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CAMPBELL

Mahoning River Corridor Plan

Prepared by ms consultants, inc.



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COMMUNITY IMPLEMENTATION TOOLKIT

Overview

The following toolkit explores how the corridor-wide objectives may be specifically applied to the Campbell river section with an emphasis on the identified opportunity sites. Each community presents its own challenges and potential for revitalization and river restoration. The Community Implementation Toolkits outline these unique traits, provide context on existing conditions, and offer recommendations for the future. The recommendations are supported by action items and potential funding sources to support feasibility and help ensure implementation. The Community Implementation Toolkits should not serve as a stand-alone guide for the local community, but as an additional, specialized resource to the Mahoning River Corridor Revitalization Plan as a whole.

The Campbell Community Implementation Toolkit includes the following sections:

- Existing Conditions
- Primary Opportunity Site
- Implementation Guide

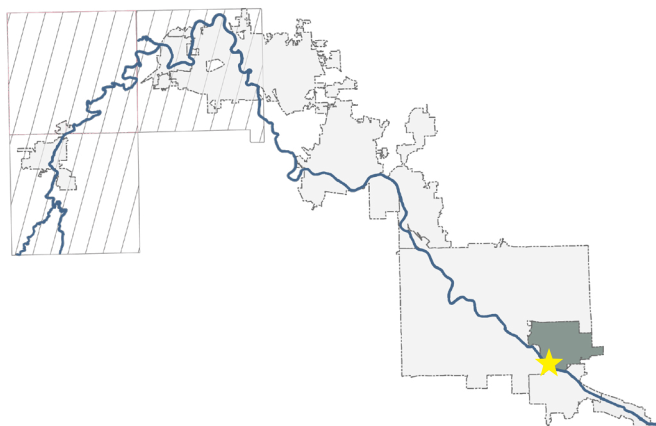
Existing Conditions

OPPORTUNITIES

The City of Campbell is a small community with a rich history of industrial prosperity tied to the Mahoning River. The large amount of land running along the river in Campbell presents an opportunity to creatively diversify the local economy and become a leader in supporting industrial and manufacturing ventures while improving environmental health and recreation activities.

CHALLENGES

The same industrial operations that brought economic growth over the last century wreaked havoc on the environment. Like much of the region, clean up or remediation will be necessary to allow non-industrial uses on the riverfront and to continue river restoration. Additionally, the industrial sites and active rail lines block public access to the river, likely requiring easements or property purchases in order to connect residents with the waterway.



MAHONING RIVER CORRIDOR RIVERFRONT COMMUNITIES

TRUMBULL COUNTY		MAHONING COUNTY
Newton Township	Newton Falls	Youngstown
Braceville Township	Leavittsburg	Campbell ★
Warren Township	Warren	Struthers
Niles	McDonald	Lowellville
Girard		

1.40	River Miles
INDUSTRIAL	Character
7,785	People
0	Launches
0	Trail Miles

Dam Removal & Riverbank Restoration in Campbell

Removal of the remaining lowhead dams along the Mahoning River will be a monumental leap forward toward the environmental and recreational goals of the Region. Lowhead dams, though small, significantly disrupt of the natural flow of water, negatively affecting the river's ecosystem and recreational opportunities.

These dams break the Mahoning River into segments requiring river-goers to have to spot and avoid these dams which are often almost impossible to see and are notoriously dangerous drowning hazards. Removal of these dams will also open to Mahoning to safer kayaking, fishing, and light boating and could create an economic spark for the communities along the River's banks.

