Greening in a Post NIP World

Scott Schell, Erie County Land Bank

Robert Ritchey, Columbiana County Land Bank

Debora Flora, Mahoning County Land Bank
Greening as a Neighborhood Catalyst

Erie County Land Bank
Ohio Land Bank Conference
September 19, 2019
Property at Sheriff Sale - 2015
709 W. Jefferson & Vicinity
Land Bank Acquisition & Demolition
709 Cleared
April 4, 2016

To: Scott Schell
From: Jeff and Glenda Lindquist

Here is a summary of the landscape ideas for the property at 709 W. Jefferson St.

Two trees at opposite corners of the property can be removed. The big blue spruce in the front corner can go as well as the dead tree in the back corner.

We would like a stockade fence in the back of the property to be 16 feet. Also need a 12 foot fence to be placed on the sides at an angle as shown on the diagram.

Behind the black iron fence we would like a mound of dirt 3 feet wide across the front of the property. We would like this elevated to 12" in height at its apex. Mulch to cover.

**Plantings**

Illustrated in drawing:

In the center of the yard is a kidney shaped elevated mound. (approx. 10 feet in diameter) Approximately 2 feet in height at its apex. Blue Spruce is to be planted in center of mound. $295

6 Emerald Arborvitae to be plant in the back of the yard. 3 in each corner. 6 Arborvitae = $207

Miscellaneous planting
6 Sedum Autumn Joy @ $8 = $48
6 Sedum ground cover plantings @ $4 = $24
1 Box Woods %35
1 Gold Thread Cypress $35
Finished Product
2015
Challenges to Greening on a Larger Scale

• Budgetary Concerns
  • Budgets already stretched
  • Desire to get properties in the hands of new, responsible owners
  • Minimize ongoing maintenance cost going forward

• Staff focus dedicated to getting properties through the process
  • Acquisition, Demolition, Reimbursement

• Shortage of dedicated, dependable partners
Columbiana County Land Bank

Robert Ritchey

COOPERATIVE GARDENING PARTNERSHIPS

Columbiana County Land Reutilization Corporation
Greening in a Post NIP World

Greening on a budget

- With NIP coming to an end, how can we continue to pursue greening projects?
- Doing the work with less money.
- Partnerships with service organizations such as the Boy Scouts and local schools to establish site plan foundations and to help provide on-site maintenance.
- Partnerships with local municipal organizations to extend awareness of our projects and to further increase the likelihood of future partnerships.
Partnerships

• Boy Scouts
  ○ We have recently partnered with Troop 2006 located in Salem, Ohio.
  ○ Boy Scouts are required to gather 10 hours of community service work; through our greening projects, they can satisfy their community service requirements.
  ○ Community service work involves implementing our site plans.

• Wellsville Garfield Elementary School
  ○ Providing greening space for Garfield Elementary.
  ○ Teaching of classes, getting youth involved in gardening, healthy food sources.

• Downtown Salem Partnership
  ○ Group of local business owners, working professionals, city officials and various other city representatives.
  ○ Developed a working relationship to get local businesses involved in our greening projects.
  ○ Salem Second Saturday events hosted on our sites.
445 South Broadway: Salem, Ohio
- Provide greening space for local restaurants and businesses so that they have the opportunity to grow their own agricultural produce.
- Within walkable distance to downtown Salem.
  - The property will have water access via vaulted manhole.
  - The property will be enclosed by fencing to protect the site.
445 South Broadway: Salem, Ohio

Before Demolition:  
Aerial Imagery:  
Garden Map Plans:
Site Plans

- 364-372 Sharp Avenue: Salem, Ohio
  - Community garden
    - Provide greening space for those in the community of Salem that otherwise do not have the space for their own gardening aspirations.
    - 20 8x4 raised gardens beds that will be rented at a yearly basis.
    - Surrounding area will include temporary beds, permanent beds and flowering beds to house various flowers, vegetables, fruits and pollinators.
    - Eventual incorporation of walkways and benches on a large city plot.
364-372 Sharp Community Garden

Before Demolition:

After Demolition:

After Demolition (Rear view):
364-372 Sharp Community Garden

Aerial Imagery:

