



LOOKING BACK AND LOOKING FORWARD:
**REMAKING OUR
INDUSTRIAL PAST**

Dayton, Ohio

LOOKING BACK
LOOKING FORWARD
IMPLEMENTING THE DREAM

LOOKING BACK

DAYTON'S INDUSTRIAL PAST



The City of Dayton has a rich history in the aviation and manufacturing industry.

For years the city functioned as a central location for manufacturing, shipping and suppliers.

The area has also been host to significant research and development in industrial, aeronautical and astronomical engineering.

LOOKING BACK

DAYTON'S INDUSTRIAL PAST



Not only are we known as the birthplace of aviation as the hometown headquarters of the Wright Brothers, but we also boast the highest number of patents per capita in the U.S.

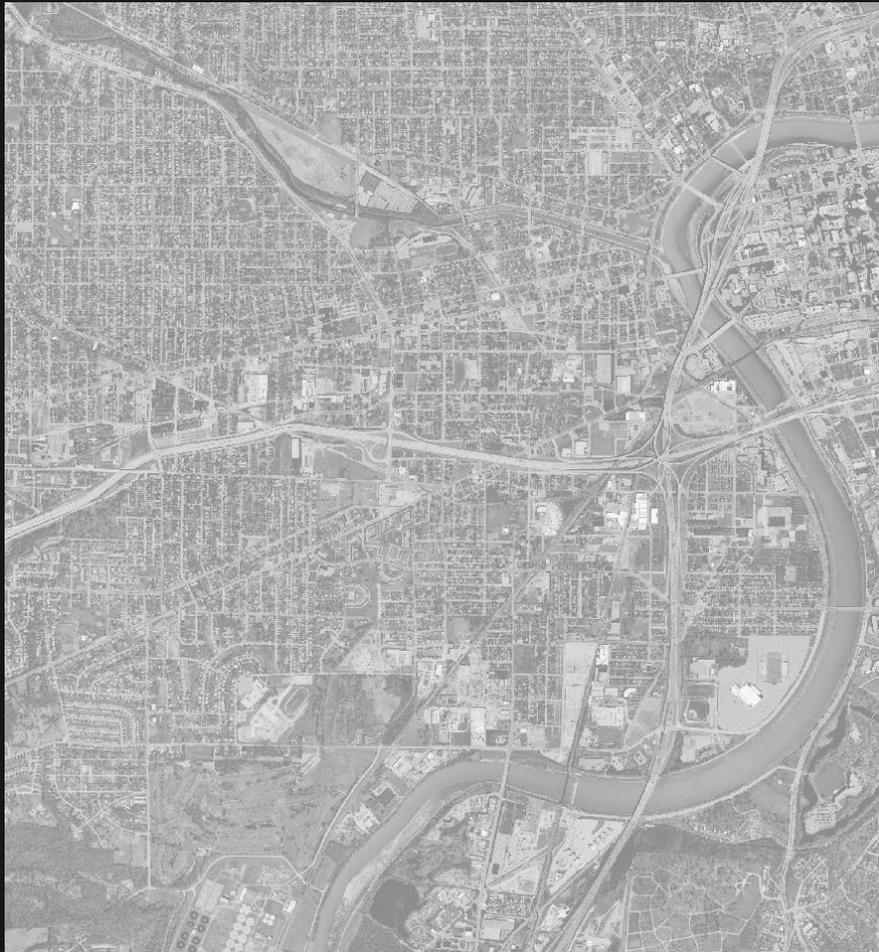
Dayton inventions include:

- the movie projector
- laser weapons
- the cash register
- pop-top beverage cans
- the electric automobile starter
- the parking meter
- the artificial heart



LOOKING BACK

DAYTON'S INDUSTRIAL PAST



At its height, the Greater West Dayton area was home to numerous manufacturing jobs and opportunities.

Because the emphasis in the area was on these industrial developments, small neighborhoods developed immediately adjacent to the factories providing easy access to employees.

LOOKING BACK

DAYTON'S INDUSTRIAL PAST



Over the past ten years, Montgomery County has lost half of its manufacturing jobs, many of which were based in the neighborhoods of Greater West Dayton.