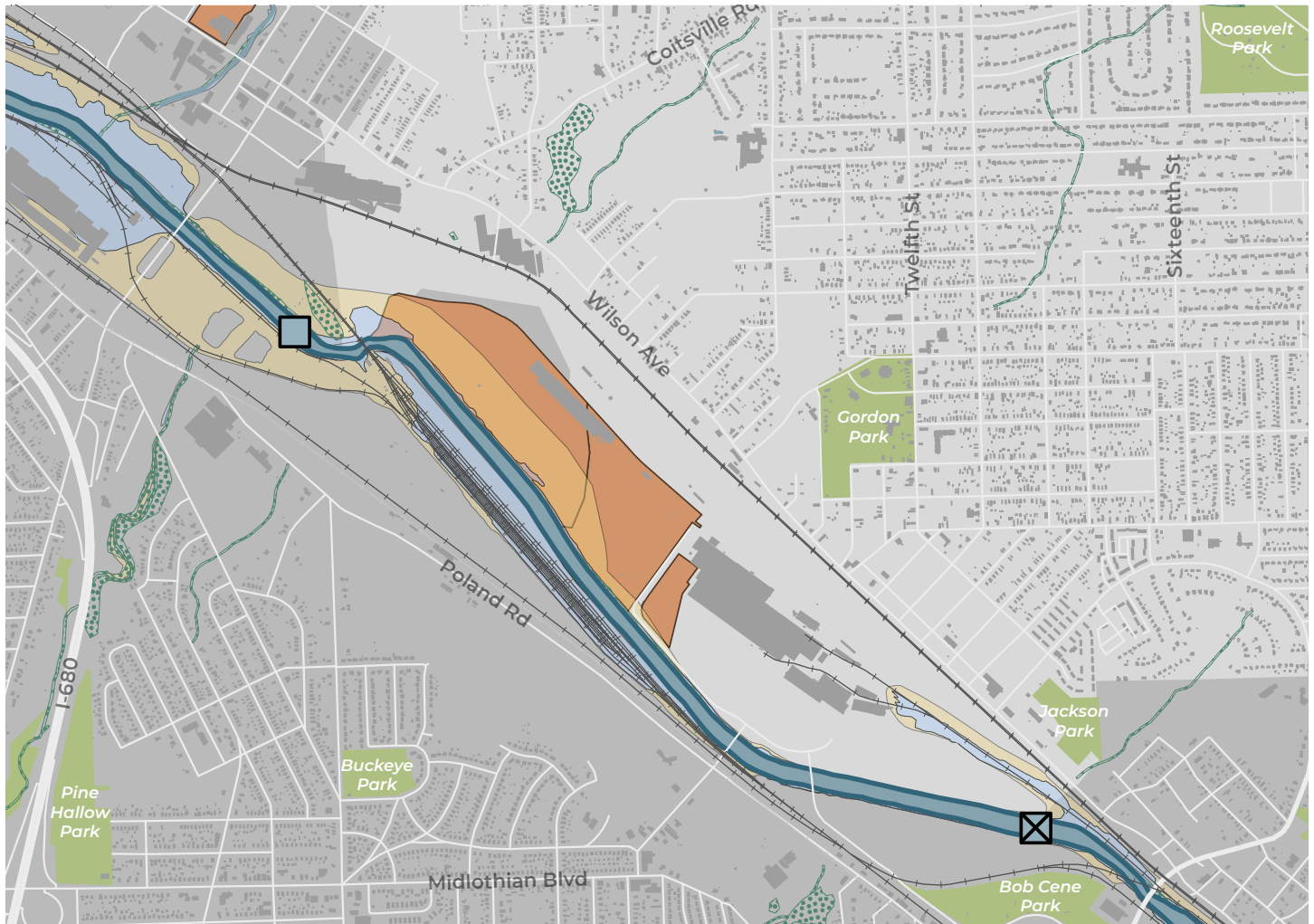
Campbell does not have any lowhead dams within its city limits, but dams immediately upstream and downstream from the City heavily restrict activity along its waterways. But not for long. The Center Street dam in Youngstown and the Struthers Dam will both soon be removed, with removal already beginning in Struthers. As the River opens up in Campbell there City has an opportunity to capitalize.

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MAHONING RIVER
Corridor Revitalization
www.mymahoningriver.com

