

**THE WRIGHT-DUNBAR VILLAGE  
URBAN RENEWAL PLAN**



**CITY OF DAYTON  
DEPARTMENT OF PLANNING  
AND COMMUNITY DEVELOPMENT**

Approved by the Dayton Plan Board, August 8, 1995  
Approved by the Dayton City Commission, September 6, 1995, Ordinance No. 29083-95

Amended and Approved by the Dayton Plan Board, February 4, 2003  
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Amended and Approved by the Dayton Plan Board, April 2, 2013  
Amended and Approved by the Dayton City Commission, June 5, 2013, Ordinance No. 31249-13

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# URBAN RENEWAL PLAN

WRIGHT-DUNBAR VILLAGE  
URBAN RENEWAL AREA

I. BOUNDARY DESCRIPTION

The Wright-Dunbar Village Urban Renewal Area is located in the City of Dayton, County of Montgomery, State of Ohio, with the boundary of the said project being indicated on Map, Project Boundary. Said Boundary is further identified by the following description:

The point of beginning being the intersection of the east right of way line of N. Broadway St. and the south right of way line of French Lane;

Thence, eastwardly along the south right of way line of French Lane to the intersection with the west right of way line of Sweetman Street;

Thence, southwardly along the west right of way line of Sweetman Street to the intersection with the south right of way line of French Lane extended;

Thence, eastwardly along the south right of way of French Lane to the intersection with the west right of way line of Grimes Street;

Thence, southwardly along the west right of way line of Grimes Street to its intersection with the south right of way line of West Third Street;

Thence, westwardly along the south right of way line of West Third Street to the intersection with the west right of way line of the unnamed alley which is parallel with and immediately east of Horace Street;

Thence, southwardly along the west right of way line of the unnamed alley to the intersection with the south right of way line of the unnamed alley which is parallel with and immediately north of West Fifth Street;

Thence, westwardly along the south right of way line of the unnamed alley and westwardly along the north line of City Lot #5414 to the intersection with the east right of way line of Shannon Street;

Thence, southwardly along the east right of way line of Shannon Street to the intersection with the south right of way line of West Fifth Street;

Thence, westwardly along the south right of way line of West Fifth Street to the intersection with east right of way line of South Broadway Street;

Thence, northwardly along the east right of way line of South Broadway Street to the intersection with the south right of way line of French Lane, which is the point of beginning.

## II. URBAN RENEWAL PLAN OBJECTIVES

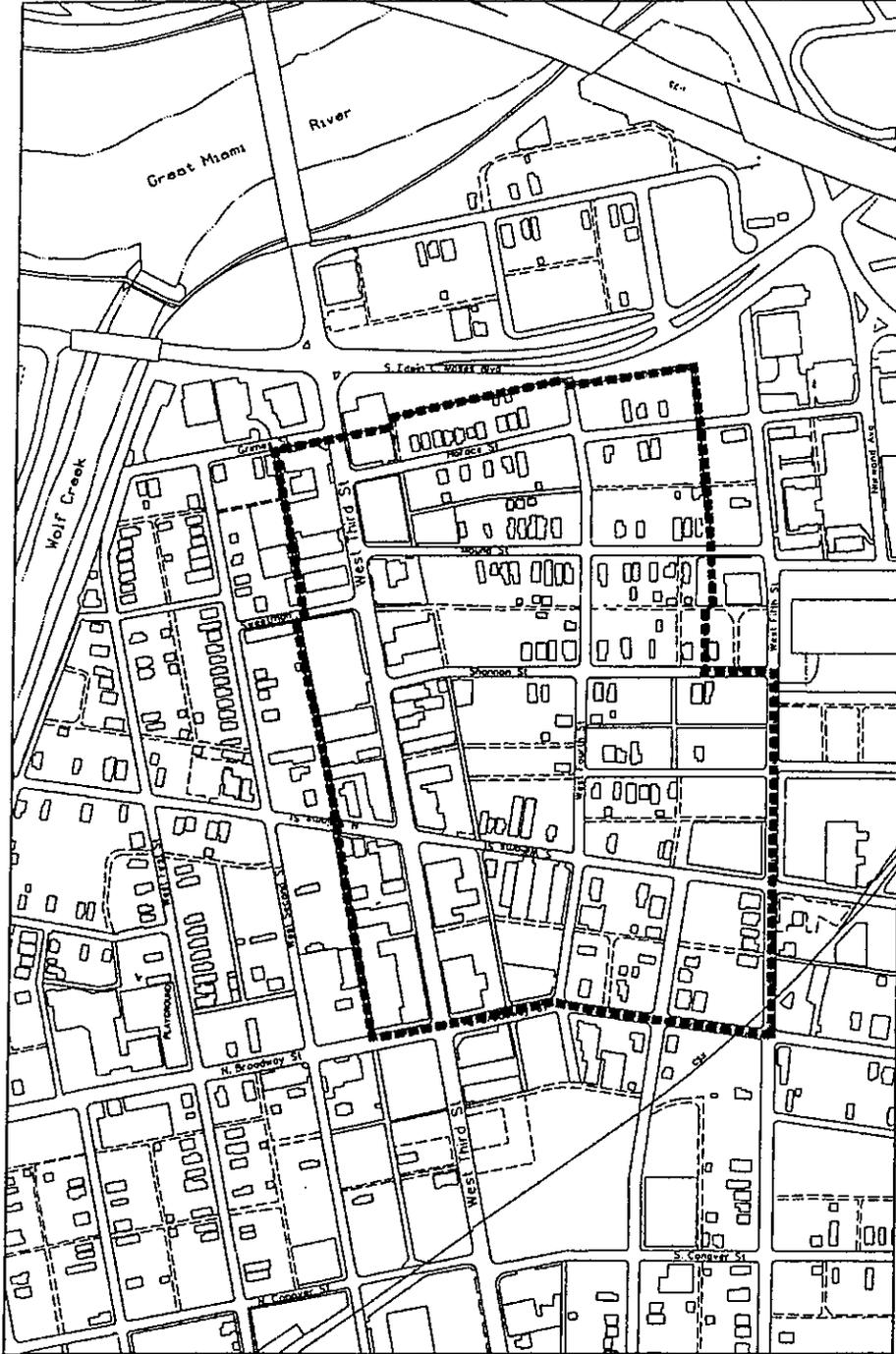
The Wright-Dunbar Village Urban Renewal Area represents a strategy to provide rehabilitation and redevelopment opportunities in the Inner West Priority Board area, using urban renewal as an implementation tool for such a strategy. The Wright-Dunbar Village Urban Renewal Plan supercedes the efforts begun in 1981 with the Horace-Shannon Urban Renewal Plan.