LOOKING BACK

THE GREATER WEST DAYTON STORY



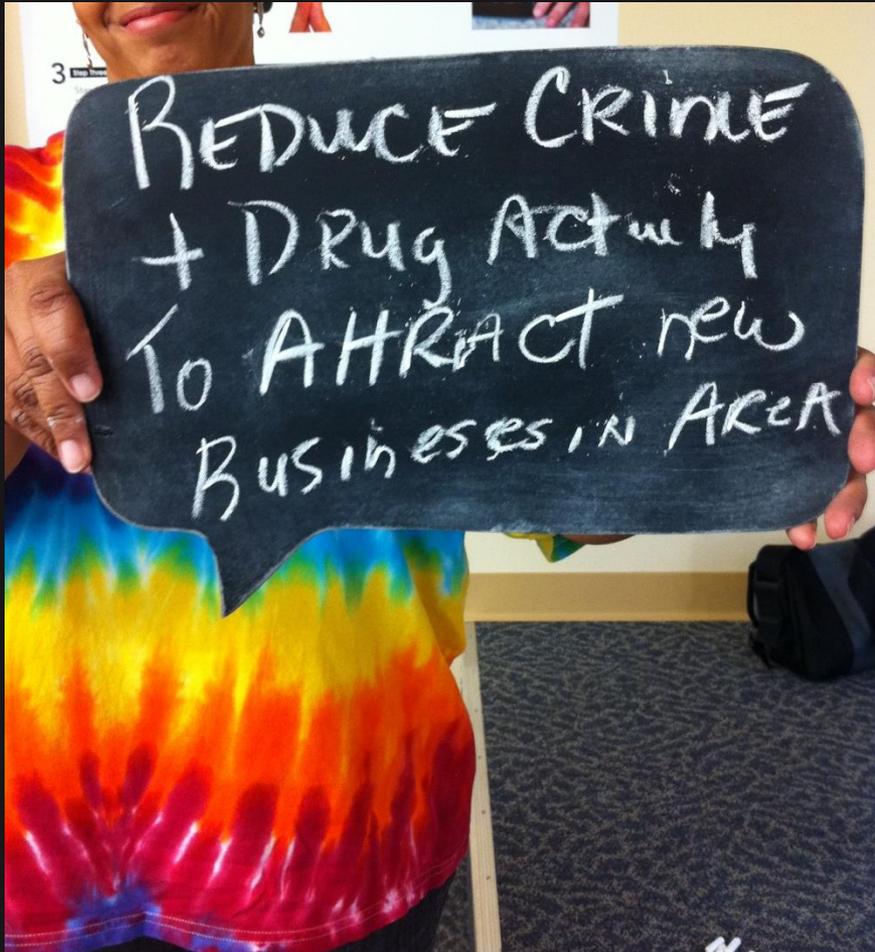
To be specific the neighborhoods of West Dayton currently have:

- A population decline of 24%
- A higher education rate of 27%
- An unemployment rate of 28%
- A housing vacancy rate of 24%



LOOKING BACK

THE GREATER WEST DAYTON STORY



The community was declining

- Residents lacked choices in housing options
- Access to quality retail markets was limited
- Residents were out of work
- Potential employees did not have the proper training

Public perceptions declined as well

LOOKING BACK

THE GREATER WEST DAYTON STORY



To combat the loss of manufacturing and industrial jobs 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.