FIGURE 1 EXISTING CONDITIONS - ENVIRONMENT



THE ENVIRONMENT

Existing Conditions

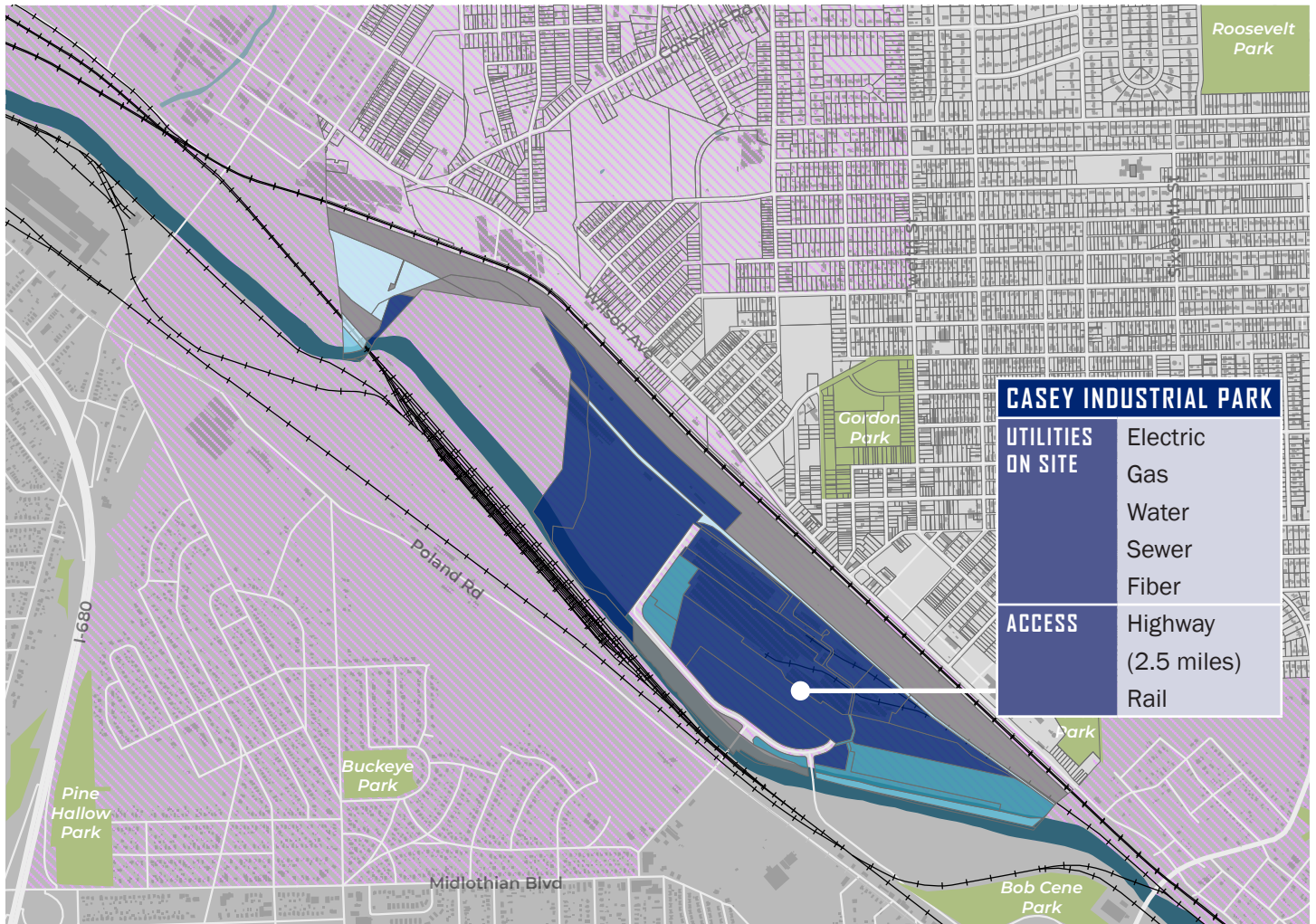
Campbell's existing industrial uses along the Mahoning River are a key part of the community's economy. Lying on a large remediated brownfield, the CaseyUSA Industrial Park leases 100,000 sq ft of space to industrial companies.

With operation of industrial facilities so close to the River's banks, utilizing best management practices for treating non-point sources of pollution leaving the site will protect the river and its ecosystem. Currently, a small riparian strip exists along the River's banks that is less than 50 ft. in width. Expanding this edge to a 100 ft. minimum width is a concern of regional relevance, especially if industrial activity along the site expands in the future.

The community has three parks - Gordon Park, Jackson Park, and Roosevelt Park - with Roosevelt being the community's central location for recreation. Moving forward, Campbell should focus on creating multi-use trails that allow walkers and bikers to better navigate the its hilly environment.

LEGEND	
	Mahoning River
	Existing Dam
	Removed Dam
	Public Park
	Wetland
	Brownfield
	100-year Floodplain
	500-year Floodplain
	Campbell Boundary