The primary thrust of the Wright-Dunbar Village Urban Renewal Plan is to provide opportunities to improve neighborhood vitality through the acquisition of land for new residential, commercial, and cultural and entertainment development. The Plan also provides for the rehabilitation of existing structures in this historically significant section of the city.

The objectives of the Wright-Dunbar Village Urban Renewal Plan:

- A. Shall eliminate blighting conditions in the Wright-Dunbar area by rehabilitating and/or removing buildings that are structurally substandard or functionally obsolete.
- B. Shall continue the goals and objectives for the area as set forth in the Neighborhood Development Program, more specifically the 1972 program year application as originally submitted.

# WRIGHT-DUNBAR VILLAGE



## Legend

-  Urban Renewal Boundary  
 PROJECT BOUNDARY UR-A



DATA MAPPING BY PHOTOGRAMMETRIC METHODS  
 DATE OF PHOTOGRAPHY: NOVEMBER 8, 1988

CITY OF DAYTON, OHIO  
 DEPARTMENT OF PLANNING  
 Office of Comprehensive Planning



GEOGRAPHIC INFORMATION SYSTEM

- C. Shall continue the established goals and objectives of the City's Community Development Program Strategies.
- D. Shall improve the overall land use pattern, to prevent incompatible land use relationships.
- E. Shall make available opportunities for residential development by offering land for the location of residential structures and residential yards.
- F. Shall make available opportunities for business development by offering project land for the location of business activity.
- G. Shall make available opportunities for the development of cultural and entertainment facilities consistent with the City of Dayton's Comprehensive and Strategic Plans to capitalize on the conservation of the City's unique position in the area of aviation and cultural heritage.
- H. Shall upgrade the thoroughfare system to provide better access into the area and reduce the volume of through traffic in residential areas.
- I. Shall make available opportunities for development for uses allowed by the City of Dayton's Zoning Code in the zoning districts which cover the Wright-Dunbar Village Urban Renewal Area.

### III. TYPES OF PROPOSED RENEWAL ACTIONS

In order to achieve the objectives established for the Wright-Dunbar Village area, the Renewal Plan proposes phased acquisition and rehabilitation of existing structures for residential, business, and cultural/entertainment uses. In some cases where rehabilitation proves to be infeasible, clearance for the redevelopment of land for new commercial and residential construction (including residential yards) will be pursued.

The Plan also provides for the construction, resurfacing, removal and vacation of various public rights-of-way to improve the attractiveness of the rehabilitated and redevelopment parcels.

#### IV LAND USE PLAN

##### A. Land Use Map

The proposed land use categories are illustrated on the Land Use Map along with the proposed thoroughfare improvements.

##### B. Land Use Category

The following general land use categories are proposed for the Wright-Dunbar Village Urban Renewal Area:

1. Residential, including residential yards. This category includes all uses allowed in the residential zoning district which covers a majority of the Wright-Dunbar Village Urban Renewal Area.
2. Business. This category includes all uses allowed in the commercial zoning district which covers a portion of the Wright-Dunbar Village Urban Renewal Area.
3. Cultural and Entertainment. This category includes all cultural and entertainment uses allowed by the applicable zoning district.

##### C. Land Use Objectives

The Wright-Dunbar Village Urban Renewal Plan applies the following objectives to its permitted land uses:

1. Residential - The Renewal Plan shall propose retaining residential areas where the housing stock is sound or is in a condition where it is

# WRIGHT-DUNBAR VILLAGE

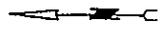


**Future Land Use**

	Residential
	Business
	Cultural & Entertainment

### Legend

Urban Renewal Boundary



Prepared: February, 2002



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DEPARTMENT OF PLANNING  
Office of Comprehensive Planning



economically feasible to repair. The Renewal Plan shall propose the removal of residential uses that present a blighting influence. The Renewal Plan shall also designate appropriate parcels for new residential uses. Residential yards shall also be considered residential uses.

2. Business - The Renewal Plan shall propose retaining commercial areas where the stock is sound or is in a condition where it is economically feasible to repair. The Renewal Plan shall propose the removal of business uses that present a blighting influence. The Renewal Plan shall designate areas where business users, primarily community businesses, can locate. The plan seeks to solidify existing commercial districts and provide for new business uses in those areas.
3. Cultural and Entertainment - The Renewal Plan shall designate areas where cultural or entertainment users, primarily museums, art facilities, and accessory uses, can locate, provided the use is allowed by the applicable zoning district(s). The Renewal Plan seeks to capitalize on opportunities for new development centered on aviation heritage, the arts, the cultural heritage of Wright-Dunbar Village, and services supportive thereof.

