Pittsburgh Community Reinvestment Group Community Development Summit

Presley Gillespie, Executive Director
Youngstown Neighborhood Development Corporation

William D’Avignon, Director
City of Youngstown Community Development Agency
Youngstown, Ohio
Located between Pittsburgh, PA and Cleveland, OH
Central to New York, NY and Chicago, IL
Steel Producing History
<table>
<thead>
<tr>
<th></th>
<th>1930</th>
<th>2010</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>170,000</td>
<td>66,979 - 60%</td>
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<tr>
<td>Vacant Structures</td>
<td>4,571 structures</td>
<td></td>
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<tr>
<td>Vacant Land</td>
<td>23,300 parcels</td>
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City of Youngstown Wards and 2010 Vacancy Survey Results Survey Compiled by MVOC

Legend:
- Occupied Structure Code
- Other
- Occupied Structure, No Code
- Vacant Lot
- Vacant Lot (Parking)
- Vacant Structure (Rated A)
- Vacant Structure (B)
- Vacant Structure (C)
- Vacant Structure (D)
- Vacant Structure (F)
- Ward
Economic Opportunities

Salt Springs Business Park

$650 Million V & M Steel Expansion
Environmental Opportunities

- Urban Wetland Mitigation Bank
  - City-YSU Partnership

- Clean Ohio Preservation Grant
  - 200 acres set aside
Lots of Green Partnerships
Contact Us

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www.CityofYoungstownOH.com
Our Mission: To improve the quality of life in Youngstown by building and encouraging investment in neighborhoods of choice for all.

- Launched in partnership with the Raymond John Wean Foundation and the City of Youngstown

- YNDC aims to accomplish this mission through a dual approach that includes:
  - Catalyzing strategic investments to rebuild market confidence in selected Youngstown neighborhoods with strong assets
  - Creating broader partnerships to strengthen Youngstown’s community development capacity and the citywide infrastructure supporting neighborhood revitalization
• Completed in October 2010 to guide the growth and development of YNDC over the next 3 years

• Strategic Plan Priorities
  • Launch an effective neighborhood transformation initiative that includes a comprehensive set of programmatic investments to catalyze visible, sustainable changes that build market confidence in selected asset-rich neighborhoods
  • Build the broader infrastructure for community development in Youngstown and the surrounding area
  • Improve the quality of neighborhood services in the city
  • Mobilize public and private capital for high-impact neighborhood projects
  • Build YNDC into a high-capacity organization
Neighborhood Planning

IDORA NEIGHBORHOOD
COMPREHENSIVE NEIGHBORHOOD PLAN

Prepared by City of Youngstown, Planning Department and The Ohio State University
March 2008

IDORA NEIGHBORHOOD WORKPLAN 2010
Our Mission

- Transforming the challenge of unmanaged vacant land into neighborhood assets
- Reactivates and repurposes vacant lots into neighborhood gardens, pocket parks, natural habitats and storm water demonstration sites
- The result? More sustainable and resilient neighborhoods!
Phase I
• Reactivated over 115 lots in the Idora neighborhood, totaling over 14.5 acres of land to new and productive use
  • Metro Park Expansion
  • Native Planting
  • Passive Green space
  • Pocket Parks
  • Rain Garden
  • Side Lots
  • Community Gardens
  • Urban Farm
  • Economic Development

Phase II
• 30 more lots will be reactivated during Phase II
Our Mission

Lots of Green

Phases I & II
Board up of Vacant Property at 901 Sherwood Avenue
Across the street from our Sherwood Avenue Community Garden
Lots of Green

Side Lots
Our Mission

Lots of Green

Storm Water Mitigation - Mineral Springs
Soil Research
Our Mission

Market Gardener Training Program

• Educate interested Youngstown residents in environmental and business aspects of sustainable market gardening

• 10 week course with over 30 participants

• Small field trips to visit farmers and farmers markets

• Hands-on workshops

• Program participants will receive assistance in finding further agriculture opportunities