FIGURE 2 EXISTING CONDITIONS - ECONOMIC & COMMUNITY DEVELOPMENT



ECONOMIC & COMMUNITY DEVELOPMENT

Existing Conditions

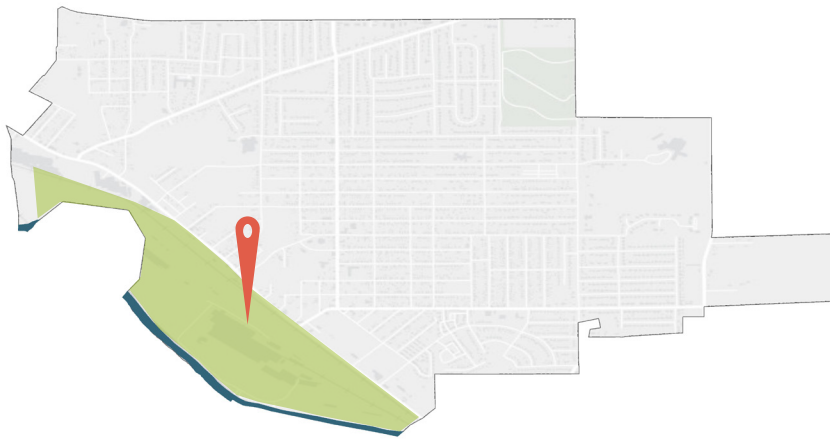
The riverfront area in the City of Campbell represents tremendous opportunity for local economic prosperity. Land that was once integral to the country's steel production is now ready for transition to new and cleaner uses that respond to regional economic demand. The various parcels on the river in Campbell are primarily owned by private landowners and are bound on the north and south by active rail lines. The City does own property on either side of the Casey Industrial Park which creates the opportunity to establish high-quality standards for design and to enforce development patterns which support river restoration and revitalization. As is common practice for the Campbell community, collaboration with regional economic development partners will be critical for long-term success of riverfront redevelopment in cohesion with environmental remediation.

LEGEND	
	Opportunity Zone
	Active Rail Line
	Campbell Parcel
	Campbell Boundary
Riverfront Parcel Ownership	
	City of Campbell
	Municipality - Other
	Railroad Company
	Private - Other
	Unknown

CAMPBELL: PRIMARY OPPORTUNITY SITE

Industrial Greenway

FIGURE 3 SITE LOCATION WITHIN CAMPBELL



EXISTING CONDITIONS

OWNERSHIP	Varied (Private + Land Bank)
CURRENT LAND USE	Industrial
LOCAL ZONING	Industrial
RIVER ACCESS	N/A
SIZE	≈ 232 acres

FIGURE 4 EXISTING IMAGERY



The primary opportunity site in Campbell currently includes open space, vacant industrial land and operating industry.

Primary Opportunity Site Overview

For Campbell’s primary opportunity site, the community envisions an expanded industrial park and riparian buffer with public greenway access. This proposal utilizes an existing brownfield site next to the already-functioning Casey Industrial Park. Direct access to a greenway both entices industry looking for favorable conditions for their workers as well as Campbell residents to utilize the riverfront as an asset. Due to a somewhat steep riverbank, erosion and safety control measures such as stepped landscaping is recommended. This ensures that Campbell can continue offering as much acreage as possible.



FIGURE 5 PRIMARY OPPORTUNITY SITE: FUTURE RENDERING



CAMPBELL: PRIMARY OPPORTUNITY SITE

Industrial Greenway

FIGURE 6 PRIMARY OPPORTUNITY SITE: PROPOSED





Proposed Character:

- Eco-industrial parks promote resource efficiency and circular economies
- Creation of shared economic opportunity and improved ecosystems benefit both businesses and residents



Proposed Character:

- Redevelopment and additions to existing industrial provide quality jobs in light industrial and clean manufacturing



Proposed Character:

- Uses lessen in intensity along the proposed Greenway
- A trail provides public river access and connects Campbell to neighboring communities and the region

CAMPBELL: IMPLEMENTATION GUIDE

Preparing for the Future Now

The recommendations provided within the Mahoning River Corridor Revitalization Plan represent goals for the region over the next few decades. The future vision for the Campbell river segment should be pursued strategically by breaking down the ideal long-term state into manageable short-and immediate-term projects. The Implementation Guide provides further insight to assist local decision-makers in working together to achieve a revitalized downtown river district with best practices, industry standards, and potential funding sources. Though the guide is designed to be a simple and straightforward reference, these guidelines should not be treated so rigidly as to prevent adaptation should unforeseen circumstances arise during implementation. The Implementation Guide is not an exhaustive list and should be pursued in concert with the corridor-wide objectives identified in the larger Mahoning River Corridor Revitalization Plan. Regional collaboration and coordination is highly encouraged.

To learn more about funding opportunities, visit Chapter 05 Next Steps of the Mahoning River Corridor Revitalization Plan.

INDUSTRIAL & OFFICE SITE DESIGN

Defined Project(s)

CASEY INDUSTRIAL PARK

The decline of the steel industry and heavy industrial in the Mahoning Valley has created several brownfield sites across the region, including in Campbell. Once remediated and safe to occupy, these sites are generally best suited for industrial or business parks.

As regional partners continue to collaborate on the future of the vacant portion of the Casey Industrial site, it will be important to promote a site design which showcases a high quality of development and can serve to encourage similar development styles across the Valley.

Parking should be relegated to the side or rear of buildings, well-screened, and well-lit. Individual curbcuts should be limited to promote access safe and efficient roadway access. For smaller sites in the area, shared parking is encouraged. Sidewalks and paths are encouraged, where appropriate, to promote connectivity within and between uses.