In addition to the above described uses, the Urban Renewal Plan shall provide for the use of some parcels for improvement to the thoroughfare systems. This includes “loop road” construction, several minor road realignments/vacations, as well as the major W. Fourth Street/S. Edwin C. Moses Blvd. intersection.

D. Project Proposal

1. Land Acquisition

The Wright-Dunbar Village Urban Renewal Plan proposes the acquisition of its redevelopment parcels over a three year span. The Acquisition Plan map (see Map UR-C) indicates the parcels to be acquired during the acquisition schedule.

There are also parcels within the acquisition area -- that is, the residential area south of Sanford Court, to W. Fifth Street, S. Williams Street to

# WRIGHT-DUNBAR VILLAGE



Prepared: June 2, 1995



## Legend

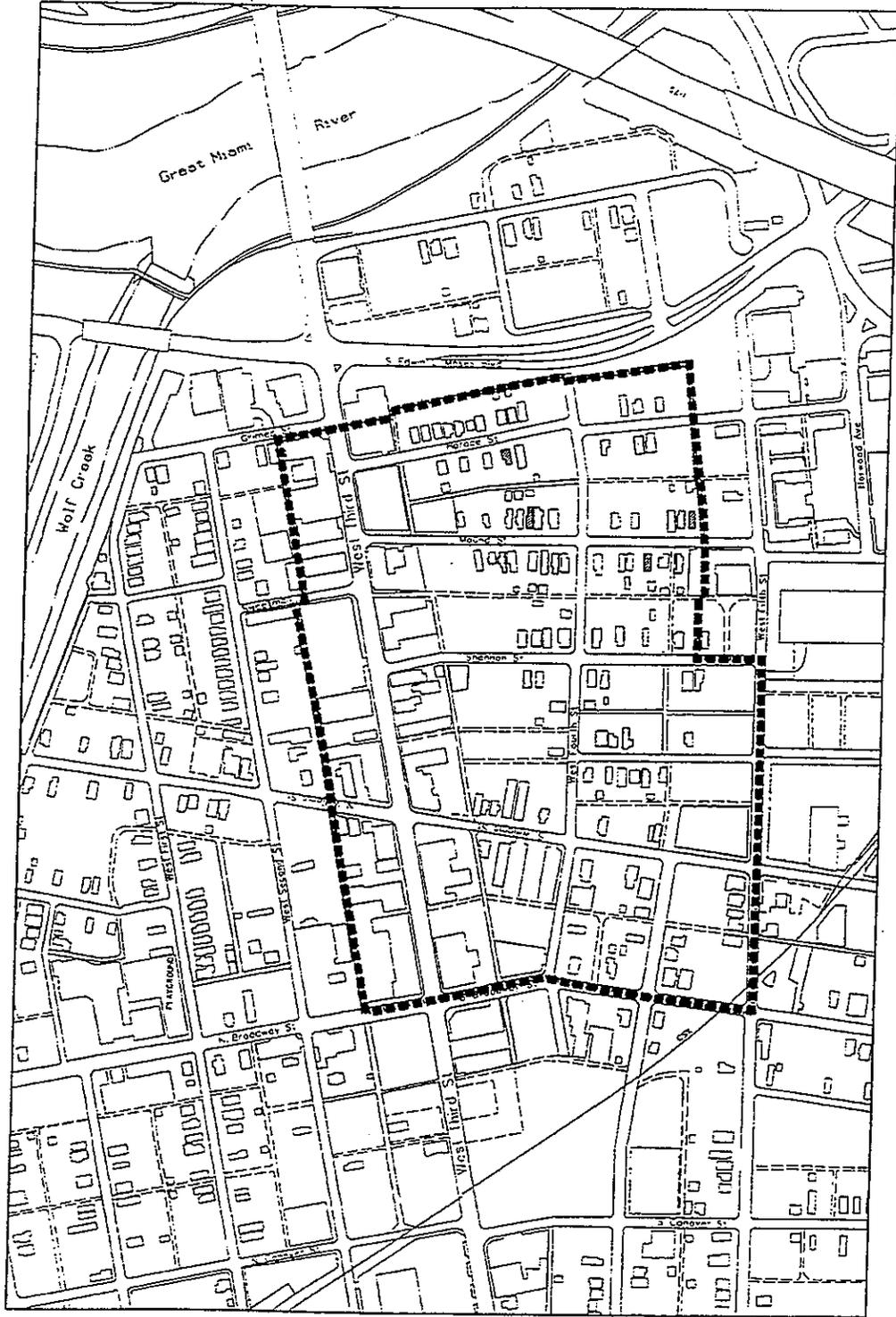
- Urban Renewal Boundary
- ACQUISITION PLAN UR-C
- ⊙ Project Block Number
- 10 Project Parcel Number
- Not To Be Acquired

**CITY OF DAYTON, OHIO**  
 DEPARTMENT OF PLANNING  
 Office of Comprehensive Planning



GEORGE BROS. MAPS & SURVEYING

# WRIGHT DUNBAR VILLAGE



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GEOGRAPHIC INFORMATION SYSTEM

### Legend

-  Urban Renewal Boundary.
-  OWNER-OCCUPIED STRUCTURES (R-1)
-  Owners Wanting To Stay
-  Owners Yet To Be Contacted



Prepared: June 2, 1995



DIGITAL MAPPING BY PHOTOGRAMMETRIC METHODS  
 DATE OF PHOTOGRAPHY: NOVEMBER 1990

Horace Street — where the present owner-occupants have either expressed a strong interest in remaining in their homes; or are open to further discussion as to whether or not sell. The Owner-Occupancy Map (see Map UR-D) indicates those properties where these owner-occupants live.

