

# Actualizing the New Dayton



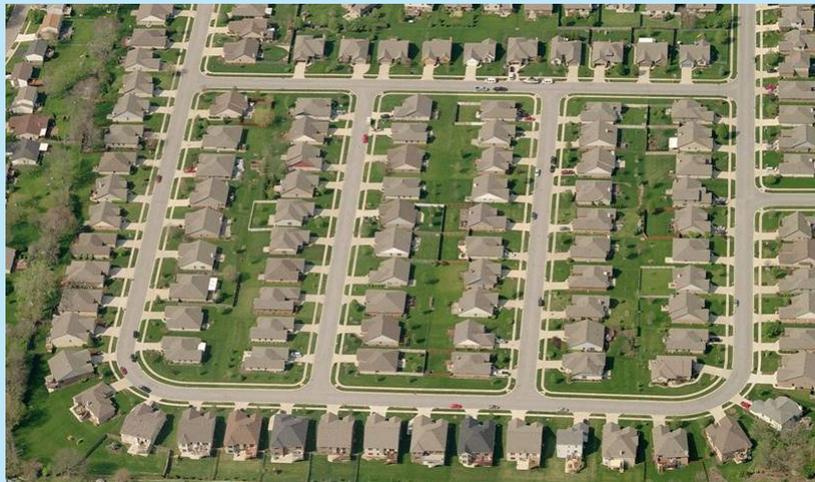
**DAYTON  
PATENTED®**  
originals wanted

