

Historic Preservation, Environmental Justice, and Economic Redevelopment at a Closed Auto Manufacturing Plant

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NATIONAL AVIATION
HERITAGE AREA

Dayton, Ohio

Historic Preservation, Environmental Justice, and Economic Redevelopment at a Closed Auto Manufacturing Plant

- Introduction (Brad White, Hull and Assoc.)
- History (Tony Sculimbrene, NAHA)
- Brownfield Development Activities (Brad White, Hull and Assoc.)
- West Dayton (Veronica Morris, City of Dayton)
- The Future (Amanda-Wright Lane, NAHA)

Wright Brothers History

1903

- First Flight at KittyHawk North Carolina

1904-1905

- Test flights and perfection of the airplane at Huffman Prairie Flying Field

1908

- First flight in Europe
- Failed demonstration flight at Ft Meyer VA

1909

- Continued flights in Europe
- Sale and delivery of 1st airplane to the US Army Signal Corp
- Wilbur flies around the Statue of Liberty
- Wright Company is established

1910-1911

- Construction of the two Wright Company factory buildings

1915

- Orville sells Wright Company to investors after building 120 airplanes at the site; Dayton Wright Aircraft Company is formed





THE
WRIGHT STORE
NUMBER 757



CORNER OF SEWING DEPARTMENT



GENERAL ASSEMBLY DEPARTMENT

LIBRARY
WRIGHT STATE
UNIVERSITY

Dayton Wright Aircraft and Successors

- **1915-1919**
 - Site produces aircraft parts, final assembly takes place in Moraine Ohio
 - Four thousand aircraft built for WW I
- **1919-1923**
 - General Motors (GM) acquires the site
 - Three additional buildings constructed
 - GM exits the airplane business and begins full auto parts manufacturing at the site that continues for the next 85 years

Dayton Aviation Heritage National Historical Park

1992

- Congress creates Dayton Aviation Heritage National Historical Park (four sites)

2004

- Congress requests a “Boundary Study” for Wright Company Factory site and Hawthorn Hill
- NAHA begins negotiations with Delphi for Wright Company Factory site

2009

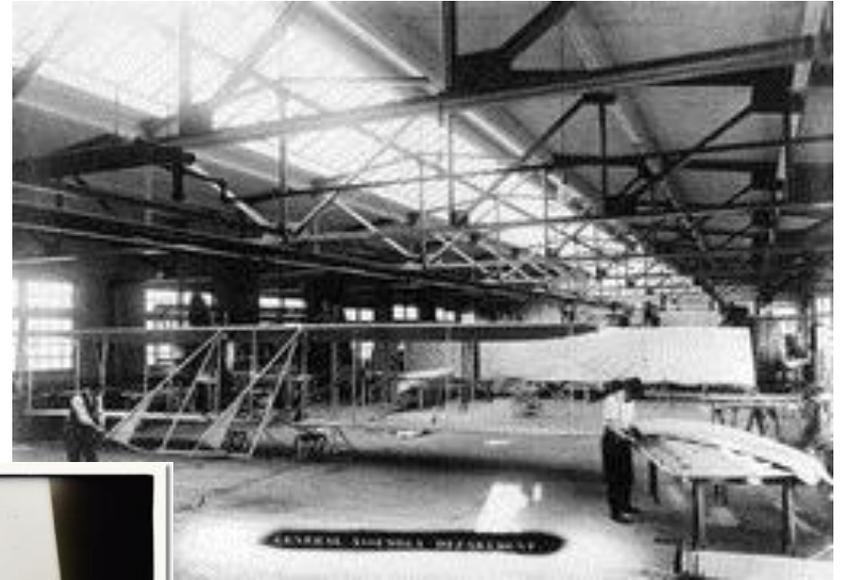
- Congress includes Wright Company Factory site and Hawthorn Hill
- Delphi emerges from bankruptcy, DPH Holdings is formed

2010

- City of Dayton, NAHA, and Hull and Associates establish a strategy for acquiring the site from DPH Holdings



Wright Brothers Airplane Factory



Dayton, Ohio

OH35

Project Site

I75

The property is conveniently close to downtown and easily accessible via Ohio 35 and I75.