LOOKING BACK
LOOKING FORWARD
IMPLEMENTING THE DREAM

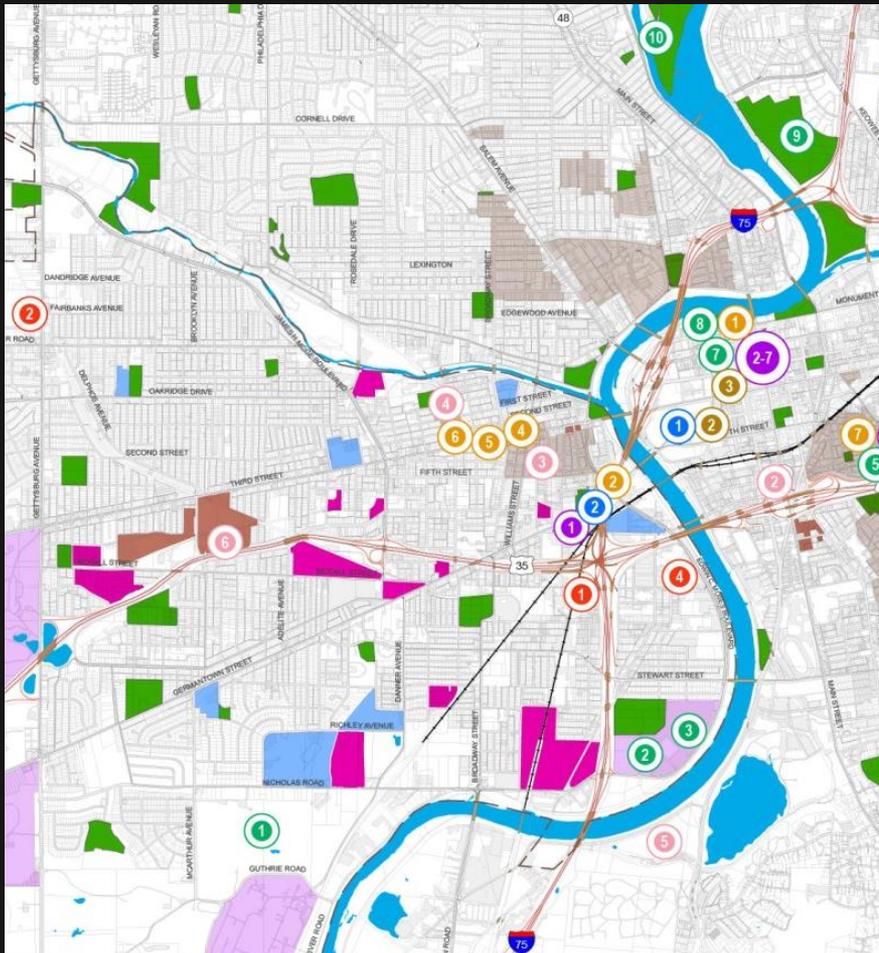
LOOKING FORWARD A FRAMEWORK FOR INVESTMENT



With this plan the City intended to utilize this planning process to complete the following:

- Determine short-term and long term market demand for residential, commercial and industrial uses
- Design streetscape improvements for primary corridors in the area
- Identify traffic enhancement opportunities
- Identify development obstacles
- Develop pieces to help reimagine the West Dayton corridors

LOOKING FORWARD A FRAMEWORK FOR INVESTMENT



The area is rich in community assets including:

- 160 faith based institutions
- Numerous cultural and historical museums
- A variety of performing and visual arts facilities
- Over 19 public parks, numerous sporting venues, a regional trail system, a local recreation center and additional facilities east of the river.

LOOKING FORWARD A FRAMEWORK FOR INVESTMENT

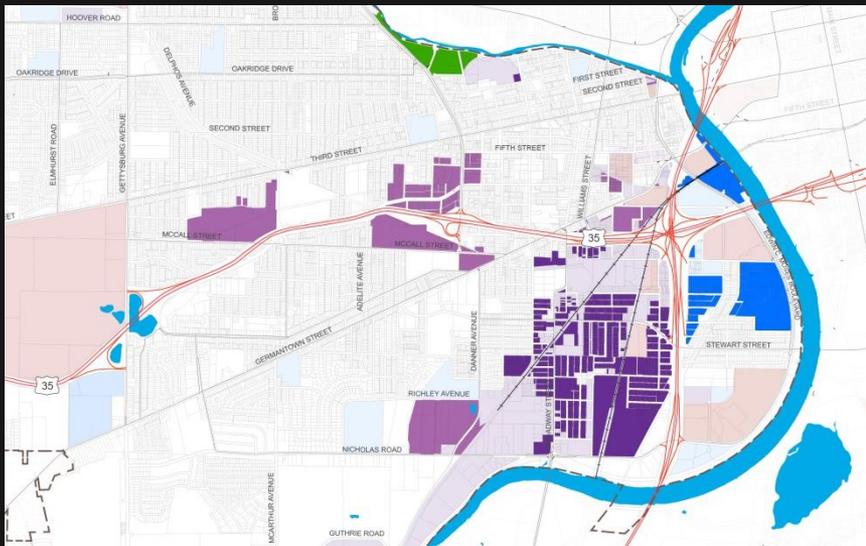


To top it off in the past 10 years
the City of Dayton has invested
over

\$650 million

*Investment includes projects related
to transportation, park and
recreation, housing, business
expansion, neighborhood
development and site
redevelopment.*

