

## Chapter 5: North East Area Strategies

### Boundaries

The **boundaries** of the North East area, for the purposes of this study, are Elm Road NE and Laird Avenue on the west, Grandview Street SE on the south, and all the area within the corporate limits to the east. It includes all of Ward 3 and parts of both Ward 4 and Ward 5. Refer to **Map 5-1**. The North East area includes most of the “Harding” NSP target area, which is outlined on Map 5-1.

### The Area

This North East area of the City of Warren is categorized as a “**Maintenance**” area. It is a very stable, moderate to upscale area of the City. It includes the Trumbull Country Club, the East Market Street corridor, which is mostly residential except for commercial at the North Road/Market Street intersection, Trumbull Memorial Hospital, the recently constructed Lincoln Elementary School on Atlantic Street NE, and some of the newest homes in the City, along Country Club Road SE.

This is a fairly nice neighborhood overall, and presents a pleasant and attractive gateway into Warren from the east. However, vacant housing is becoming more of an issue in the area, and, while the City’s increased rental inspection program has helped, some landlords are allowing their houses to deteriorate and are not easy to work with.

### Demographics

As with much of the City of Warren, **population** in this sector decreased from 1980 to 2000, although at a lesser rate than in other sectors of the City. The areas west of Genesee Ave. NE and south of East Market Street decreased from between 600 and 1,049 people in this 20-year period. The area north of East Market Street and east of Genesee Ave. NE lost less population, between 0 and 374 people during this same time period. (Youngstown State University)

The City of Warren provided information to Youngstown State University regarding the structures to which **water utility services have been terminated**. These service terminations have been mapped to illustrate concentrations and problem areas. Even though this sector probably has the fewest terminations, there are still many, mostly in the southwestern portion of this area. It should be noted, however, that there are about 15 terminations in the Country Club area, a somewhat surprising number.

### Organization

The **neighborhood organization** most active in this area is the North East Warren Neighborhood Association (NEWNA), which includes all of Ward 3. (Note that portions of Wards 4 and 5 are also included in this area for purposes of this study.) This Neighborhood Association started when a drug dealer moved into the area, and was primarily created to thwart that problem before it got out of hand.

While monthly meetings usually draw 20-30 people, the Association is not very active, as the area does not have major issues. Their primary goal is to maintain the area and not let crime, housing issues, and other problems begin. Some members of the NEWNA recommend establishing organized citizen patrols similar to what the NW Neighborhood Association is doing.

NEWNA and other neighborhood associations are very interested in seeing more accountability on the part of the City’s elected and appointed officials and staff.

### Potential Partners and/or Employers in the Area

- Trumbull Country Club
- Lincoln Elementary School
- Churches
- Trumbull Memorial Hospital
- McDonald's
- Sims Buick
- Panera Bread (Covelli Enterprises)
- Giant Eagle
- Knights of Columbus
- AVI
- Schwebel's
- The new owner of the NorthMar office plaza
- Other commercial businesses at Market Street and North Road, and along Elm Road.

(Note: Due to the combination of the City having an income tax, and no income tax in the adjacent townships, several businesses and professionals are moving out of the City and into the townships, especially Howland Twp., regardless of the level of services and the issue of property taxes.)

### Major Corridors in the Neighborhood

- **Elm Road NE** (28,873 vehicles per day (vpd) at bypass; 13,267 vpd at Atlantic) is a major north-south corridor through the City.
  - Parts of it are outside City limits.
  - Uses along the corridor are primarily residential and commercial.
- **East Market Street** (30,388 vpd at North Rd.; 19,887 vpd at Laird) is a critical east-west corridor.
  - It is primarily upscale residential, except for the eastern most part, which includes numerous commercial enterprises, especially around the North Road intersection.
  - Many old estates are located along East Market Street, as is the Trumbull Country Club.
  - This section of road was resurfaced in 2008 and 2009.
- **Laird Avenue** (6,472 vpd at Market; 3,698 at Elm) is a connector road between Youngstown Road and Elm Road.
  - Although primarily residential, it intersects East Market Street at the Trumbull Memorial Hospital where other commercial and medical offices are located.
  - It is also the eastern boundary of the Warren G. Harding High School property.
  - Several of the homes along Laird need to be maintained better and/or upgraded, especially in the blocks on both sides of Laird south and north of East Market.
    - The part of this area that is north of East Market is in one of the Federal "**Neighborhood Stabilization Program**" target areas in the City.
- **Atlantic Street** (9,013 vpd at Park; 4,190 vpd at Laird) runs east-west from Mahoning Avenue to North Road.
  - It is primarily residential, provides direct access to Lincoln School.
  - It serves as the northern most boundary of the Country Club.
  - The Atlantic Street area immediately west of the NE Neighborhood is a rough area which is slowly spreading eastward.