DPH Environmental Activities

- 2009 – Ohio EPA Findings & Orders
- 2010 – Negotiated Ohio Voluntary Action Program (VAP) Memorandum of Agreement (MOA) Track in lieu of RCRA Corrective Action
- Administrative Order of Consent with USEPA for Indoor Air
- 2011 – Performed VAP Phase I and Phase II
- Currently working on VAP Risk Assessment

HULL DUE DILIGENCE ACTIVITIES

Reviewed environmental records provided by DPH

Conducted site reconnaissance with demolition contractor

Preliminary remedial cost estimating

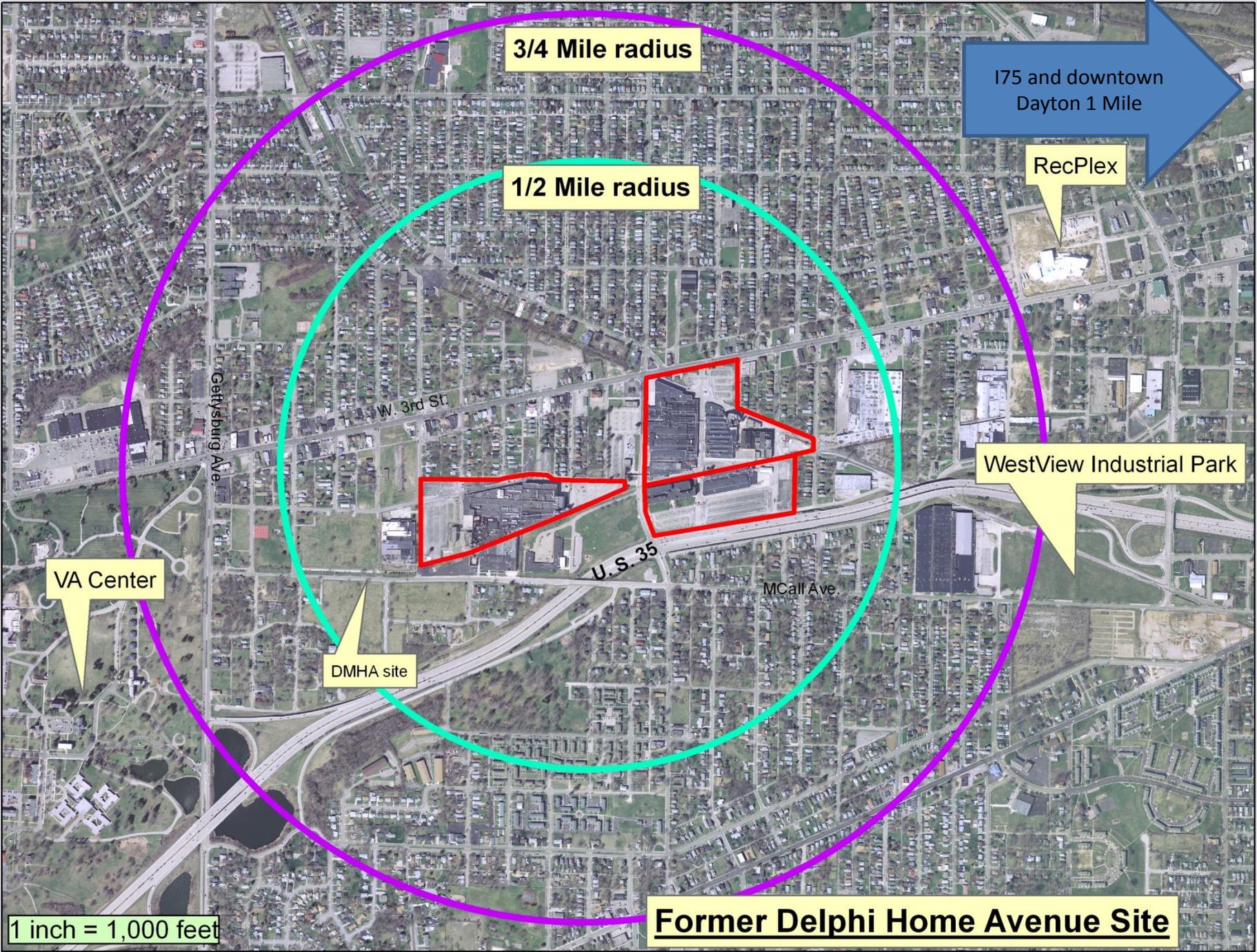
Develop Business Plan

Project Overview

- 54.34 Acres owned by DPH Holdings (Old Delphi)
- Sell to Home Avenue Redevelopment, LLC for \$10
- \$1M escrowed by DPH to pay for site restoration
- \$500K committed by City of Dayton
- \$3M CORF grant awarded by Ohio Dept. of Development
- NAHA and the National Park Service committed to purchase buildings 1-5 to incorporate into Dayton Aviation Heritage Area for undetermined price
- 30+ acres remaining for sale or development after NPS Sale

Project Financial Plan

<u>Demolition and Remediation Costs</u>		<u>Home Ave. Redevelopment Investment Profile</u>	