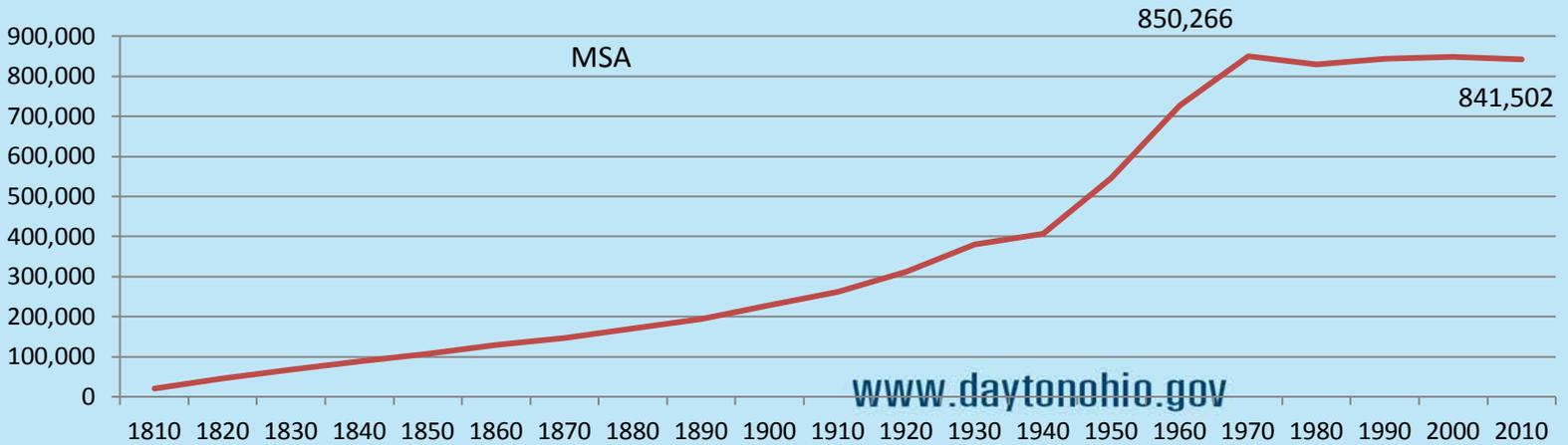
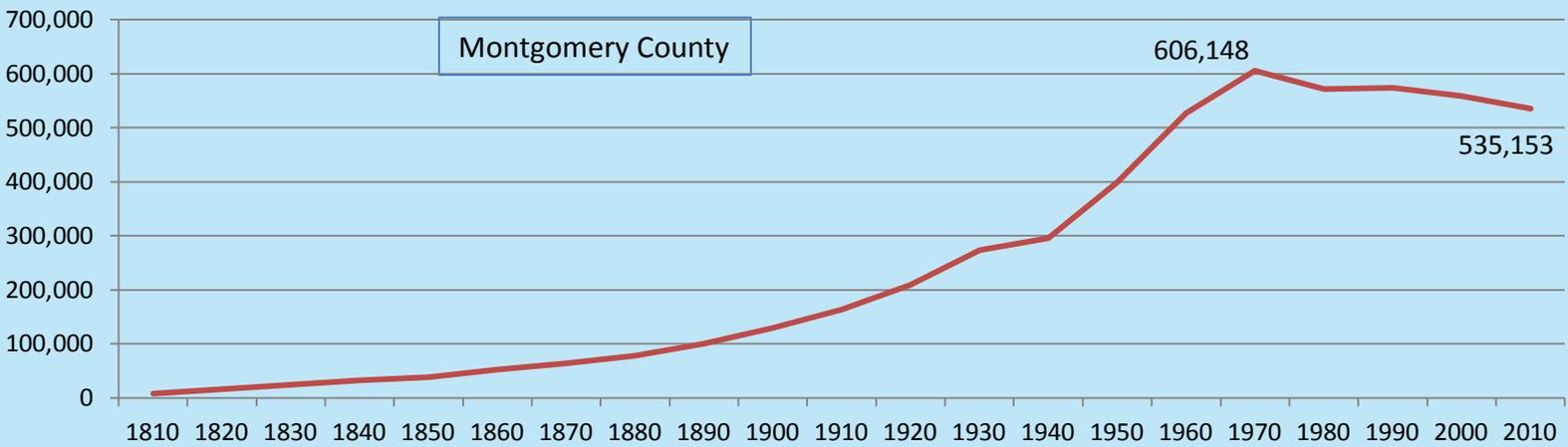
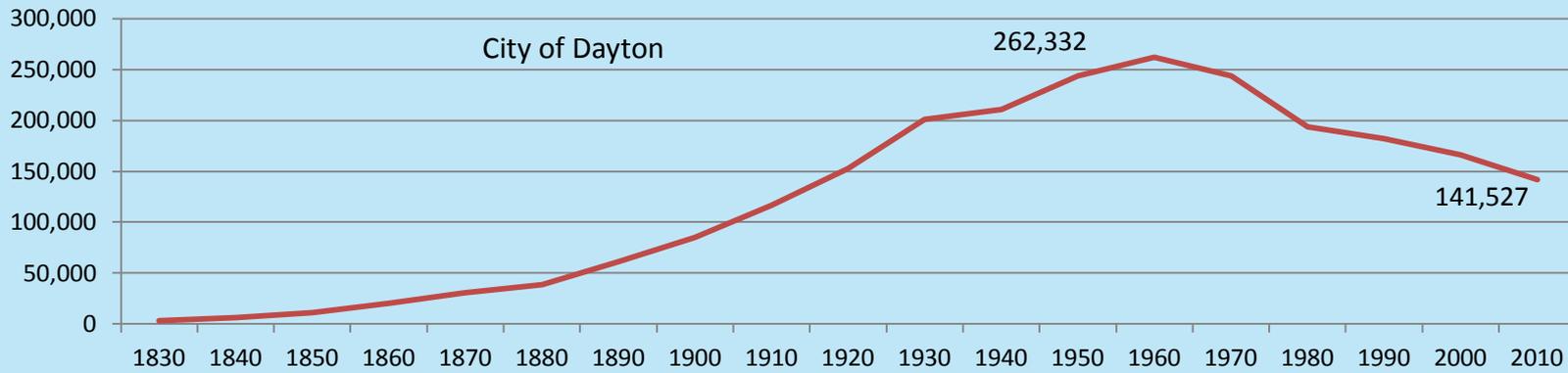


