary but do not provide the most attractive views
3. Traffic coming eastbound on Calvary Dr. is greeted at the Milton Ave. intersection with an inviting, green picnic area and an uninterrupted view of Lake Glacier

Element: Redirect Glacier Dr. to intersect at Glacier Hts.

Purpose:

1. Reduce vehicle traffic at Price Rd. and Boathouse (important pedestrian access point to Boathouse)
2. Create picnic area space with uninterrupted access to Lake Glacier and Boathouse
3. Encourage more pedestrian interaction with watercourse leading to bridge and lake

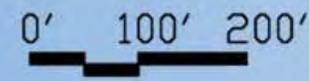
Element: Redesign Price Rd. at Lake Glacier Boathouse with landscaped islands

Purpose:

1. Slow vehicular traffic at pedestrian access to Boathouse
2. Showcase prominent pedestrian access to Boathouse



Lake Glacier Picnic Area



Legend

	Single Family Housing		Institutional
	Trail		Green Space

CALVARY CEMETERY CONNECTION

Additional neighborhood access to Calvary Cemetery for walking, jogging or visiting deceased family members was suggested along Belle Vista Ave.. The exact location was a straight path (currently uninterrupted by cemetery plots) directly across from 107 Belle Vista Ave. that extends to the nearby cemetery road. The pedestrian connection would consist of a small entrance into the cemetery. The purpose of the additional gateway was to allow for another access point, other than the main entrance, for the neighborhood to conveniently enjoy the cemetery.

View from 107 Belle Vista Avenue.



LAKEVIEW AVE. OBSERVATION DECK

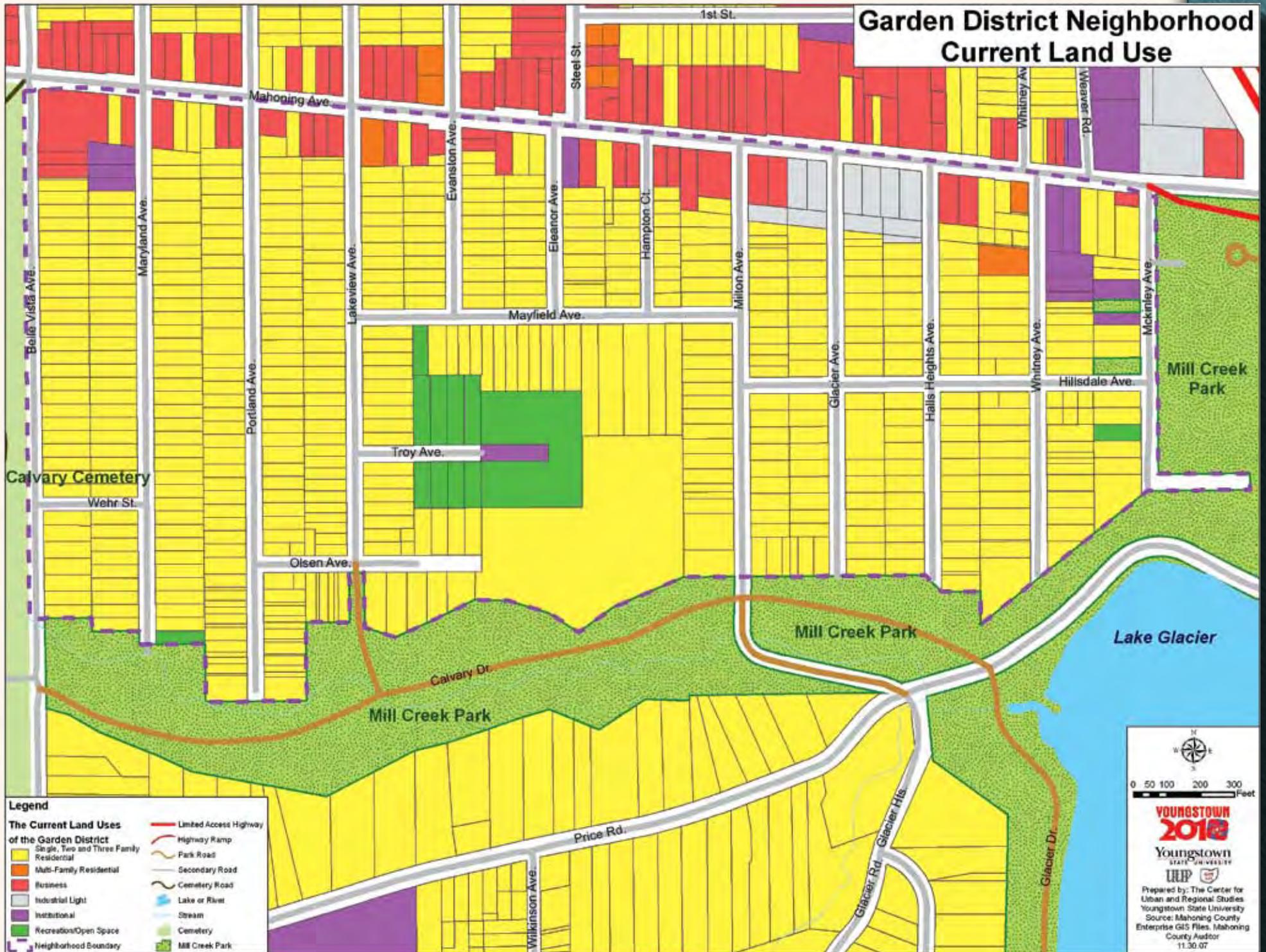
An observation deck was proposed in an earlier neighborhood plan draft at the dead-end of Olsen Avenue, off of Lakeview Ave.. The meeting participants questioned this location and/ or this type of development.