The City desires to work with these owners to the fullest extent possible to improve the condition of the properties presently owner-occupied. However, they are not shown as “Not To Be Acquired” on the Acquisition Map as the City does wish to acquire these properties as they become available.

2. Land Disposition

In order to accommodate the proposed land uses of the amended Renewal Plan, it will be necessary to assemble the acquired properties in a manner that will serve to expedite their disposition. The Disposition Plan map (see Map UR-E) depicts the parcel arrangement and the disposition schedule of said parcels. It should also be noted that the proposed assembly of land disposition parcels will require some street and alley vacations.

In those cases where land disposition and/or leasing by the City of Dayton is occurring for the purpose of residential yards, the disposition and/or lease documents will be prepared by the Department of Planning and Community Development of the City of Dayton and indicate any conditions placed on the disposition and/or lease.

3. Redeveloper's Obligations

Land disposed of and/or leased by the City of Dayton for the purposes of residential yards will not be subject to the obligation listed in this section, entitled “Redeveloper’s Obligations.” Should this land be later sold or leased by the City of Dayton for development, then the obligations listed in this section, entitled “Redeveloper’s Obligations” will apply.

The land to be acquired by the City of Dayton will be disposed of and/or leased, subject to an agreement between the City and the redeveloper.

Land dispositions and leases and review of the redeveloper's plans will be based on the following:

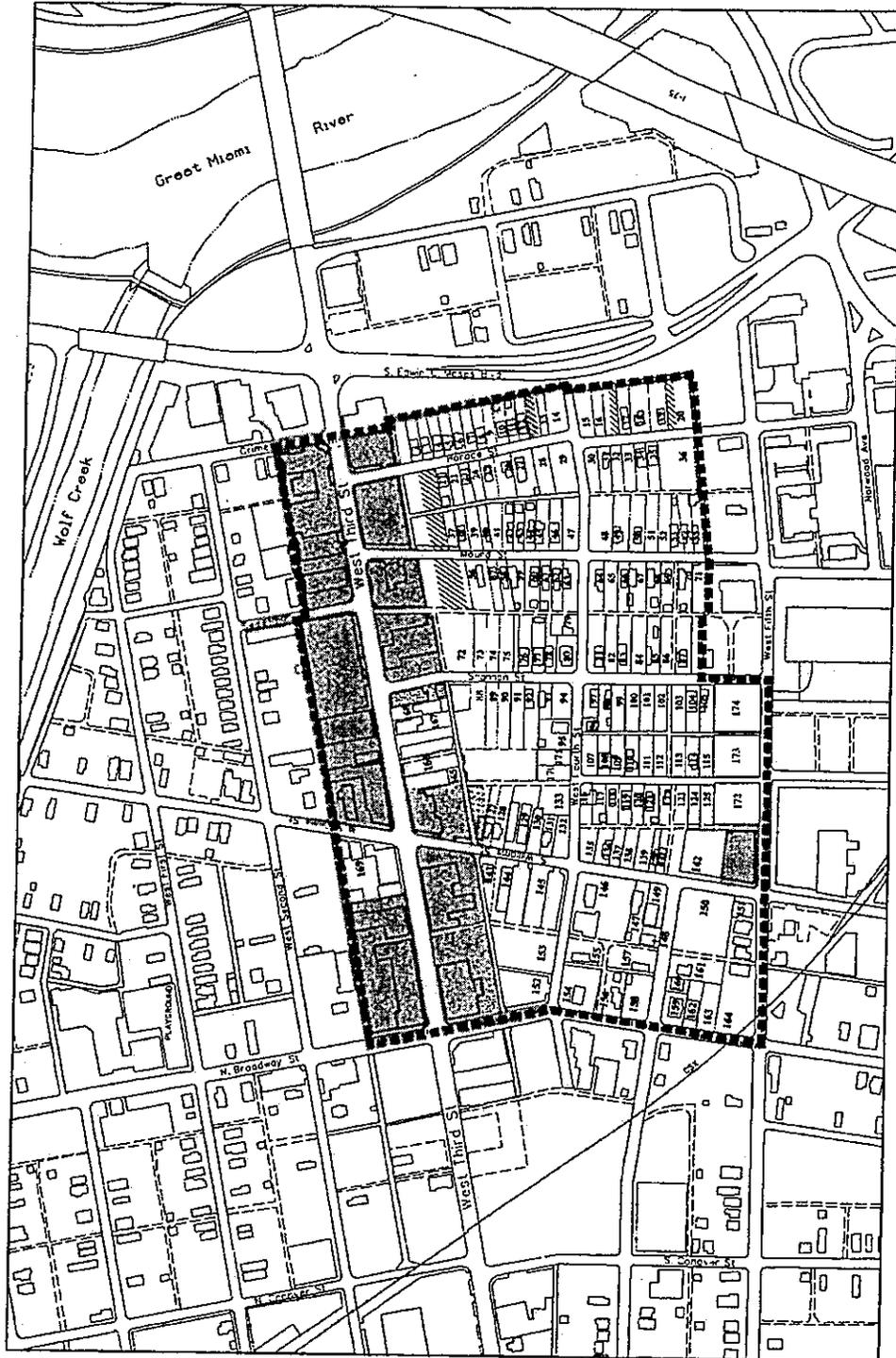
- a. Disposition documents and lease documents will incorporate provisions for achieving the objectives and requirements of the Urban Renewal Plan. The disposition procedure and/or lease documents will indicate the minimum price for the land that has been established and that selection of the redeveloper will be based on such factors as intensity of land development, architectural and site design, and community benefits of project proposals. The disposition and/or lease documents will be prepared by the Department of Planning and Community Development of the City of Dayton.
- b. Disposition and/or lease documents will spell out the type of material needed to be submitted by the developer as a basis for City review and selection of the developer.
- c. The redeveloper will be required by the contractual agreement to comply with the land use provisions and building requirements and objectives of the Urban Renewal Plan. The redeveloper will further be required to submit a redevelopment schedule satisfactory to the City of Dayton. In addition, the following provisions will be included in the agreement:
  - (1) That the redeveloper will submit to the City a plan and time schedule for the proposed development.
  - (2) That the purchase and/or lease of the land is for the purpose of redevelopment and not for speculation.
  - (3) That the land will be built upon and approved in conformity with the objectives and provisions of the Urban Renewal Plan.