LOOKING FORWARD A FRAMEWORK FOR INVESTMENT

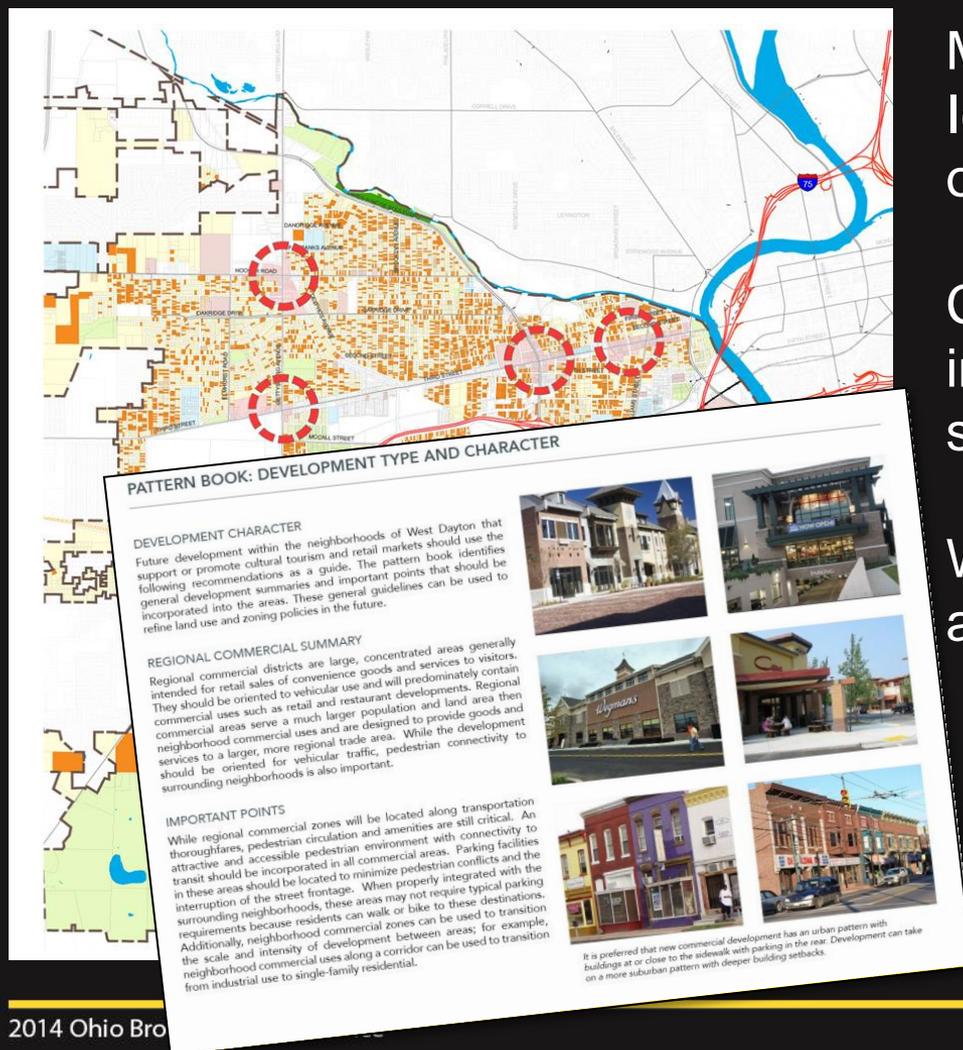


Here is the key:

- Over 200 acres of prime development sites.
- Adjacent sites are available for expansion and redevelopment
- Infrastructure improvements related to capacity will be minimal



LOOKING FORWARD A FRAMEWORK FOR INVESTMENT



Mapped the assets
Identified the development opportunities

Created development scenarios intended to enhance and stabilize the community

We classified development types and general character elements

LOOKING FORWARD A FRAMEWORK FOR INVESTMENT



Created a series of transportation recommendations that provided enhanced connections for motorists, pedestrians, bicyclists and mass transit users.

LOOKING FORWARD

A FRAMEWORK FOR INVESTMENT

Projects are designed to make substantial changes in the following areas:

PERCEPTIONS

Provide a new way to discuss the neighborhoods of West Dayton

Eliminate or counteract negative perceptions

INFRASTRUCTURE

Provide new bicycle and pedestrian connections

Provide green corridor connections throughout the area

PEOPLE

Provide educational and advancement opportunities

Inspire the next generation of community leaders

LOOKING FORWARD A FRAMEWORK FOR INVESTMENT

WEST THIRD STREET RECONSTRUCTION (EDWIN C. MOSES BOULEVARD TO GETTYSBURG AVENUE)

West Third Street is currently the primary east-west route through Greater West Dayton. The five-lane road corridor provides direct links to downtown, the Wright-Dunbar Business District, the Dayton Aviation National Park, Westtown Shopping Center, the RTA Transit Center, and the National Military Cemetery. Third Street is also a main access point and route for several churches, schools, parks and community facilities.