# Situation Dayton: Transition & Paradox



Since the 1970's, the population of the Region has been flat yet we have grown in area by 50%.





Dayton MSA (Montgomery, Greene, Preble, Miami Counties) –  
2010 Census

21,000 new housing units added



6,700 fewer residents

# The Situation: Paradox of a Legacy City

## *Challenges in a weak market Dayton*

- *Loss of old-school manufacturing*
- *Sprawl in a no-growth region*
- *Aging housing stock and infrastructure*
- *Contracting tax and population base in city*

## *Opportunities*

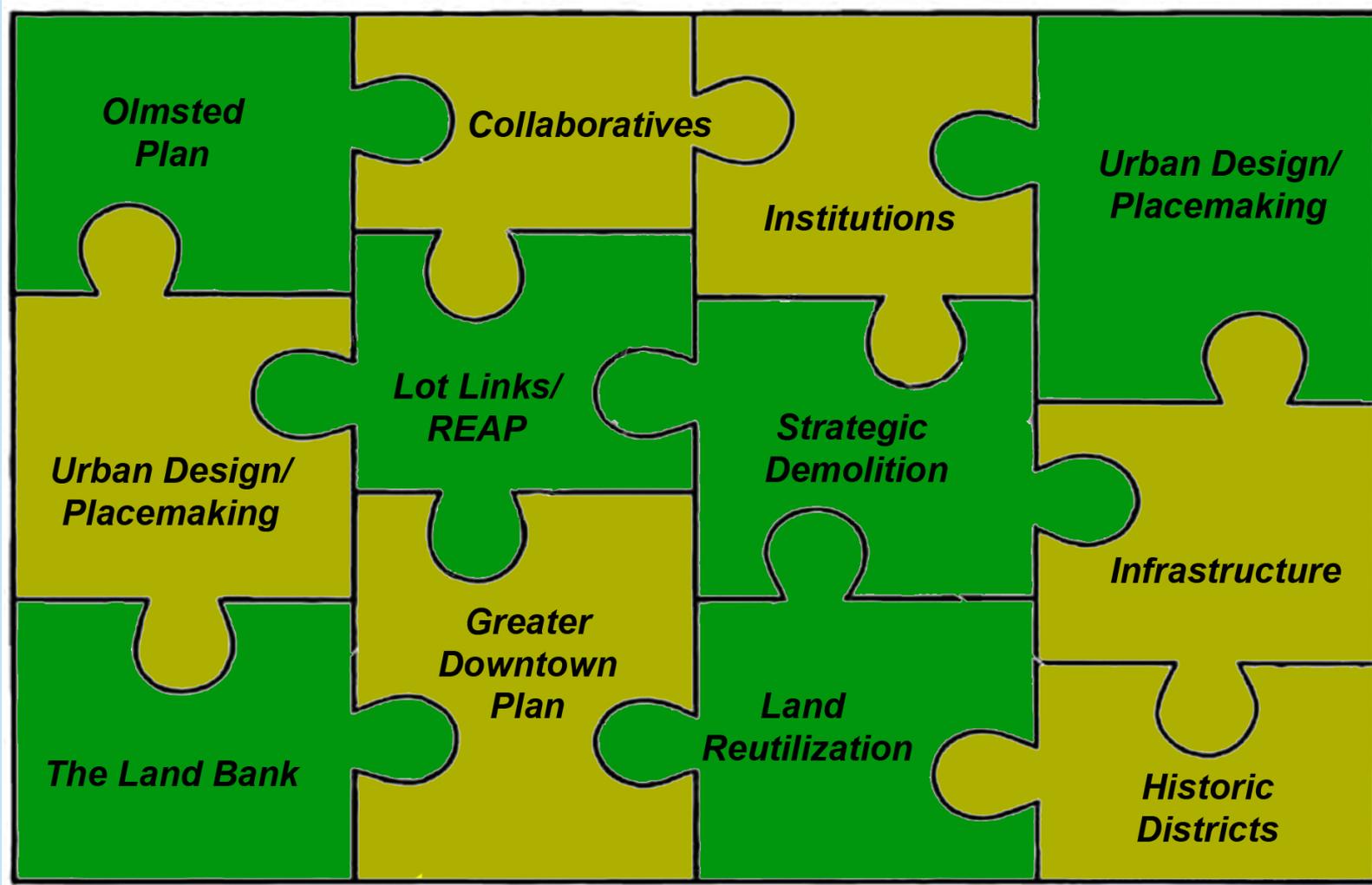
- *Growth in urban healthcare, education & cultural institutions*
- *\$3B+ invested since 2001 – Institutional & infrastructure dominant*
- *Aerospace Hub – Advanced materials and sensors & connected to WPAFB Air Force Research Lab*
- *A livable, walkable, urban lifestyle option to the oversupply of suburban sameness*
- *Re-image Dayton in the new 21<sup>st</sup> Century, Great Lakes City Beautiful model*

# The Dayton Approach: *The Green and Gold Strategy*

*A Strategic Land Reutilization and Investment Vision for Dayton*

Crafting a market-sensitive, policy-based wraparound vision and strategy to guide the aligned actions of the new Dayton with:

- An asset based economic and community development strategy.
- Strategic density transformation and reimaging, response to the market through strategic demolition and land reclamation.



REPORT ON  
**Proposed Park System**  
FOR THE  
CITY OF DAYTON,  
OHIO

Olmsted Brothers, Landscape Architects  
BROOKLINE, MASSACHUSETTS  
12th APRIL, 1911