<u>Match Eligible Expenses</u>		<u>Development Expenses</u>	
USD Application	\$ 40,000	CORF Application & Bus. Dev.	\$ 35,000
Acquisition	\$ 150,000	Development Costs & Site Prep	\$ 485,000
Phase I&II Site Assessment	\$ 588,336	Insurance	\$ 45,000
Soil & Groundwater Remediation	\$ 944,745	Total Developer Costs	\$ 565,000
CP Oversight	\$ 25,165		
Oversight and Project Management	\$ 291,880	Total Redevelopment Costs	\$ 5,605,126
Match funding by Project Team	\$ 2,040,126		
<u>CORF Reimbursable Expenses</u>		<u>Project Revenues</u>	
Asbestos/Universal Waste	\$ 949,209	Acquisition/CORF Funds	\$ 3,000,000
Demolition	\$ 1,565,000	Match Already Paid by Seller	\$ 740,000
Cleanup Remediation	\$ 213,064	Seller's Liability Transfer Payment	\$ 1,000,000
Contingency	\$ 272,727	City of Dayton USD	\$ 40,000
Funding requested from Clean Ohio	\$ 3,000,000	City of Dayton Match Commitment	\$ 500,000
		Sale of Parcel 1A to NPS	\$ -
Total CORF Project Costs	\$ 5,040,126	Sale of Parcel 1B	\$ -
% of Project as Match	40.5%	Sale of Parcel 2	\$ -
		Total Revenue	\$ 5,280,000
		Net Partner Position	\$ (325,126)