- **North Road** (15,742 south of Market; 12,726 vpd north of Market) runs north-south along the eastern edge of the City.
  - Several segments are outside the City limits.
  - Land uses along North Road NE are primarily residential and green space, except for the busy commercial intersection at East Market Street.
  - The Northbury Apartments and Condos at North and Reaves, while still ok, could be on the verge of becoming an issue for the neighborhood.

#### Parks and Recreation Facilities/Activities

- There are **no City parks** in this sector of the City.
- **Trumbull Country Club** provides private recreational facilities by membership. It also provides aesthetically-pleasing vistas to the public.
- **Lincoln School** provides a small park area for student activities.
- There used to be tennis courts at Lincoln, Harding and East Jr. High; new **tennis courts** may be installed shortly at Harding.
- The **new track** at Harding High School is available for public use.

#### School Facilities

- **Lincoln Elementary School** is a brand new Warren School District facility for grades K-8. Part of the new school construction program, this was the first elementary school constructed, opening in 2007.
- **Garfield Elementary School**, located on Montclair at Willard, has been demolished. At the 2/23/09 Neighborhood Association meeting, the consensus was that this eight-acre site would be an ideal, safe location for a **City Park** in the NE Neighborhood. When it was a school, the area was never vandalized. A private entity has expressed an interest in the property and the School board will be having public meetings to discuss the proposed project. NENA should stay on top of this issue.
- **East JHS**, located on South St. SE at Bonnie Brae Ave. SE, is vacant now that students are attending either the new high school or an elementary school. This site is available for redevelopment.
- **Laird Avenue Elementary School**, located at Bonnie Ave. SE & Grandview St. SE, has been demolished. The site is available for development.

#### Housing

This area contains the most upscale housing within the City of Warren. **Historic estates** along Market Street are still well-kept, although some have been converted into office space, especially those closer to the Trumbull Memorial Hospital. Many **newer homes** have been constructed around the Country Club and south of Market Street on Country Club Drive SE. **New condos**, offering exterior lawn and building care services, are located at the south end of Country Club Drive SE. The Perkinswood Apartments are located south of East Market on South and Perkinswood.

- Even though this area is primarily upscale, there are still housing issues. Two homes have been **condemned**; one is a **court-ordered demolition**, and there is **one land-banked parcel** in this neighborhood as of September 2008.

#### Neighborhoods

There are no specific neighborhoods or housing complexes within the North East area of the City, with the exception of:

- The **Trumbull Country Club** area, and the

- **Country Club Dr. SE area**, which includes a condominium development mentioned above.

## RECOMMENDATIONS

General and specific goals for the North East Warren Neighborhood Association have been developed based on community input and organized utilizing the Elm Street/Main Street approach to revitalization, as discussed in an earlier chapter. Goals, objectives, and strategies are summarized as follows:

### 1. Sustainable Organization

**Goal:** Designate the **NEWNA** as the primary neighborhood association and acquire consensus on this designation.

#### Objectives and Strategies:

- **Solidify the organization** and board by **acquiring 501c3 certification**.
  - An official board, with officers and trustees, has been appointed.
  - A **mission statement and a vision**, as well as **bylaws**, have been developed.
  - Establish appropriate ad hoc committees.
  - continue to hold meetings as needed to address issues.
- **Create partnerships** among community-based organizations, the City of Warren, property owners, and other stakeholders.
  - **Partner with MVOC** and the **Wean Foundation** to implement a neighborhood maintenance program.
- **Develop a volunteer base** to assist with various activities.
- **Ensure communication** among and between volunteers, partners, and residents.
- **Find on-going funding support** to ensure operational continuity.

### 2. Clean, Green and Safe

**Goal:** Continue to enhance the real and perceived level of safety and cleanliness of the area, and explore opportunities for neighborhood parks and recreational facilities.