Garden Map Plan:
Site Plans

- **1609 Lincoln Avenue: Wellsville, Ohio**
  - **Garfield Elementary Garden Project**
    - Provide an outdoor learning space for all students K-3.
    - 20x40 Pavilion to be constructed.
    - 6 Picnic tables which will be painted by students.
    - 4 raised garden beds to provide each grade level K-3 the opportunity to grow flowers, fruits and vegetables.
    - Allows all grade levels to have outdoor lessons (weather permitting).
Garfield Elementary Garden Project

Before Demolition:

After Demolition:

Planted Pumpkins:
Garfield Elementary Garden Project

Garden Map Plans:
KEEP ON GREENING

Debora Flora
Mahoning County Land Bank
• Completed 1,088 demolitions with Neighborhood Initiative Program allocation
• Installed landscaping projects on handful of non-NIP parcels in inventory
• Most post-demo greening projects were simple – grass and split rail fence
• NIP greening reimbursement of up to $6,000 per project gave us encouragement:
  • High-traffic areas received enhancements
  • As vacant, blighted housing (liabilities) was removed, MCLB inserted green spaces (assets)
  • Some pilot programs were launched
CLEAN AND SIMPLE

2404 Connecticut Ave., Youngstown, demolition day
2404 Connecticut Ave., Youngstown, after greening
ATTENTION TO CORRIDORS

1743 Mahoning Ave., Youngstown
ATTENTION TO CORRIDORS

1743 Mahoning Ave., Youngstown
ATTENTION TO CORRIDORS

1743 Mahoning Ave., Youngstown
ATTENTION TO
CORRIDORS

Formerly 1513 Mahoning Ave., Youngstown
ATTENTION TO CORRIDORS

1513 Mahoning Ave., Youngstown
ROOM TO EXPERIMENT

Former 108-118 W. Boston Ave., Youngstown
ROOM TO EXPERIMENT

Former 108-118 W. Boston Ave., Youngstown
ROOM TO EXPERIMENT

200 blocks of East Avondale and East Boston avenues, Youngstown
ROOM TO EXPERIMENT

200 blocks of East Avondale and East Boston avenues, Youngstown
ROOM TO EXPERIMENT

200 blocks of East Avondale and East Boston avenues, Youngstown
• Your financial institution is a great starting point for volunteer recruitment.

• 4H clubs and scouting organizations extend some insurance coverage to members that participate in official projects. Check with clubs for more details.

• Get to know the service clubs in your area. As members of national or worldwide organizations, they can access funds at various levels for worthwhile projects. They look for service project opportunities as ways to increase membership.

• Churches can be great resources for volunteers, but first read their bulletins or Facebook pages about their current activities.

• Ohio Department of Natural Resources Division of Forestry has excellent information on its web site under the heading of Urban Forestry Toolbox, including a list of volunteer groups.
Plants
- Plant perennials at enhanced greening sites so that, while the land is in your inventory, you can harvest plants and seeds as needed.
- Plant and seed swaps often happen among neighborhood groups. Land banks can issue calls for plants and seeds as well. Spring and fall would be good times to divide plants, or catch seeds as flowers and pods dry up.
- Master gardeners are great resources for planting knowledge and potentially resources. In Mahoning County, master gardeners at Mill Creek MetroParks change certain beds in Fellows Riverside Gardens each season. After removing spring flowering bulbs (daffodils, tulips), they have donated some of them.

Trees
- ODNR Division of Forestry won’t plant the trees for you but can provide good information about tree selection, planting, care, assessing tree health, and more. Ohio has six regional urban foresters. If you don’t know yours, reach out.
• OSU Extension is a resource for soil testing, planting knowledge, and convening education and social programming. The extension office serving Mahoning County sponsors a weekly summertime event called Local Flavor that rotates among community gardens and draws 30 to 60 people per evening. Think volunteers!

• Tree services sometimes have excess wood in the form of wood chip mulch to offload.

• A community garden in Youngstown engaged inmates at a private prison in starting vegetable plants from seed during the winter.

• Consult leaders of community service programs for persons who have committed misdemeanors – adults and juveniles alike.