National Park Boundary

Parcel 1A ~ 20 Acres

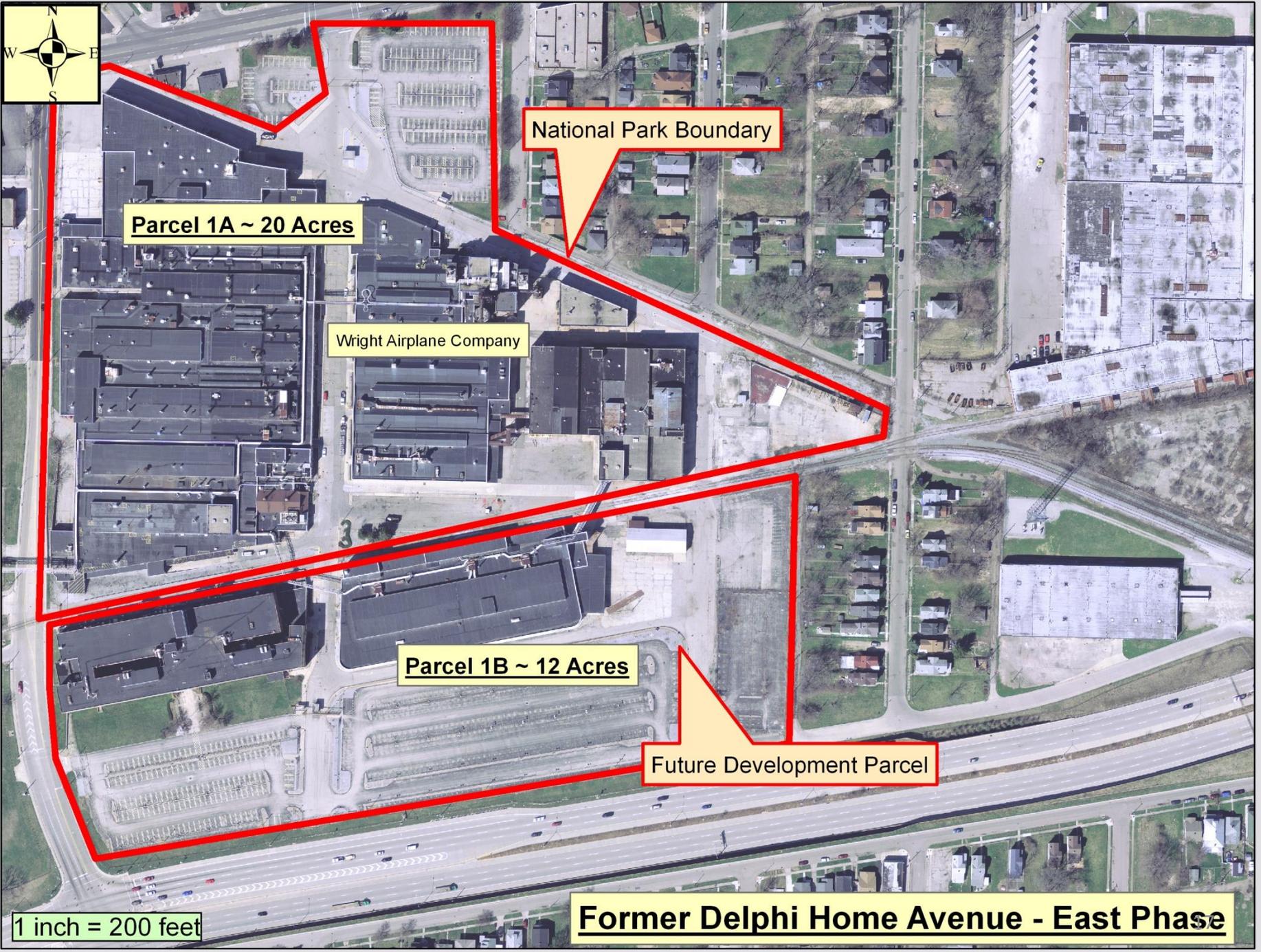
Wright Airplane Company

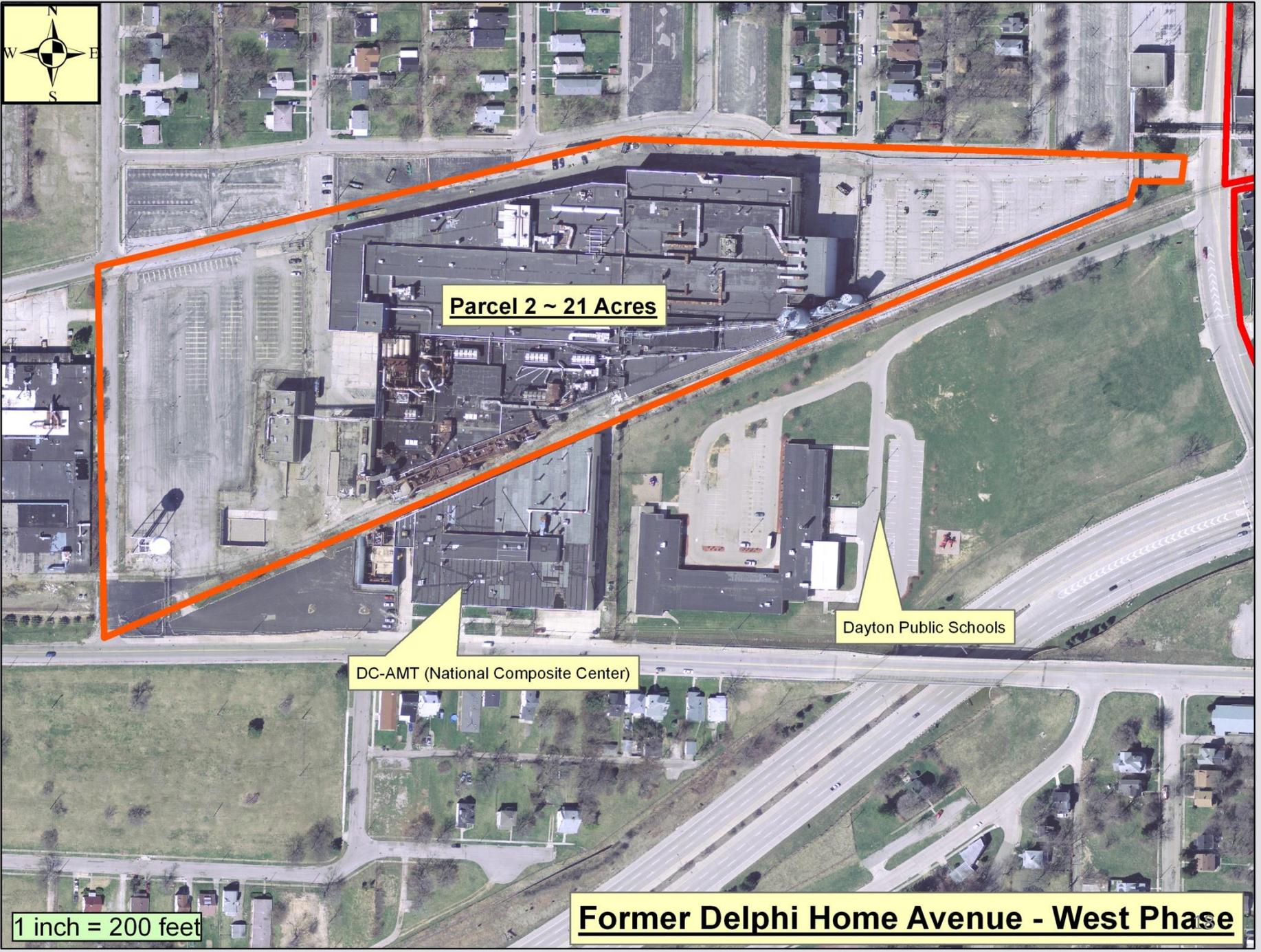
Parcel 1B ~ 12 Acres

Future Development Parcel

1 inch = 200 feet

Former Delphi Home Avenue - East Phase





Parcel 2 ~ 21 Acres

DC-AMT (National Composite Center)