• Space to be provided at Urban Farm site for Market Gardener training and food production

• First class of Market Gardeners graduated on Saturday, May 7th!
Urban Farm

2.5 Acres
Our Mission

Bottom Dollar Food
• **Physical Environment**
  - Planted over 300 trees
  - 30 tons of cardboard recycled to create urban gardens
  - Used over 1,000 bales of straw to create raised bed urban gardens
  - Many thousands of yards of topsoil and compost used to amend vacant lots
  - Produced over 3,200 pounds of fruits and veggies
  - More than 1,000 yards of wood chips used to create urban gardens
  - Installed over 4,000 linear feet of fence
  - Planted hundreds of perennial and annual plants

• **People**
  - Trained 4 neighborhood youth
  - Utilized over 300 volunteers
  - Registered 84 community gardeners
  - Trained over 150 resident through garden training workshops
  - Pride and confidence in neighborhood increased
• Requires proper planning
• Don’t be over ambitious
• Monitor quality control of contractors
• Staff intensive, find ways to improve efficiencies and cost
• Balance professional contracting with self organizing
• Develop strong resident leadership
• Find opportunities to engage residents in all activities even if it requires additional effort
Thank you for listening!

Questions?

www.CityofYoungstownOH.com  www.YNDC.org
Reimagining a More Sustainable Cleveland

Lilah Zautner, Neighborhood Progress, Inc.
Fred Collier, City of Cleveland
The Cleveland Akron Metropolitan area contains 26% of the state's population, while encompassing less than 9% of the land area in the state.

The pattern in Cuyahoga county and many metro areas nationally has been one of sprawling developments that fail to create appropriate densities in the right locations and begin to compromise rural environments and create decay in urban areas.
Cleveland Population Loss

1950  914,808
1990  505,616
2000  478,403
2008  431,552
2010  396,815
Factors Contributing to Vacancy in Cleveland

• Population Loss: 52% since 1950 (914,808 to 438,000)

• Manufacturing Job Loss: 86% since 1950 (220,000 to 30,000)

• Foreclosures: 26,570 from 2006-2009

• Building Demolitions: over 4,000 structures demolished in past three years (2007-2009)
The Vision

20,000 Vacant Lots Citywide
Existing Land Use

Future Land Use

Foreclosures

Targeted demolition

Population decline

Contaminated land left from industrial exodus
Land Bank Decision Making Flow Chart – Developed by City Planning Department and Adopted by the City of Cleveland Planning Commission in December, 2008

**SHOULD THE SITE BE PRESERVED?**

Does the site have characteristics that recommend it for a long-term green use?

**decision factors**

1. Culverted stream
2. Other riparian zone
3. Lack of nearby parks
4. Proximity to parks (existing or planned)
5. Land use in Citywide Plan
6. Connections to trails (existing or planned)
7. Scale

**holding strategy**

The new objective should be to return the vacant lot to a use that is consistent with the city's overall goals as articulated in the Citywide Plan.

**strong development potential** (0 - 5 years)

menu of treatments

1. community garden
2. bio-remediation
3. landscape buffer
4. basic greening techniques

**weak development potential** (5+ years)

**preservation strategy**

yes
enumerate unique characteristics
What treatment types are available for the site?

**no**

**menu of treatments**

1. energy generation: solar field
2. geothermal wells
3. energy generation: wind turbines
4. energy generation: ethanol production
5. clean fill cap (landfill sites)
6. storm water management: bio-retention
7. constructed wetland
8. riparian setbacks
9. green space: parks
10. green space: forest
11. green space: linkages
12. wildlife habitat
13. urban agriculture/commodity farming
14. tree nurseries
15. bio-remediation, phyto-remediation, mycoremediation
16. storm water management: riparian setbacks, stream daylighting

**choose a treatment**

City, CDCs and other stakeholders conduct a qualitative review. Make recommendations for implementing preservation strategy.
The Long Term View