Olmsted Archives

**John Charles Olmsted**



Olmsted Archives

**Frederick Law Olmsted, Jr.**

# STREET MAP OF THE CITY OF DAYTON OHIO AND VICINITY.

BY FREDERICK J. CELLARIUS, C.E.  
COPYRIGHT © 1911  
BY FREDERICK J. CELLARIUS,  
1001 BROADWAY,  
NEW YORK

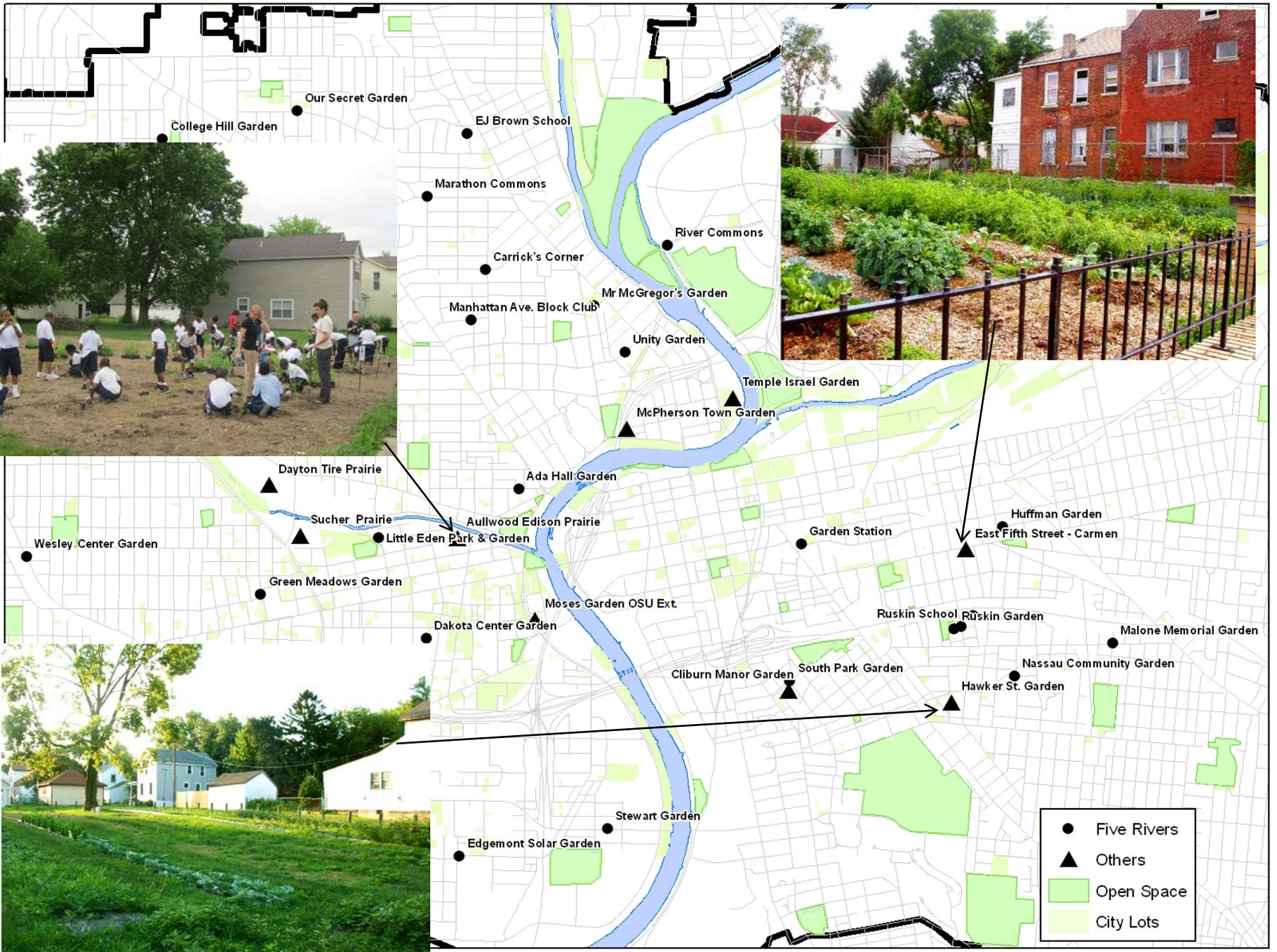


OUTLINE PROJECT FOR SYSTEM OF PARKS AND PARKWAYS  
TO ACCOMPANY REPORT DATED APRIL 1911

OLMSTED BROTHERS, LANDSCAPE ARCHITECTS  
BROOKLINE, MASS.  
NOTE—NUMBERS REFER TO THE ORDER IN WHICH THE VARIOUS PROJECTS  
ARE MENTIONED IN THE REPORT AND ARE NOT INTENDED TO INDICATE  
THE RELATIVE IMPORTANCE OF THE ACQUISITIONS.

# Greening Component of Land Reutilization

- Community gardens and prairies should be encouraged through partnerships
- Develop new open space and parks
- Issues with the transition from mowed lots to more natural areas – invasive vegetation, aesthetics
- Prepare for future redevelopment and manufacturing



College Hill Garden

Our Secret Garden

EJ Brown School

Marathon Commons

Carrick's Corner

Manhattan Ave. Block Club

Mr McGregor's Garden

Unity Garden

River Commons

Temple Israel Garden

McPherson Town Garden

Ada Hall Garden

Dayton Tire Prairie

Sucher Prairie

Aullwood Edison Prairie

Little Eden Park & Garden

Green Meadows Garden

Wesley Center Garden

Dakota Center Garden

Moses Garden OSU Ext.