Dayton Public Schools

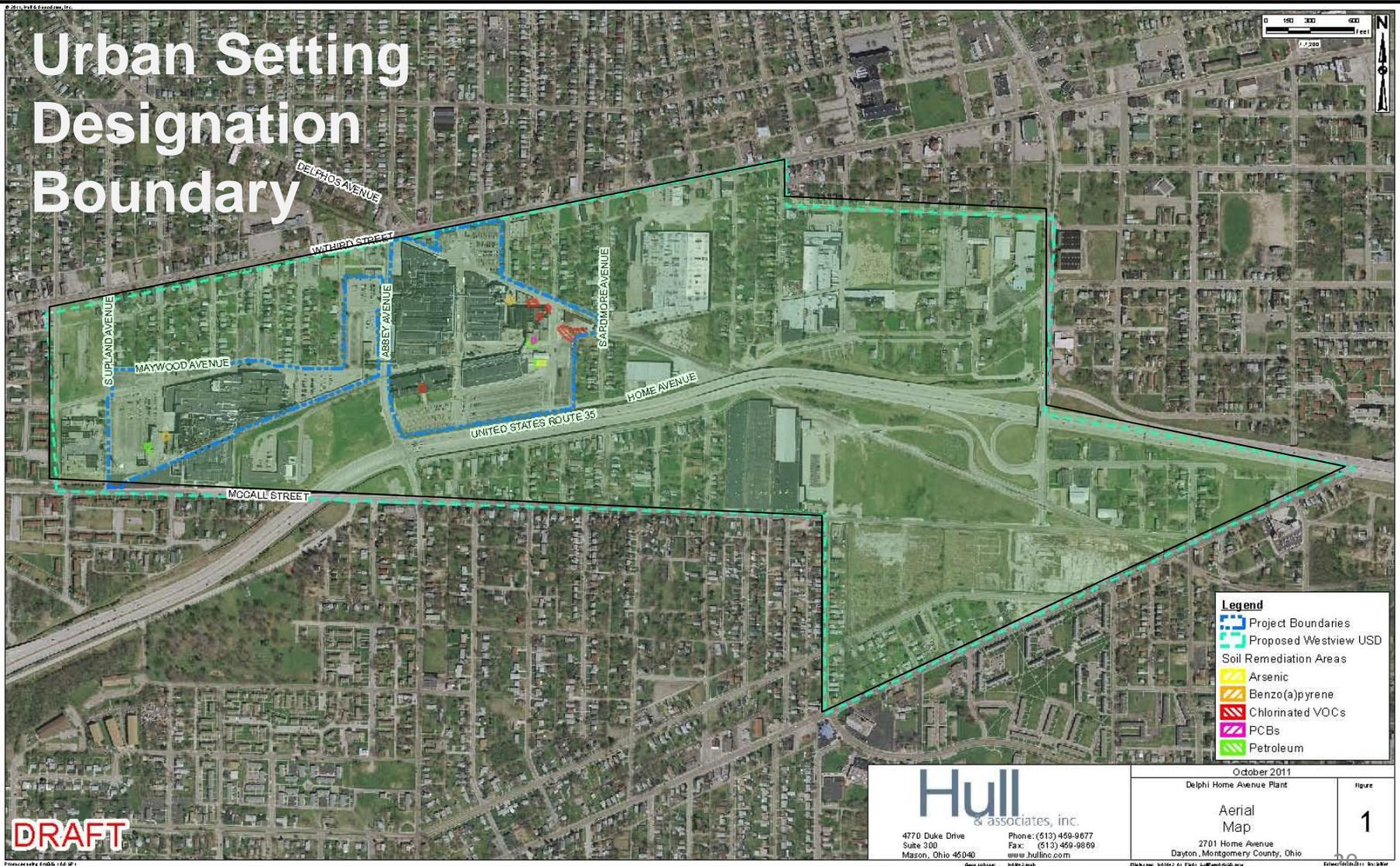
1 inch = 200 feet

Former Delphi Home Avenue - West Phase

Environmental Remedy

- Asbestos abatement is by far the largest cost item in total project
- Groundwater quality does not meet drinking-water standard – Urban Setting Designation eliminates need for remedy
- 3,300 cubic yards of soil to be excavated and disposed
- DPH did not complete regulated UST Closures
- DPH AOC for off site indoor air contamination in residences
- Property is in VAP MOA Track with Ohio EPA

Urban Setting Designation Boundary



- Legend**
- Project Boundaries
 - Proposed Westview USD
 - Soil Remediation Areas**
 - Arsenic
 - Benzo(a)pyrene
 - Chlorinated VOCs
 - PCBs
 - Petroleum

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October 2011
 Delphi Home Avenue Plant
 Aerial Map
 2701 Home Avenue
 Dayton, Montgomery County, Ohio

DRAFT

Environmental Remediation Areas



DRAFT

GREATER WEST DAYTON STORY

Over the last 2 generations, the economic underpinning of West Dayton, the City of Dayton & region (within the context of the emergent global economy) has changed forever:

The traditional, less-efficient 20th century model of manufacturing has gone through a revolution:

In the U.S. and Dayton, advanced manufacturing has fused with technology, focusing on the creation of prototypes and products beyond the auto industry and U.S. shores;

With the loss of the 20th century, high-paying assembly line and manufacturing jobs, so followed the workers, homeowners, renters, residents, shoppers and students of West Dayton neighborhoods as well as increases in home and neighborhood abandonment and higher rates of poverty.

GREATER WEST DAYTON STORY



25,000 - Residents – 2010
Census

10,394 – Total Acreage (29%
of the City of Dayton)