- (4) That the redeveloper shall be responsible for the provision of all new curbs and sidewalks as may be required by the Department of Planning and Community Development of the City of Dayton.
- (5) That the building or improvement will commence and be completed within a reasonable time; however, all improvements must commence within two years of purchase.
- (6) That the redeveloper obtains any necessary permits, including a Certificate of Appropriateness, before beginning any rehabilitation or redevelopment activity.
- (7) That the redeveloper and their successors or assigns agrees that there will be no discrimination against any person or group of persons on account of race, creed, color, national origin, or ancestry in the sale, lease, sub-lease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed, nor will the redeveloper or any person claiming under or through them establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees, or vendees in the premises therein conveyed. The above provision will be perpetual and will run with the land disposed of or leased within the Urban Renewal Area by the City of Dayton.

4. Procedure for Changes in Approved Plan

The Urban Renewal Plan may be modified at any time, provided that, if modified after sale or lease of real property in the Urban Renewal Area, the modification must be consented to by the redeveloper of such real property

# WRIGHT-DUNBAR VILLAGE



City of Dayton, Ohio  
 Department of Planning and Community  
 Development

Urban Renewal Boundary

### Legend

#### DISPOSITION PLAN UR-E

- 121 Disposition Parcel Number
- Not To Be Acquired
- Not To Be Disposed Of



Prepared October, 2002



SCALE IN FEET

DIGITAL MAPPING BY PHOTOGRAMMETRIC METHODS  
 DATE OF PHOTOGRAPHY: NOVEMBER 1988

GEOGRAPHIC INFORMATION SYSTEM

or his or their successors and interests affected by the proposed modification, and must be approved by the City Commission of Dayton.

Any proposed modification of an Urban Renewal Plan which, in the opinion of the City Commission will substantially alter the Urban Renewal Plan as previously approved by it, shall be considered as a new Urban Renewal Plan and be subject to all applicable codes, ordinances, and regulations, before it may be approved by the City Commission.

5. Changes in Zoning

Simultaneous to the implementation of this plan, yet not an actual Urban Renewal project activity, will be the changing of zoning to reflect the proposed land uses and to accomplish the objectives of the plan. The process to make these zone changes will be commenced by the Department of Planning and Community Development upon approval of this plan. The general concepts and timing for these changes are covered in the General Plan.

E. Duration of Controls and Zoning Regulations To Be Used

The provisions of this plan specifying the land use(s) for the project area and the regulations and controls with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this plan by the City Commission of the City of Dayton, which was September 6, 1995. Therefore, the provisions of this plan shall expire on September 6, 2035. If prior to September 6, 2035, the City Plan Board and City Commission certify the objectives of this plan have been met in conformance with comprehensive plan and program of the City, the provisions of this plan specifying the land use(s) for the project area and the regulations and controls with respect thereto may expire earlier.

The zoning regulations to be used to implement the provisions of this plan shall be the City of Dayton Zoning Code effective August 1, 2006, and any subsequent amendments.

F. Controls on Real Property Not To Be Acquired

The provisions and requirements contained herein shall apply to contiguous property which is not to be acquired when the owner thereof acquired land, except where the strict compliance thereto in the judgment of the City Commission of Dayton would be a hardship or not in the best interest of the project.

G. Redevelopment Standards

The redevelopment standards for the Wright-Dunbar Village area determine the permitted uses, regulations, and controls that shall apply to the Renewal Plan. Because of the special nature of the Wright-Dunbar Village area, it is critical that the rehabilitation and redevelopment of the area conform to certain standards. These standards are the “Secretary of the Interior’s Standards for Rehabilitation” the City of Dayton’s supplemental document, “The Blueprint for Rehabilitation,” and the “Wright-Dunbar Village Historic District Guidelines for New Construction.”

1. Residential Parcels

a. Permitted Uses:

Residential uses allowed in the MR-5 Mature Single-Family Residential District, any applicable zoning overlay district, and residential yards. Multi-family dwellings are permitted if approved by the Board of Zoning Appeals or Plan Board in accordance with procedures outlined in the Zoning Code.

b. Building Height:

The height of a new principal structure shall not vary more than 10% from the average height of the existing significant and contributing principal structures on the streetscape.

- c. Yard Requirements:
  - (i). Front yard. The minimum required front yard shall be within five feet, more or less, of the average existing front yard setback on the block face on which the structure is located.
  
  - (ii). Side yard on corner lot. The side yard on the street side of a corner lot shall be within five feet, more or less, of the average existing front yard setback of the block face on which the side yard is required.
  
  - (iii). Accessory building setbacks. There shall be no minimum required setback from the rear lot line for accessory structures, except as may be required to provide reasonable access hereto, as determined by the Zoning Administrator.
  