It is especially desirable for pedestrian connections to offer public access to the Mahoning River for residents and workers. Landscaping and green space should be integrated throughout the site. Green infrastructure, including retention basins and parking islands, are also encouraged.

Design Elements

Light industrial, clean manufacturing, and office parks should be designed with respect to the area’s environmental constraints and as a catalyst for regional economic transformation.



Rain gardens, bioswales, permeable pavement, street trees, etc. support environmental design.



Open space is integrated throughout and campuses are well-connected with internal paths and external connections.



Parking is screened, well-lit, and landscaped.

ADAPTIVE RE-USE & COMMUNITY BRANDING

New Life to Old Structures

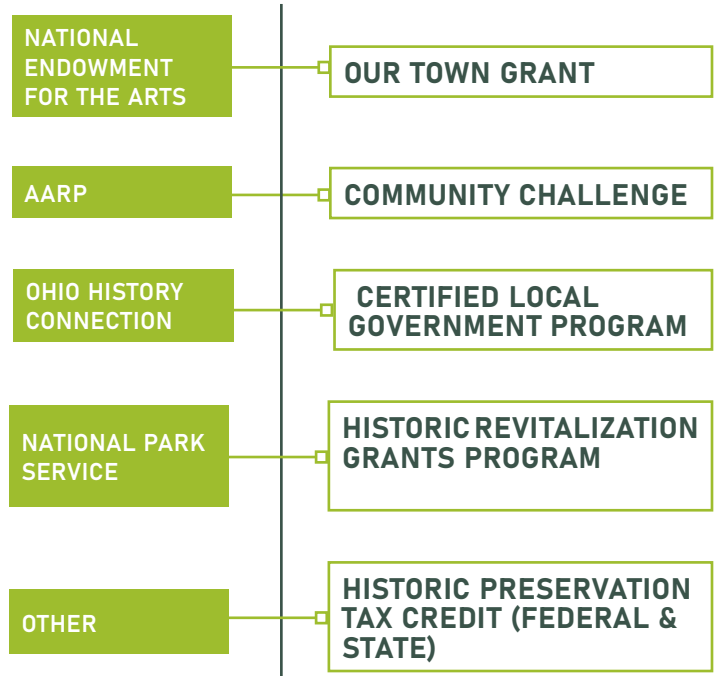
Across the Mahoning Valley, abandoned or obsolete infrastructure offer creative opportunities to build community identity and celebrate the region's historic legacy. Former steel mills, dams, and railroad fixtures can be repurposed in exciting ways.

Adaptive re-use refers to the transformation of a property from its outlived use to a new, more relevant function. An alternative to demolition, adaptive re-use starts with what already exists on the site, offering opportunity for reduced waste. When aligned with historic preservation practices, adaptive re-use can breathe new life into a vacant and/or dilapidated space while paying homage to its original function and design.

Public Art

One interesting way to incorporate community branding into adaptive reuse practices is through the inclusion of public art. Public art can add local flare, culture, and/or an historical lens to signature places in a community such as a downtown, local landmark, or public gathering space. Within Campbell, parks, trails, or abandoned industrial structures (such as the rail bridge shown below) are great contenders in using existing sites to build Campbell's brand identity. Types of public art associated with adaptive reuse include murals, sculptures, or functional elements like a branded bike rack.

Funding Opportunities



EXISTING



RENDERING



The abandoned rail bridge connecting Campbell with Struthers is a prime example of an industrial artifact with potential for adaptive reuse through art. An improved design can become a photo-worthy local attraction and serve to welcome pedestrians to explore the neighboring community safely.

PRIORITY ACTIONS FOR IMPLEMENTATION

ENVIRONMENTAL & RECREATION

- A.1** Identify and design a riparian zone.
- A.2** Conduct a feasibility study for proposed trail connections.
- A.3** Collaborate with the City of Struthers on establishing a pedestrian crossing on the Mahoning River.



The City of Campbell should ensure that any signage or wayfinding included in new development and trail construction is done in collaboration of regional branding strategies.

ECONOMIC & COMMUNITY DEVELOPMENT

- B.1** Update zoning regulations to support identified site design elements at the primary opportunity site and other industrial areas.
- B.2** Continue prioritization of brownfield remediation and site preparedness.
- B.3** Work with regional economic development partners to identify and attract desired business types on the river.
- B.4** Identify opportunities to consolidate and/or split parcels to support site redevelopment and/or acquisition potential by the City or economic development partners (CASTLO, Western Reserve Port Authority, etc.).