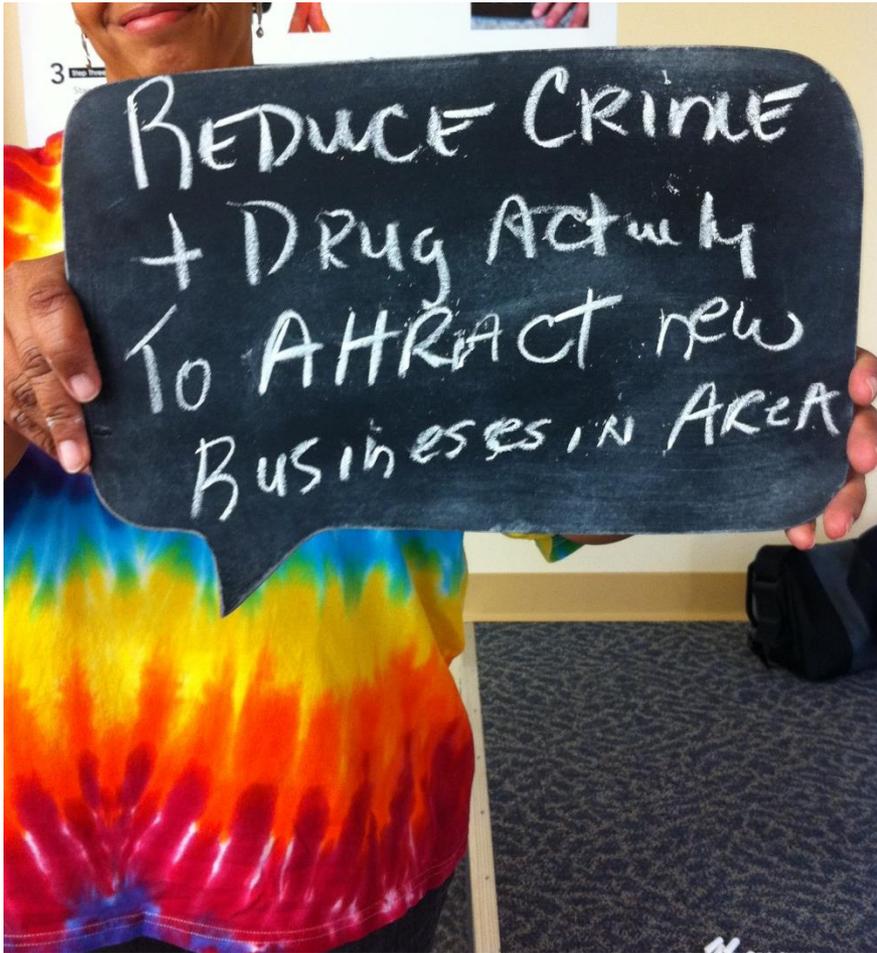
2,598 – Brownfield Acreage
(25% of the geography)

200+ - Total number of
Brownfield Properties

1 – Superfund Site



GREATER WEST DAYTON STORY



The community was declining

- Residents lacked choices in housing options – 24% housing vacancy rate
- Access to quality retail markets was limited
- Residents were out of work - 28% unemployment rate
- Potential employees did not have the proper training – 27% higher education rate

Public perceptions declined as well

GREATER WEST DAYTON STORY



To combat the loss of more than 40% of the manufacturing and industrial jobs in this area. The City of Dayton was forced to define a new normal.

Through various planning projects City leaders and community stakeholders began to build strong foundations for the future utilizing existing community and economic strengths.

GREATER WEST DAYTON STORY

Over the *last* generation, Dayton has been incrementally shifting from a 20th century manufacturing powerhouse to something different:

A community that still retains a central location and significant access and transportation advantages;

A city that has seen a level of investment in both infrastructure and institutions within the past 10 years - **\$780M+**; (Includes transportation, park and recreation, housing, business expansion, institutions, neighborhoods development, and site redevelopment)

A geography with over 200 acres of prime development sites and available for expansion and redevelopment



GREATER WEST DAYTON STORY

Encourage and Support Partnerships and Collaborations:

- Institutions and major employers
- Continue the planning and redevelopment of Brownfield & Grayfield development sites

Continue to rethink and actively reimagine neighborhoods:

- Garden Neighborhoods, the Learning Neighborhoods, Intergenerational Neighborhoods
- Provide new bicycle and pedestrian connections

