The Phoenix Project
Strategic Plan

- Coordinate public relations efforts among Phoenix stakeholders to improve the image and perception of the area
- Create a landscaped gateway at Salem and Catalpa intersection

Community Image

Rebuilding Together and Neighbor Care

- Provide Home Choice: a special benefit to encourage Good Samaritan employees to purchase homes in the area
- Provide financial incentives in the form of down payment assistance to attract new homeowners to the area
- Support existing homeowners through Phoenix Home Improvement forgivable loan program

Housing Programs

- Build new housing to meet market demands: affordable, lease purchase, and market rate
- Construct Fairview Commons, incorporating the new Fairview Elementary School and the City’s Fairview park and pool
- Assemble land for new development
- Purchase and demolish tax delinquent and nuisance properties

Acquisition, Demolition, and Construction

- Follow direction of CitiPlan and zoning code by concentrating commercial and office uses here to create a viable business district
- Redevelop obsolete parcels as market demands
- Support high-density residential development as market demands
- Follow direction of CitiPlan and zoning code by concentrating commercial and office uses here to create a viable business district
- Redevelop obsolete parcels as market demands
- Build Market-Rate Housing
- Support continued growth of Good Samaritan Hospital
- Continue to provide state-of-the-art hospital facility

Good Samaritan Campus

- Provide home improvement and homebuyer incentive programs, including special incentives for Good Samaritan employees
- Demolish obsolete rental housing
- Build new Fairview PreK-8 Elementary School
- Create community room at school

Create Fairview Commons

- Add spray park to Fairview Pool
- Provide additional pool hours in summer
- Connect pool complex with new school
- Demolish old elementary school
- Build quality infill homes for lease/purchase and for-sale

Dayton View Triangle

- Provide home improvement and homebuyer incentive programs, including special incentives for Good Samaritan employees
- Demolish nuisance structures
- Provide home improvement and homebuyer incentive programs
- Follow direction of CitiPlan and zoning code and support the establishment of new office and business uses on Upper Salem

- Improve safety and traffic flow by widening intersection and adding turn lanes
- Create landscaped gateway by acquiring and landscaping NW, SW, and NE corners

- Redevelop site as market demands, with office, commercial, or housing uses

STRATEGIC INITIATIVES 2004-2010

Neighborhood Stability and Capacity Building
- Increase safety and security through community policing
- Build the organizational capacity of existing groups through community organizing and resident engagement
- Establish external partnerships to provide youth programming
- Work with Dayton Public Schools to establish new PK-8 Fairview Neighborhood School Center

Acquisition, Demolition, and Construction
- Purchase and demolish tax delinquent and nuisance properties
- Assemble land for new development
- Construct Fairview Commons, incorporating the new Fairview Elementary School and the City’s Fairview park and pool
- Build new housing to meet market demands: affordable, lease purchase, and market rate

Housing Programs
- Support existing homeowners through Phoenix Home Improvement forgivable loan program
- Provide financial incentives in the form of down payment assistance to attract new homeowners to the area
- Provide Home Choice: a special benefit to encourage Good Samaritan employees to purchase homes in the area
- Link seniors and low income residents to home repair and modification programs such as Rebuilding Together and Neighbor Care

Community Image
- Create a landscaped gateway at Salem and Catalpa intersection
- Coordinate public relations efforts among Phoenix stakeholders to improve the image and perception of the area

City of Dayton Department of Planning and Community Development - Adopted by the City Plan Board 12-04-07, Adopted by the City Commission 1-30-08, Resolution 5670-08