Garden Station

East Fifth Street - Carmen

Huffman Garden

Ruskin School Ruskin Garden

Malone Memorial Garden

Nassau Community Garden

Hawker St. Garden

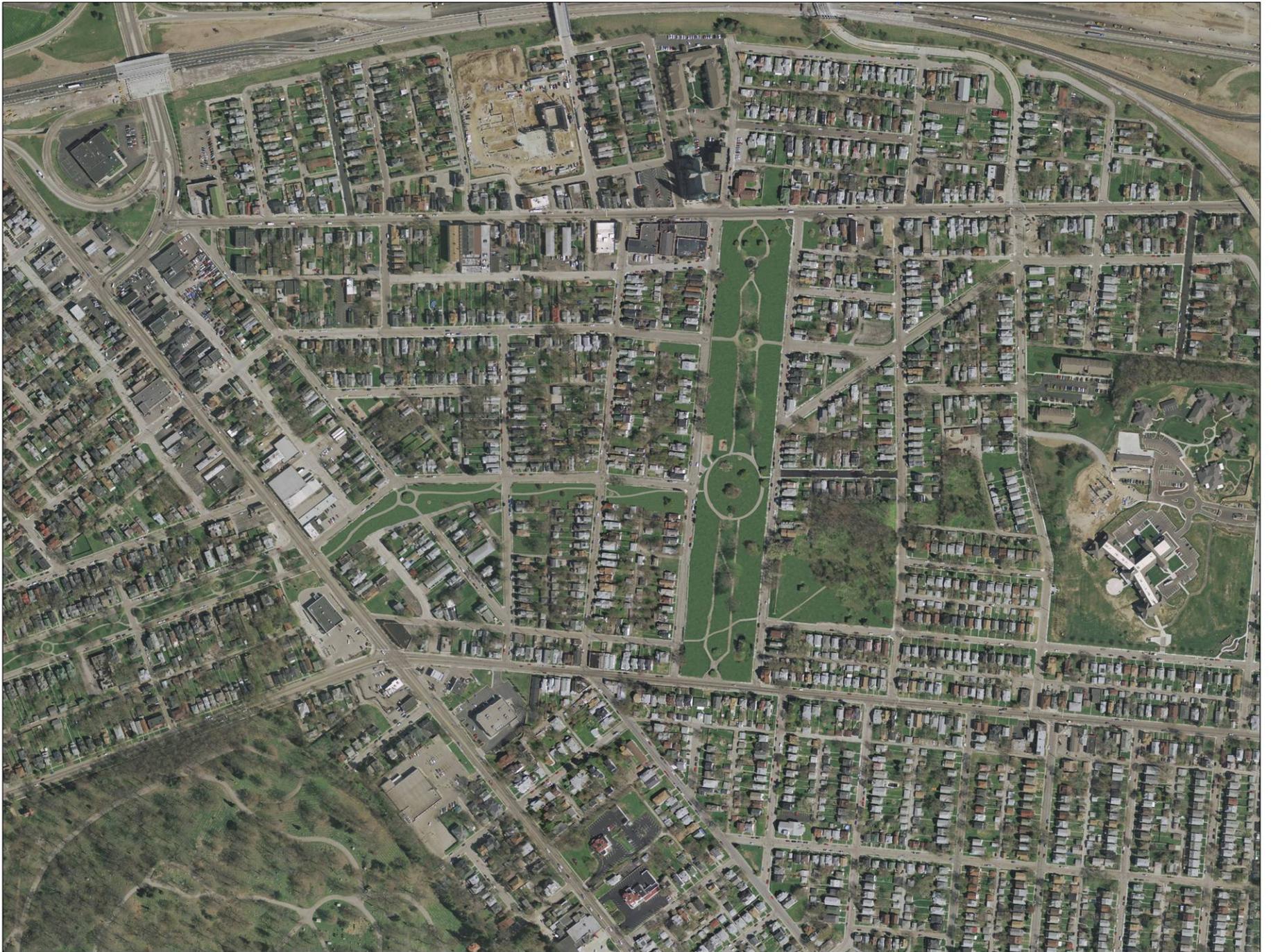
South Park Garden

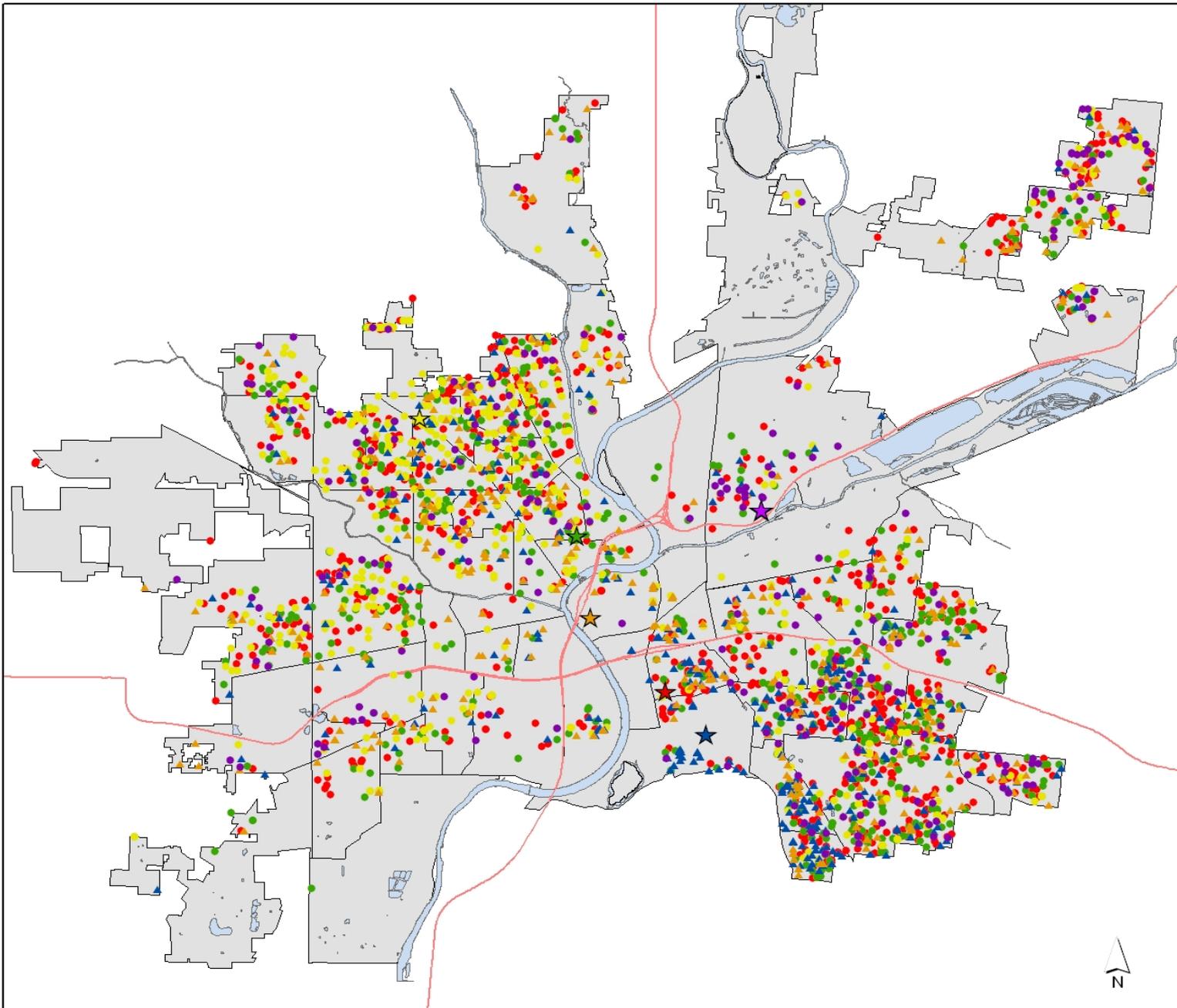
Cliburn Manor Garden

Stewart Garden

Edgemont Solar Garden

- Five Rivers
- ▲ Others
- Open Space
- City Lots





- Childrens Hospital
- Good Sam
- Grandview
- Miami Valley
- ▲ Sinclair
- ▲ University of Dayton

0 0.2 0.4 0.8 1.2 1.6 Miles

# Greater Downtown

- Downtown is the keeper of character for the Dayton region
- Focus on the larger greater downtown area, rather than just traditional CBD
- The river unites rather than divides
- Home to 40,000 jobs; 40,000 students; and 20,000 residents
- Over 90% residential occupancy
- Aerospace Hub designation
- Adaptive reuse study
- Multi-modal, mixed-use authentic urban environment



## LEARN

There are over **40,000 students** in Greater Downtown from pre-K through the graduate level. This geography serves as the educational hub for the region, and includes institutions such as the University of Dayton, Sinclair Community College, and Stivers School for the Arts.

## LIVE

Home to over **20,000 residents**, Greater Downtown offers a variety of housing styles from downtown lofts to one of the eight historic districts.

## WORK

There are over **42,000 workers** in Greater Downtown. This geography includes a large institutional base, such as Miami Valley Hospital, Grandview Medical Center, Dayton Children's, the University of Dayton and Sinclair Community College.

## PLAY

Greater Downtown hosts **7 Million Visitors** annually, who take advantage of a multitude of attractions such as the Dayton Dragons, Urban Nights, First Fridays, restaurants and entertainment, plays, musicals, parks, museums, and much more.