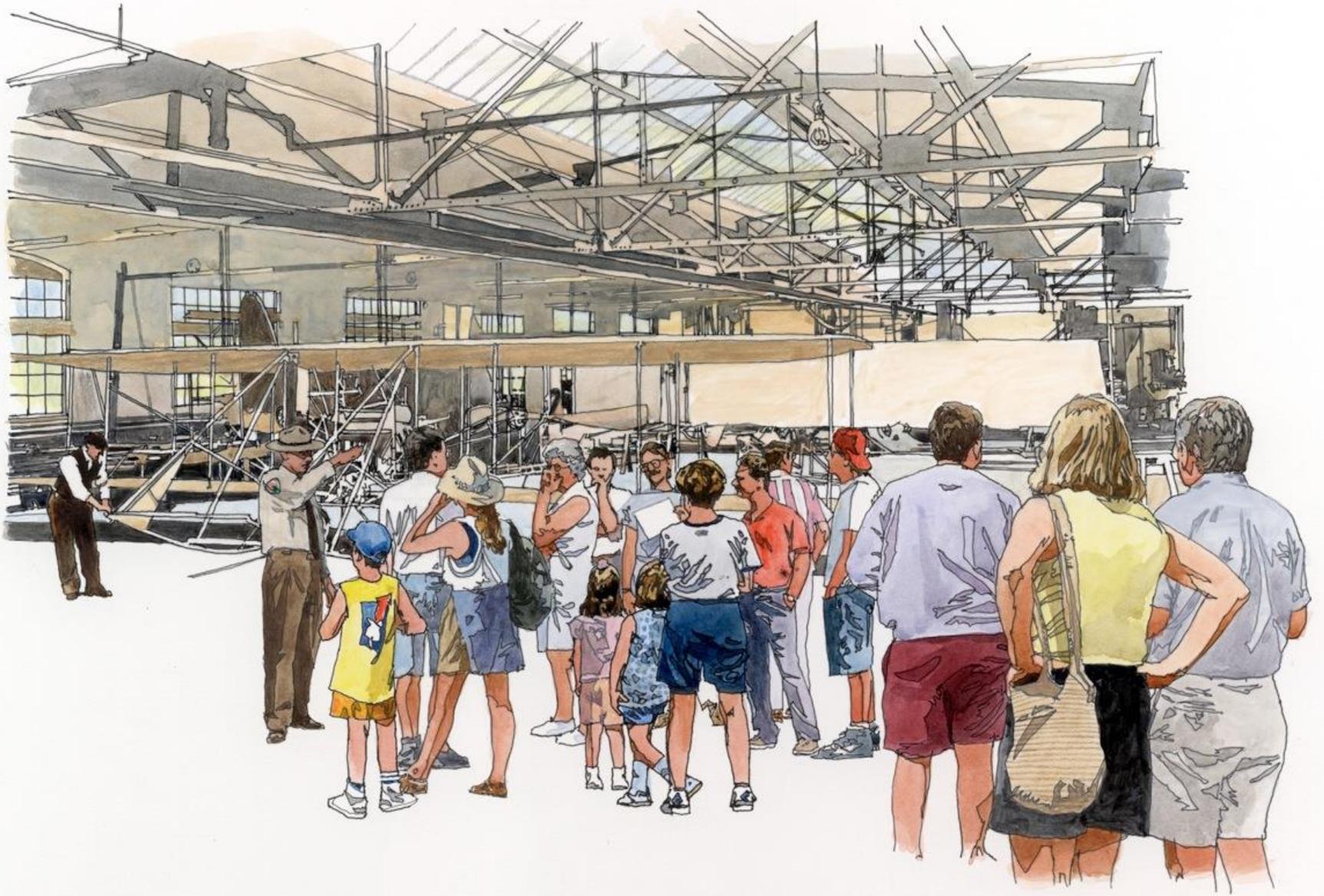
Building and capitalizing on cultural heritage:

- National Register Historic District within the Veterans' Administration Campus
- Partnerships with NAHA and NPS on the redevelopment of Wright Airplane Factory, Wright-Dunbar, Wright-Patt, others?

The Future

Historic Preservation and Education Center (Parcel 1)









The Future

Aviation and Aerospace Innovation District (Parcels 2 and 3)





A photograph of a black stealth bomber aircraft on a runway. In the foreground, a vintage biplane is parked on the grass. The text is overlaid on the image.

**It is not about dwelling on the past.
It is about leveraging the past to create an all-
new future for the National Aviation Heritage
Area and the Dayton Region**



NATIONAL AVIATION
HERITAGE AREA

Dayton, Ohio