- d. Maximum Lot Coverage:
  - As controlled by Zoning Code
  
- e. Off-Street Parking and Loading Regulations
  - As controlled by Zoning Code
  
- f. Signs:
  - As controlled by Zoning Code
  
- g. Lot Size Requirements:
  - As controlled by Zoning Code
  
- h. Design Objectives:
  - The development of these parcels shall be for residential uses as allowed in the MR-5 Mature Single-Family Residential District or any applicable zoning overlay district.

Rehabilitation work of existing structures shall be per the Secretary of Interior's Standards for Rehabilitation. New construction shall follow the most current versions of the "Wright-Dunbar Village Historic District Guidelines for New Construction" and the City of Dayton's "Blueprint for Rehabilitation" as applicable.

All design elements not specifically referred to in either of the above referenced documents shall follow the City of Dayton's "Design Guidelines: Creating a Quality Environment," effective January 26, 1991.

## 2. Business Parcels

### a. Permitted Uses:

Commercial uses allowed in the MNC Mature Neighborhood Commercial District or any applicable zoning overlay district.

### b. Building Height:

The height of a new principal structure shall not vary more than 10% from the average height of the existing significant and contributing principal structures on the streetscape.

### c. Setback Requirements

The minimum required setback shall be within five feet, more or less, of the average existing setback on the block face on which the structure is located.

### d. Maximum Lot Coverage by Structures:

As controlled by Zoning Code

### e. Off-Street Parking Regulations:

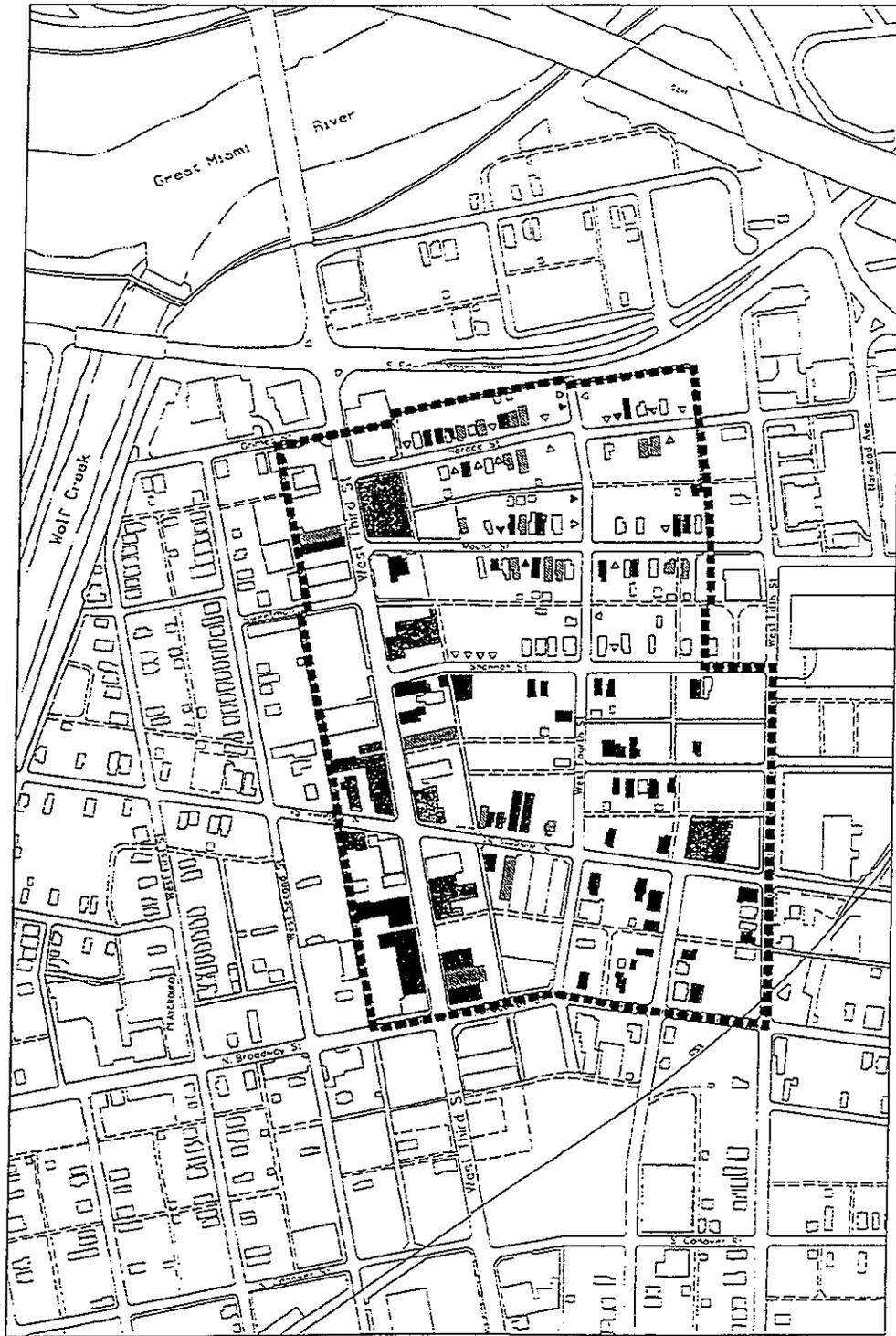
As controlled by Zoning Code

- f. Off-Street Loading Regulations:  
As controlled by Zoning Code
  
- g. Signs:  
As controlled by Zoning Code
  
- h. Lot Size Requirements:  
As controlled by Zoning Code
  
- i. Design Objectives:  
Rehabilitation work of existing structures shall be per the Secretary of Interior's Standards for Rehabilitation. New construction shall follow the most current versions of the "Wright-Dunbar Village Historic District Guidelines for New Construction" and the City of Dayton's "Blueprint for Rehabilitation" as applicable.