#### Objectives and Strategies:

- Make the area more **walkable and pedestrian-friendly**. Promote the construction and repair of sidewalks or paths to encourage walking for physical exercise.
  - Encourage construction of sidewalks along some of the streets in the Country Club area that currently do not have them.
- Address the **few abandoned houses** in the area. Currently, the neighbors and/or members of the NEWNA generally mow the grass on the abandoned properties.
- Areas to the west (central city) need help with vacant housing, abandoned housing, high grass, illegal dumping, so as not **to let these problems creep eastward**. These areas include Belmont, Prospect and Summit streets, as well as a long Atlantic, Drier and Park, Logan and McKinley, and Harmon and Charles.

- Work closely **with the City Police Department** and others to prevent the encroachment of crime, etc. from neighboring areas of the City.
  - Increase police presence throughout the neighborhood on a regular basis.
  - Start neighborhood patrols similar to the NW Neighborhood Association's.
- **Cleaning up** the neighborhood has become contagious. Efforts should be continued and enhanced to include more and more residents, as well as adjacent areas.
- The City needs to develop a plan of action to **stabilize the vacant industrial buildings** in the NE and throughout the City, so they don't deteriorate to the point that they can't be used later when new industry is looking for space in Warren.
- With the City, work to develop the portion of the Lake to River Greenway **bike path** through the City of Warren as a **high priority** for NEWNA and the City.
- Also as a **high priority**, work with the City and the Schools to develop a **City park** for the NE Neighborhood area at the former Garfield School 8-acre site. (There are currently no City parks in the NE area of the City.) This park should be designed as a passive park (no courts, etc. for active play), with an all purpose path throughout the park, a wildflower or natural area, a small water park, pedestrian level lighting along the path, a gazebo for neighborhood events and concerts, a small fishing pond, and a picnic shelter and/or picnic tables.

### 3. Neighborhood and Economic Restructuring

**Goal:** Strengthen the quality of existing residential housing stock of the neighborhood, as well as the commercial and service environment.

#### **Objectives and Strategies:**

- Work with local housing partners to **address vacant and foreclosed homes** in the area.
- Consider establishing and promoting a "**medical corridor**" on **Market Street** between Charles and Perkinswood, capitalizing on the presence of the hospitals. Work with the Main Street Warren and the Regional Chamber of Commerce, as well as other economic development agencies to promote this medical corridor.

### 4. Design

**Goal:** Continue to preserve and enhance the aesthetically pleasing environment of the North East area by capitalizing on its unique assets, history and historic homes, major corridors, and the Country Club.

#### **Objectives and Strategies:**

- Work with the City to **replace curbs** in street reconstruction and/or resurfacing projects. Curbs have disappeared due to continued resurfacing of streets in many areas.
  - **Address ponding of water** after heavy rains, which is a problem in several areas of the neighborhood. This is partly caused by the lack of curbs.

- If curbs are not installed, work with the City to pursue other **means to eliminate flooding** problems. (There are several projects planned and programmed to address flooding in the City.)
- Storm water run-off from the drive-in theater on Elm Road onto **Irene Avenue** has been an issue for 50 years. Work with the City on this project, which should be constructed in 2009.
- **Streets need to be milled** down when resurfaced so that the curbs become structurally viable again. The City has established a new policy to do this with all future projects.
- The North Road/Market Street intersection is the busiest in the County. The City should address **access management issues** before traffic becomes too congested.
  - This is also a major entrance into the City and an attractive **gateway** should be designed and constructed in this general area. This could be pursued in cooperation with Howland Township.
  - A gateway entrance should also be designed and installed at **Larchmont Avenue**.
- Continue to provide (and expand) **snow-clearing services to the elderly** in the area.
  - NEWNA bought a second snowblower with the proceeds of a grant from the Wean Foundation. Volunteers use them to help clear sidewalks and driveways for those who can't do it themselves. **More volunteers** are needed to continue and expand this service.

## 5. Promotion

**Goal:** Market the unique characteristics of the North East area to potential residents, investors, new businesses, tourists, and others.

### **Objectives and Strategies:**

- Organize a few **neighborhood events** and invite people into the neighborhood.
  - Continue to capitalize on the presence of the Country Club. Use this as a marketing tool to sell any vacant homes in the area.
  - The former **James Ward Packard house** in the NW corner of Montclair and Oak Knoll needs to be restored. It is under private ownership. If/when restored, this home could be used for house tours and/or a B&B.
    - Zoning would need to be addressed for a B&B.
  - A **walking tour** along East Market Street may be feasible and should be considered.
- Work with residents to **maintain the image** of the neighborhood.
- Promote the City's new **WINN housing incentive program** to address the few housing vacancies and foreclosures in the neighborhood.