• Population decline is anticipated in the near future in Cleveland

• The population in the United States is expected to increase by 120 million people by 2050 (US Census Bureau)

• It is anticipated that new residents will move to regions of the country that offer opportunities to improve their quality of life (Jobs, amenities etc)

• How we posture ourselves through the responsible use of our land resources to create opportunity will dictate our ability to capture some of the nation’s population growth locally

• Re-imagining a more sustainable Cleveland provides a framework for creating opportunities that will help create an environment that is desirable and sustainable in the near term and could stimulate development pressure and population growth in the future
Create a Sustainable Development Pattern
Walkable Cleveland neighborhoods
The optimal size of a neighborhood is a quarter-mile from center to edge. For most people, a quarter mile is a **five-minute walk**. For a neighborhood to feel walkable, many daily needs should be supplied within this five-minute walk. That includes not only housing, but stores, workplaces, schools, houses of worship, and recreational areas.
Re-establish the competitiveness of Cleveland’s neighborhood retail districts by building upon their traditional strengths as pedestrian-oriented, mixed-use districts with distinctive architectural character.
0-5 year development focus
5-10 year development focus
10-15 year development focus
15-20 year development focus
Re-Imagining Cleveland Vacant Land Study

Opportunity:

• Over 3,300 acres of vacant land throughout Cleveland

• Growing energy and innovation around the advancement of the regional local food and sustainability agenda
Re-Imagining Cleveland Vacant Land Study

Study:

• Initiated in partnership with City Planning in 2008 with funding from the Surdna Foundation

• Neighborhood Progress hired the Cleveland Urban Design Center to carry out the study and engaged over 30 local experts on agriculture, brownfields, stormwater, etc. over the period of one year

• Mapped vacancy in relation to core development areas, vegetation, impervious surfaces, waterways, watersheds, soil type, environmental contamination, and existing green space
Re-Imagining Cleveland Vacant Land Study

Accomplished:

• Identified and explored a wide range of land reuse strategies that link natural and built systems to improve the quality of life and the long-term health of residents and the environment
• Identified criteria for implementing reuse strategies and
• Developed policy recommendations to support land reuse
Mapping: Vacancy and Existing Greenspace
Mapping: Urban Farms and Community Gardens

Community Gardens and Urban Farms

Existing Locations with 1/4 mile radius

- Urban Farms
- Community Gardens
Re-Imagining Cleveland Resources

Pattern Book
• Identifies and illustrates a suite of reuse strategies

Ideas to Action Resource Book
• Provides information on things to consider, site plans, detailed budgets, and local resources
  • Highlights Reimagining projects and real Local Heroes

Workshops
• Workshop series planned in collaboration with grantees and partners
  • Scholarships to events and trainings
POCKET PARK

Sample site size - 4,000 sq. ft.

IDEAL LOCATION
- Vacant lot on residential street or unbuilt lot on a commercial street

BENEFITS AND OPPORTUNITIES
- Community gathering space for neighbors and passersby
- Add a small community garden, gazebo, picnic table, or outdoor game area to enjoy.

THINGS TO CONSIDER
- If the lot is between two buildings, then plants selected for this project will need to thrive in the shade.
- Ideally, if your budget allows, the side and rear edges of a pocket park should have fencing, hedges, or other screening to buffer adjacent landowners from noise and activity in the park.

LEVEL OF COMMUNITY COMMITMENT NEEDED
- This project requires a high level of teamwork during the installation and throughout the life of the project. It is important to get a group of people together who are responsible for the long-term upkeep of the park. This could be an informal group of neighbors, a block club, a church group or a community development corporation.
- Maintenance will include regular litter pick-up and seasonal moving and pruning. Until plants are established, weekly deep watering will be required. Depending on your plant selection, seasonal sprinkling may be required.