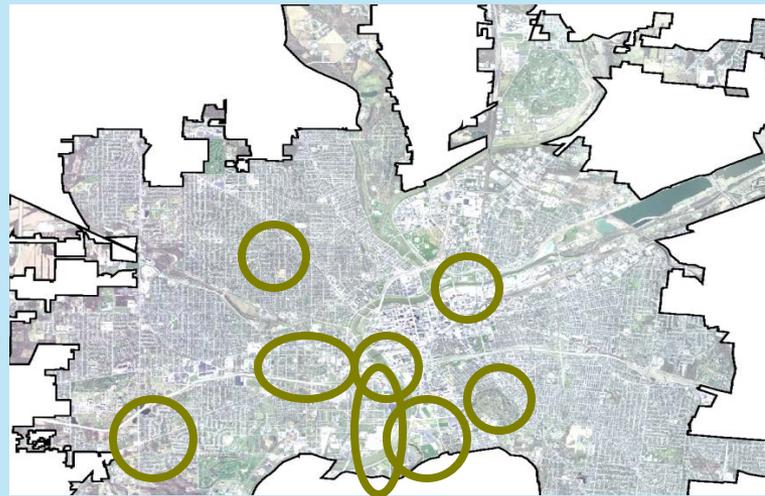


Downtown  
2001-2010 –  
Projected Investment:  
\$600,000,000

Phoenix  
2001-2010 –  
Projected Investment:  
\$110,000,000

DaVinci  
2001-2010 –  
Projected Investment:  
\$170,000,000

Wright-Dunbar  
2001-2010 –  
Investment:  
\$110,000,000



Twin Towers  
2001-2010 –  
Investment:  
\$65,000,000

VA/Arlington  
2001-2010 –  
Investment:  
\$50,000,000

River Corridor  
2001-2010 –  
Investment:  
\$100,000,000

Greater Rubicon  
2001-2010 –  
Investment:  
\$450,000,000



# The Dayton Green and Gold Strategy: Moving Forward

- Reimagining neighborhoods with lower densities
- In 2010, development of neighborhood plans for Wolf Creek, Santa Clara and Riverdale neighborhoods
- New gardens and prairies were established:
  - Edison Land Lab
  - OSU Extension (focus on economic sustainability)
  - Five Rivers Metro Parks

# The Wolf Creek Corridor: A Natural Opportunity



## Gold

The Gold side of the Green and Gold Strategy relates the idea of supporting and building on existing assets and constructing and maintaining quality infrastructure. Included in this component of the Wolf Creek Corridor Plan are the following plan elements:

**Existing Assets**

The Wolf Creek Corridor is lined with existing assets and institutional leaders, including Five Rivers MetroParks, Miami Conservancy District, and Dayton Public Schools. Future activities in the Corridor should consider partnerships with these institutions.

**Support New Housing Development**

Continue to support new housing efforts through lot excavation, strategic land banking and preservation of available resources.

**Neighborhood Identification, Wayfinding, Branding**

Significant discussion has involved improving the visibility of the corridor's assets and character. Below are some examples of identification, wayfinding, and branding techniques from elsewhere that could be modified and applied to the Wolf Creek Corridor. Specific plans should be developed that will showcase the "natural" assets and character of the area. Ideas include signage to highlight the Gateway, Adventure Central, Edison, the history of the area, and the development of "brand" architecture, such as unique street signs or lighting poles.

**Examples**

**Improved Great Miami River Access**

As the Great Miami River evolved into a regional recreation opportunity, access to the river from the Wolf Creek Corridor should be improved.

**Bikeway Connections**

Bike lanes are to be provided on Broadway and a direct connection to the bikeway will be explored, with an evaluation of the existing lighted bike path through the neighborhood.

**Transformative Infrastructure Projects and Gateways**

Several infrastructure projects in the vicinity have given new life to the area, including several new bridges and right-of-way and open space enhancements. A dramatic gateway is emerging at West Third Street and Edwin C. Moses. Future projects will be explored to support this renewal, including a new Broadway Bridge, new Rosedale Bridge, and the addition of bike lanes on Broadway. Strategic gateways should be featured and enhanced.

## Green

The Green side of the Green and Gold strategy involves the exploration of alternatives to this traditional built environment where market forces dictate. A number of alternatives have been discussed in the development of this plan, including:

**Ecological Restoration Area**

Where contiguous vacant lots exist, larger natural areas should be considered to enhance the ecology and sustainability of the area. A project of this type could potentially reduce maintenance requirements and add to the natural and visual appeal of the corridor.

**Urban Prairie Development Partnership with Ashwood Audubon Center**

Ashwood has taken a leadership role in the reimagining of the corridor by developing prairie sites along the corridor. New prairie sites are being developed at the Dayton Title and Tuckett Travelodge. Another possibility is being explored near the new Edison School.

**Vacant Lot Reuse Potential Pilot Project**

A pilot project should be developed to illustrate the potential for alternatives to the built environment where market forces dictate. The diagram below shows a potential pilot project near the new Edison School, where vacant, underutilized land currently exists.

**Encourage Lot Links**

The City of Dayton's Lot Links program offers property owners the opportunity to expand their lot and develop their property into a major neighborhood asset. This program should be encouraged and marketed as a means to improve neighborhoods.

**Strategic Demolition and Greening**

Redundant land uses should be removed as resources allow, particularly those that are highly visible or have disproportionately negative impact. In place of these nuisances, options should be considered that transmute a simple grade-and-seed method of best practice.

**Possible Parkway/Greenway Development**

Postulates should be explored that include expanded tree lanes, wider sidewalks, and open space where there is vacant property. Where market forces dictate, corridors can be transformed into assets, and natural amenities and enhance the sustainability of the corridor from both ecological and recreational perspectives. One potential corridor for consideration is Conover Street.