The West Third Street corridor represents an opportunity to transform a distressed, inner-city neighborhood currently dominated by vacant and abandoned homes into a thriving community. Currently West Third Street has the greatest number of vacant and abandoned parcels and facilities and provides the greatest opportunity for visual change within the West Dayton community.

Because of the importance, prominence and potential of West Third Street it is recommended that the roadway be redesigned and reconstructed to include the items shown in the illustrative cross section.

The materials applied to this shared use path should be of a higher end and provide a visual distinction.

- **Tree Lawns.** Tree lawn buffers should be located along both sides of roadway. Buffers should be a minimum of 6' feet in width and be consistent along the roadway.
- **Pedestrian Sidewalks.** Pedestrian sidewalk shall be a minimum of 6' width and should be continuous along the South side of the roadway. Sidewalk should be designed and constructed per the current City of Dayton standards.
- **Underground**

The recommendations were used to create a series of strategic projects that can be implemented by the City.

Projects include infrastructure improvements, signage, property inventory and assessment and community outreach initiatives.



Because of the importance, prominence and potential of West Third Street it is recommended that the roadway be redesigned and reconstructed to include the items shown in the illustrative cross section.

DRAFT: CITY LED PROJECTS

37

LOOKING FORWARD A FRAMEWORK FOR INVESTMENT



It can't be done alone.

The key recommendation outlined was that the City needed to seek out champions and project partners.

Project partners and champions can assist with funding, organization, leadership and implementation.