All design elements not specifically referred to in either of the above referenced documents shall follow the City of Dayton's "Design Guidelines: Creating a Quality Environment," effective January 26, 1991.

# SUPPORTING DOCUMENTATION

# WRIGHT DUNBAR VILLAGE



CITY OF DAYTON, OHIO  
 DEPARTMENT OF PLANNING  
 Office of Comprehensive Planning



GEODATAPAC INFORMATION SYSTEM

**Legend**

Urban Renewal Boundary  
 STRUCTURAL CONDITIONS SDA

	Sound
	Deteriorated
	Substandard

Prepared: June 2, 1995

700' 0 200' 400' 600'

SCALE IN FEET

AERIAL MAPS BY PHOTOGRAMMETRIC METHODS  
 UNIT OF PHOTOGRAPHY FROM 1988

SUPPORTING DOCUMENTATION  
WRIGHT-DUNBAR VILLAGE URBAN RENEWAL AREA

I. PROJECT AREA REPORT

A. Structural Conditions Survey

The "condition of buildings" data contained within this section is based on a detailed exterior and interior survey of the structures to be acquired during this project. The survey established the condition of each structure, as to whether it is sound, deteriorated, or substandard (See Table SD-1).

Those structures surveyed under the original Horace-Shannon Urban Renewal Plan are listed. Those surveyed under the revised boundary are identified under the criteria column by the use of (8.95)--which designates the date of the revised plan.

The structural conditions of the buildings within the project area are shown on the Structural Conditions Map (see Map SD-A). Those buildings which were originally surveyed as part of the original Horace-Shannon Plan, but have since been demolished, are shown on Map SD-A by a circle with the accompanying condition from the 1981 survey.

TABLE SD-1

## STRUCTURAL CONDITIONS SURVEY RESULTS

<u>BLOCK &amp; PARCEL NO.</u>	<u>ADDRESS</u>	<u>CLASSIFICATION</u>	<u>CRITERIA</u>
40-2	105 Horace Ave.	Substandard	D.1.c.
40-4	115-117 Horace Ave.	Sound	D.3.a.
40-5	119-121 Horace Ave.	Sound	D.3.a.
40-6	123 Horace Ave.	Substandard	D.1.d.
40-8	134 Mound St.	Deteriorated	D.2.a. (8.95)
40-8A	132 Mound St.	Substandard	D.1.b.
40-9	130 Mound St.	Deteriorated	D.2.b.
40-10	128 Mound St.	Deteriorated	D.2.b.
40-10A	122-124 Mound St.	Substandard	D.1.d.
40-11	114 Mound St.	Substandard	D.1.d.
40-11B	108 Mound St.	Substandard	D.1.d.
41-1	914 W. 4th St.	Substandard	D.1.d.
41-1A	103 Mound St.	Deteriorated	D.2.a. (8.95)
41-2	107 Mound St.	Sound	D.3.a.
41-3B	113 Mound St.	Substandard	D.1.b.
41-4	117 Mound St.	Substandard	D.1.d.
41-5	123 Mound St.	Sound	D.3.a.
41-6	127 Mound St.	Sound	D.3.a.
41-8	128 Shannon St.	Substandard	D.1.c.
41-9	126 Shannon St.	Substandard	D.1.c.
41-10	118 Shannon St.	Substandard	D.1.d.
41-11	116 Shannon St.	Substandard	D.1.e.
41-12	110-112 Shannon St.		
41-13	108 Shannon St.	Substandard	D.1.b.
41-14	104 Shannon St.	Substandard	D.1.d.
41-15	102 Shannon St.	Substandard	D.1.d.
41-15B	916 W. 4th St.	Substandard	D.1.e.
42-5	37 Mound St.	Substandard	D.1.d.
42-6	41 Mound St.	Deteriorated	D.2.b.
42-7	47 Mound St.	Substandard	D.1.c.
42-8	51 Mound St.	Sound	D.3.a.
42-9	55 Mound St.	Deteriorated	D.2.a.
42-10	57-59 Mound St.	Deteriorated	D.2.b.
42-11	63 Mound St.	Sound	D.3.a.
42-12	65-67 Mound St.	Sound	D.3.a.
42-13	69 Mound St.	Substandard	D.1.d.
42-14	921 W. 4th St.	Substandard	D.1.b.
42-14A	52-54 Shannon St.	Substandard	D.1.e.
42-14B	48 Shannon St.	Substandard	D.1.d.
42-15	44-46 Shannon St.	Substandard	D.1.d.
42-16	38-40 Shannon St.	Substandard	D.1.d.
42-18	32 Shannon St.	Substandard	D.1.d.
42-19	28-30 Shannon St.	Substandard	D.1.d.
42-20	26 Shannon St.	Substandard	D.1.b.
42-20A	20 Shannon St.	Substandard	D.1.b.