ACCESS FROM/ TO MARYLAND AVE.

Maryland Ave. is only accessible from Wehr Ave. and Mahoning Ave.. Options were explored to connect the street to Portland Ave. and the rest of the neighborhood. An initial analysis of adjacent vacant lots and dilapidated housing did not match up to make a street connection. The polling results and neighborhood comments did not support further analysis at this time.

Garden District Neighborhood Current Land Use



0 50 100 200 300 Feet

YOUNGSTOWN 2010
 Youngstown STATE UNIVERSITY
 UUP
 Prepared by: The Center for Urban and Regional Studies
 Youngstown State University
 Source: Mahoning County Enterprise GIS Files, Mahoning County Auditor
 11.30.07

APPENDIX I

Garden District Neighborhood Demographics 2000 % of Total 1990 % of Total

Population

Total population	1,224		1,244	
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Sex and Age

Male	555	45.3%	561	45.1%
Female	669	54.7%	683	54.9%
Under 1 year - 4 years	78	6.4%	100	8.0%
5-9 years	84	6.9%	96	7.7%
10-14 years	108	8.8%	113	9.1%
15-19 years	82	6.7%	58	4.7%
20-24 years	68	5.6%	49	3.9%
25-29 years	96	7.8%	86	6.9%
30-34 years	57	4.7%	123	9.9%
35-39 years	91	7.4%	110	8.8%
40-44 years	92	7.5%	92	7.4%
45-49 years	104	8.5%	42	3.4%
50-54 years	59	4.8%	38	3.1%
55-59 years	72	5.9%	20	1.6%
60-64 years	12	1.0%	59	4.7%
65 years and over	221	18.1%	258	20.7%

Households

Total number of households	484		489	
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Education Attainment

Total population, 25 years and older	804		835	
Less than high school diploma	166	20.6%	298	35.7%
High school graduate (includes equivalency)	380	47.3%	306	36.6%
Some college, no degree	160	19.9%	114	13.7%
Associate degree	41	5.1%	32	3.8%
Bachelor's degree	57	7.1%	58	6.9%
Graduate or professional degree	0	0.0%	27	3.2%

Labor Force Status

Civilian labor force	550		449	
Employed labor force	464	84.4%	425	94.7%
Unemployed labor force	86	15.6%	24	5.3%

Income/Poverty Status

Median household income ¹	\$25,677		\$33,440	
Total persons for which poverty status determined	1,198		1,253	
Income below poverty level	157	13.1%	176	14.0%

Occupancy/Tenure

Total housing units	517		531	
Occupied housing units	481	93.0%	485	91.3%
Vacant housing units	36	7.0%	46	8.7%
Owner occupied housing units	343	71.3%	358	73.8%
Renter occupied housing units	138	28.7%	127	26.2%

Garden District Neighborhood Demographics 2000 % of Total 1990 % of Total

Tenure by number of units in structure

Owner occupied housing units	343		358	
1, detached	326	95.0%	350	97.8%
1, attached	0	0.0%	1	0.3%
2	12	3.5%	7	2.0%
3 or 4	5	1.5%	0	0.0%
5 to 9	0	0.0%	0	0.0%
10 to 19	0	0.0%	0	0.0%
20 to 49	0	0.0%	0	0.0%
50 or more	0	0.0%	0	0.0%
Mobile home	0	0.0%	0	0.0%
Boat, RV, van, etc.	0	0.0%	0	0.0%
Renter occupied housing units	138		127	
1, detached	63	45.7%	67	52.8%
1, attached	7	5.1%	0	0.0%
2	38	27.5%	19	15.0%
3 or 4	9	6.5%	15	11.8%
5 to 9	21	15.2%	19	15.0%
10 to 19	0	0.0%	0	0.0%
20 to 49	0	0.0%	0	0.0%
50 or more	0	0.0%	0	0.0%
Mobile home	0	0.0%	0	0.0%
Boat, RV, van, etc.	0	0.0%	7	5.5%

Housing age and value

Median year structure built	1939		1939	
Median value, owner occupied housing ²	\$38,200		\$38,749	

Source: U.S. Census Bureau Census of Population and Housing, SF3, 1990 & 2000

¹ Median household income in 1990 adjusted for inflation

² Median value, owner occupied housing in 1990 adjusted for inflation





For more information or to receive a copy of
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