LOOKING BACK
LOOKING FORWARD
IMPLEMENTING THE DREAM

IMPLEMENTING THE DREAM

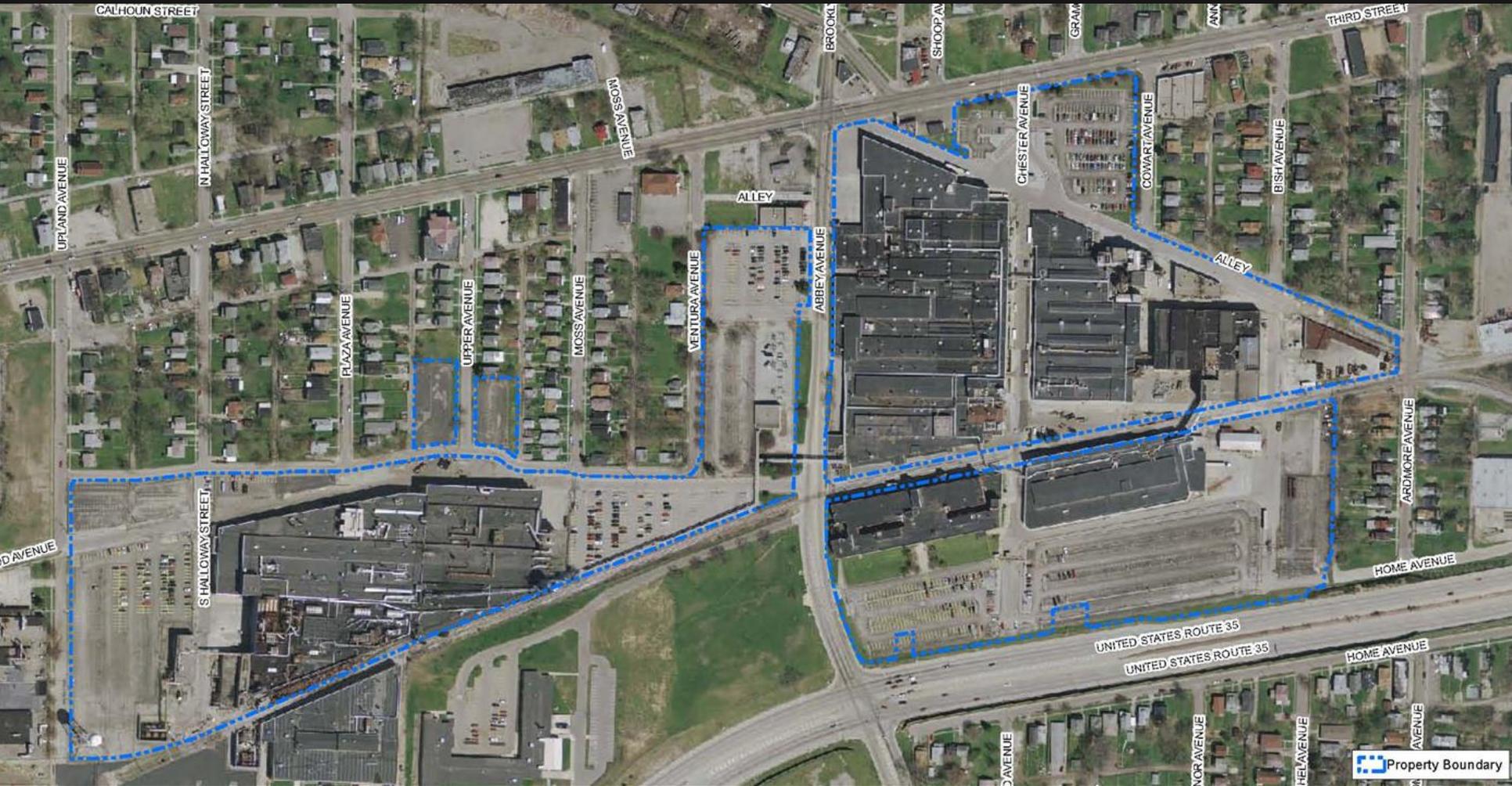
GM/DELPHI HOME AVENUE PLANT



All the revitalization efforts in West Dayton were being hampered by the vacant GM/Delphi Home Avenue Plant.

- 54-acre brownfield
- 1.5 million square feet under roof
- \$5 million demolition/remediation costs

The Home Avenue Plant straddles the two major corridors of West Dayton – Third Street and U.S. 35.



IMPLEMENTING THE DREAM

GM/DELPHI HOME AVENUE PLANT



The vacant site was a stark reminder of the jobs and prosperity that had been lost.

- Dayton is third, only to Flint and Detroit, as a “GM Town”
- By the 1960s, GM was Dayton’s single largest employer

IMPLEMENTING THE DREAM HISTORIC TREASURE



The plant contained the world's first airplane manufacturing facility constructed by Orville and Wilbur Wright.

The National Park Service is an interested End User.



IMPLEMENTING THE DREAM

HISTORY OF THE HOME AVENUE PLANT

1910 – Orville and Wilbur Wright construct airplane manufacturing hangars

1919 – General Motors buys the Dayton-Wright Airplane Company and significantly expands the plant over the next 80 years

1999 – Delphi Automotive Systems separates from GM and continues to operate at the site

2009 – Delphi declares bankruptcy and closes the plant

2009 – President Obama adds the hangars to the Dayton Aviation Heritage National Historic Park

IMPLEMENTING THE DREAM

UNIQUE PARTNERSHIP NEEDED



City of Dayton needed a sophisticated and experienced development partner

DELPHI

Innovation for the Real World

Delphi needed a trustworthy entity to take over ownership and liability



National Park Service and Dayton's aviation community needed reassurance that the Wright Company factories would be protected



Hull & Associates met all these needs

IMPLEMENTING THE DREAM

DAYTON AVIATION HERITAGE PROJECT

Public-Private partnership needed to fund the cleanup and demolition:

Clean Ohio Grant \$3,000,000

Site Demolition and Remediation

City of Dayton \$500,000

Economic Development Initiatives

Private Investment \$2,200,000

Acquisition, Asbestos Removal _____

Total \$5,700,000

IMPLEMENTING THE DREAM

DAYTON AVIATION HERITAGE PROJECT



\$3 million Clean Ohio Fund grant awarded in May 2012

Hull SPE took ownership of the site in December 2012

Demolition began in May 2013 and will be completed in June 2014

Soil remediation will be completed in July 2014

Site will be ready for redevelopment in 2015

IMPLEMENTING THE DREAM COMMUNITY ENHANCEMENT



Hull is developing a site Master Plan to improve access to the property and enhance the aesthetics of the community

- Improved infrastructure for site access
- Security lighting for added community safety
- Landscaping features at key property locations

QUESTIONS?



LOOKING BACK AND LOOKING FORWARD:
**REMAKING OUR
INDUSTRIAL PAST**

Dayton, Ohio