**LOT Links**

- Housing Development
- Potential Greening Opportunity
- Strategic Gateway



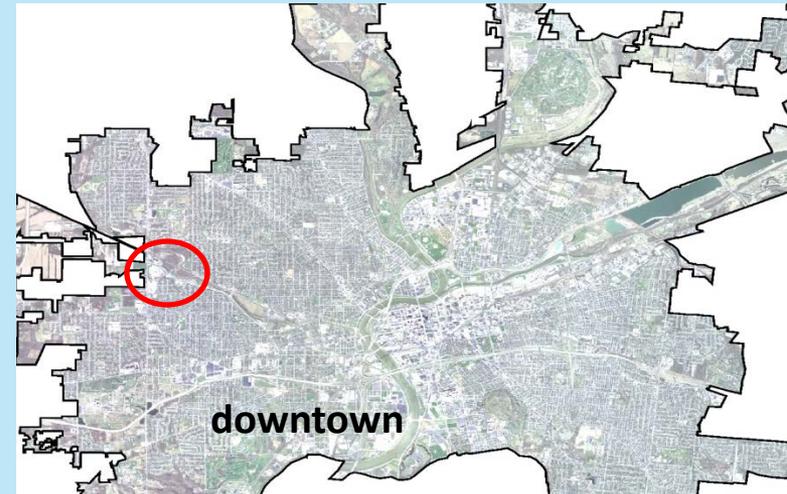
# Santa Clara Re-imagining

9<sup>th</sup> most vacant Census tract in the  
country

## Ten most vacant neighborhoods in the U.S.

County	State	Tract	Homes	Empty	Pct
<b>Franklin</b>	<b>Ohio</b>	<b>82.3</b>	<b>1,711</b>	<b>1,158</b>	<b>67.7%</b>
<b>Hamilton</b>	<b>Ohio</b>	<b>9</b>	<b>1,212</b>	<b>773</b>	<b>63.8%</b>
<b>Hamilton</b>	<b>Ohio</b>	<b>16</b>	<b>1,154</b>	<b>587</b>	<b>50.9%</b>
Berkeley	S.C.	207.03	2,030	874	43.1%
Wayne	N.C.	5	1,812	779	43.0%
El Paso	Colo.	38	1,363	579	42.5%
Yuba	Calif.	409.02	2,058	866	42.1%
Cook	Ill.	5401	3,215	1,344	41.8%
<b>Montgomery</b>	<b>Ohio</b>	<b>8.02</b>	<b>1,739</b>	<b>705</b>	<b>40.5%</b>
Marion	Ind.	3550	1,268	511	40.3%
Wayne	Mich.	5004	1,134	442	39.0%

Among neighborhoods with at least 1,000 residences and with less than 10 percent vacation homes.



# The Garden Neighborhood of Santa Clara



Key

- 1 **Linear Greenway Parks**- Find patterns in vacant lots and make connections through the neighborhood to provide pathways and connections to existing sidewalk systems and green spaces.
- 2 **Urban Prairie**- Low maintenance seeding strategies to keep low and natural prairies with minimal maintenance. Wildflower and no-grow seed mixes can be maintained jointly by the City and the neighborhood association.
- 3 **Passive Park**- Provide opportunities for passive play in a natural environment within the neighborhood. Possibly include a tot lot to encourage use by young families.
- 4 **Sports Park and Open Field**- Use former school site as an large outdoor park to be used for various sports and passive recreation. Create a strong green space connection the edge of Santa Clara and create opportunities for better access into the park.
- 5 **Greening the Intersections**- Vacant corner lots will enhance opportunities for greening of the intersections and opportunities to calm traffic speeds through new alignments.
- 6 **Tree Nursery/Orchard**- For aesthetic and productive use, the orchard could be a community work space with social activities and providing street tree plantings and fruits for the farmer's market.
- 7 **Neighborhood Connections**- Identify opportunities along Santa Clara edges to enhance intersections and revitalize green connectors and gateways to adjacent neighborhoods.
- 8 **Business District**- Revitalize and re-define this downtown node as the "Arts District". Support existing successful business efforts. Maintain viable buildings and structures and remove buildings that pose a future threats to the urban fabric and architecture.
- 9 **Corner Park and Farmer's Market**- Re-align Hudson to create a park on both sides. Use earthen berms, trees, and open space in a way to soften the appearance of alley clutter. This public space could attract weekend festival, farmer's market on weekends, and community gatherings.
- 10 **Active Entertainment Park**- Provide opportunities for active and passive open space for use by school children and neighborhood. Include a space for entertainment venues such as an outdoor amphitheatre and an urban design feature that aligns with the terminus of Wheatley.



# Recent Results

- Saw positive movement in vacancy reductions
- Strategic demolition as a value proposition
  - 159 structures demolished in 2012
  - Over 300 to in 2013, more than any other year
  - 30% within ¼ mile of schools
  - Over 800 units removed with Stimulus
- New housing investment around schools
  - 2 for 1 housing replacement policy
- Lot Links (Side Lot Transfer)