TO SEE A LOCAL POCKET PARK
Simms Park - West 59th Street and Bridge Avenue, Rahm's Civic Peace Space - 2179 East 87th Street

FEATURED PROJECT LEADER
Akanni Thomas

Akanni Thomas is a native Clevelander who resides in the Fairview neighborhood. She has organized block clubs and assisted residents and grass root groups with applying for funding for community projects. Akanni is also a strong proponent of cultural advocacy. Akanni received her education from the Cleveland School of Arts and Cleveland State University. She is the recipient of the 2010 Emerging Leader Award from Ohio Citizen Action, a local environmental non-profit.

“The Peace Park is a welcome addition to our neighborhood. We revived the dilapidated park on our street and the neighborhood park pool to create a beautiful outdoor gathering place where families and neighbors can play, eat, and learn together.”
Re-Imagining Cleveland
Vacant Land Re-use Grant Program

Funding:
- $500,000 in City of Cleveland Neighborhood Stabilization Program Funds
- $86,000 from Neighborhood Progress

Leverage:
- $950,000 in City of Cleveland Neighborhood Stabilization Program Funds, Foundation Funds, and In-Kind Services and donations
- Projects planned and implemented by grassroots organizations and individuals

Example Review Criteria:
Located in HUD Neighborhood Stabilization Program target area
Prior land use residential
Fit with neighborhood land use plan
Organizational capacity, experience of applicant and community support
Visibility
Environmental and Social benefit
Budget Accuracy
Re-Imagining Cleveland
Vacant Land Re-use Grant Program

Greening - 26 Projects
Phytoremediation 3
Native Plantings 3
Storm water 2
Pocket Parks 14
Side yard Expansions 2 (6 yards)
Parking 2

Urban Agriculture – 30 Projects
Community Gardens 13
Market Gardens 12
Orchards 2
Vineyards 3
Re-Imagining Cleveland – Building the Movement

Reusing vacant land to create neighborhoods of choice, improve quality of life, provide ecosystem services and foster economic growth through stabilization, food production and energy generation

• Pilot Projects – one piece of the solution

• Big picture solution - many actions by a variety of players over 20+ years

Building a sustainable movement means:

• Building capacity to empower individual entrepreneurship and stewardship – WORKSHOPS!

• Removing policy and operations barriers to land reuse and food production

• Fair access water policy, Urban Agriculture Zoning, Long-term leases and Chickens and Bees legislation
Re-Imagining Cleveland Round 1
Vacant Land Reuse Pilot Projects

Before                        During                        After
Re-Imagining Cleveland
Celebrating Success

National and Local Press Coverage
Recognizing community innovation

- *Next American City* – National Magazine
- *Shelterforce* – National Magazine
- *Wine Spectator* – National Magazine, Chateau Hough
- *Crains Business News* - Local News, Urban Growth Farms
- Several articles in the Plain Dealer and on Cleveland.com
- Several articles in National On-line news journals
Follow up study to identify projects in the following areas:

- Agriculture
- Alternative Energy
- Contamination Remediation
- Green Space Expansion
- Land Assembly
- Neighborhood Stabilization
- Sustainable Pattern of Development
- Stormwater retention
Re-Imagining Cleveland
Creating a Regional Food Network

Northeast Ohio Local Food Assessment

• Funded by the Cleveland Foundation and spearheaded by ParkWorks, NPI, Local Food Policy Coalition and Cleveland Urban Design Center.

The assessment:

• Document the current state of the NE Ohio food system
• Analyze the feasibility and impact of expanding our local food system
• Develop a regional business/strategic plan to strengthen the local food system

What’s Next:

• Representatives from 16 county region gathering to map out next steps
Ideas for vacant land reuse in Cleveland
Community, Prosperity, Health

- Contamination remediation
- Vacant Land Stabilization
- Alternative Energy Generation
- Sustainable development pattern
- Land Assembly for development
- Greenspace expansion
- Urban Agriculture
- Stormwater Management

Promoting Prosperity, Health, and Community through the sustainable reuse of our vacant land resources
Re-Imaginingcleveland.org