TABLE SD-1

## STRUCTURAL CONDITIONS SURVEY RESULTS (contd.)

<u>BLOCK &amp; PARCEL NO.</u>	<u>ADDRESS</u>	<u>CLASSIFICATION</u>	<u>CRITERIA</u>
43-4	33 Horace Ave.	Substandard	D.1.b.
43-5	35 Horace Ave.	Sound	D.3.a
43-6	39 Horace Ave.	Deteriorated	D.2.b.
43-7	41 Horace Ave.	Substandard	D.1.a.
43-8	45-47 Horace Ave.	Substandard	D.1.e.
43-9	51 Horace Ave.	Substandard	D.1 a
43-10	57 Horace Ave.	Sound	D.3.a
43-11	59 Horace Ave.	Sound	D.3.a.
43-13	69 Horace Ave.	Substandard	D.1.c.
43-15	817-19 W. 4th St.	Deteriorated	D.2.b.
43-15A	70-72 Mound St.	Substandard	D.1.d.
43-15B	66 Mound St.	Substandard	D.1.d.
43-16	64 Mound St.	Deteriorated	D.2.b.
43-16A	58 Mound St.	Substandard	D.1.e.
43-17	56 Mound St.	Sound	D.3.a.
43-17A	52 Mound St.	Deteriorated	D.2.b.
43-17B	48-50 Mound St.	Deteriorated	D.2.a.
43-18	44 Mound St.	Substandard	D.1.d.
43-20	34 Mound St.	Sound	D.3.a.
43-21	36 Mound St.	Deteriorated	D.2.a.
44-2	14-18 Horace Ave.	Sound	D.3.a.
	20-24 Horace Ave.	Deteriorated	D.2.a
	26-30 Horace Ave.	Deteriorated	D.2.b.
44-3	34 Horace Ave.	Sound	D.3.a.
44-4	36 Horace Ave.	Deteriorated	D.2.a.
44-6	44-46 Horace Ave.	Sound	D.3.a.
44-7	48 Horace Ave.	Substandard	D.1.c.
44-8	54 Horace Ave.	Deteriorated	D.2.b.
44-9	56 Horace Ave.	Sound	D.3.a
44-10	62 Horace Ave.	Sound	D.3.a.
	64-66 Horace Ave.	Substandard	D.1.c.
45-2	106 Horace Ave.	Substandard	D.1.a.
45-2B	108-110 Horace Ave.	Deteriorated	D.2.a.
45-3	114 Horace Ave.	Deteriorated	D.2.a.
45-4	118 Horace Ave.	Substandard	D.1.c.
45-5	122 Horace Ave.	Deteriorated	D.2.b.
45-6	126 Horace Ave.	Substandard	D.1.a.
45-8	134 Horace Ave.	Substandard	D.1.d.
46-1	1012 W. 4th St.	Substandard	D.1.b. (8.95)
46-2	105 Shannon St.	Deteriorated	D.2.a. (8.95)
46-3	107 Shannon St.	Deteriorated	D.2.a. (8.95)
46-8	129-131 Shannon St.	Deteriorated	D.2.a. (8.95)
46-9	133 Shannon St.	Substandard	D.1.b (8.95)
46-21	30 Hawthorn St.	Deteriorated	D.2.a. (8.95)
46-25	12 Hawthorn St.	Deteriorated	D.2.a. (8.95)

TABLE SD-1

STRUCTURAL CONDITIONS SURVEY RESULTS (contd.)

<u>BLOCK &amp; PARCEL NO.</u>	<u>ADDRESS</u>	<u>CLASSIFICATION</u>	<u>CRITERIA</u>
46-26	10 Hawthorn St.	Deteriorated	D.2.a. (8.95)
46-27	6-8 Hawthorn St.	Deteriorated	D.2.a. (8.95)
47-4	11 Hawthorn St.	Deteriorated	D.2.a. (8.95)
47-5	13 Hawthorn St.	Deteriorated	D.2.a. (8.95)
47-6	19 Hawthorn St.	Substandard	D.1.b. (8.95)
47-7	23 Hawthorn St.	Deteriorated	D.2.a. (8.95)
47-8	27 Hawthorn St.	Deteriorated	D.2.a. (8.95)
47-17	1125 W. 5th St.	Substandard	E.1.a. (8.95)
47-18	138 S. Williams St.	Deteriorated	E.2.a. (8.95)
47-20	126 S. Williams St.	Deteriorated	D.2.a. (8.95)
47-21	124 S. Williams St.	Deteriorated	D.2.a. (8.95)
47-25	110 S. Williams St.	Deteriorated	D.2.a. (8.95)
48-4	1201 W. 5th St.	Deteriorated	E.2.a. (8.95)
48-5	1205 W. 5th St.	Substandard	D.1.c. (8.95)
48-5	1219 W. 5th St.	Substandard	D.1.b. (8.95)
48-6	1221 W. 5th St.	Deteriorated	D.1.a. (8.95)
48-7	1225 W. 5th St.	Substandard	E.1.a. (8.95)
48-12	208 S. Broadway St.	Deteriorated	D.2.a. (8.95)
48-13	200-204 S. Broadway	Substandard	D.1.a. (8.95)
48-14	30 Mercer St.	Substandard	D.1.a. (8.95)
48-15	36 Mercer St.	Deteriorated	D.2.a. (8.95)
49-1	105 S. Williams St.	Deteriorated	D.2.a. (8.95)
49-4	121 S. Williams St.	Deteriorated	D.2.a. (8.95)
49-5	123 S. Williams St.	Deteriorated	E.2.a. (8.95)
49-6	19 Mercer St.	Deteriorated	D.2.a. (8.95)
49-9	25 Mercer St.	Deteriorated	D.2.a. (8.95)
49-11	122 S. Broadway	Deteriorated	E.2.b. (8.95)
49-12	116 S. Broadway	Deteriorated	D.2.b. (8.95)
49-15	104-106 S. Broadway	Deteriorated	D.2.a. (8.95)
49-18	1126 W. 4th St.	Substandard	D.1.b. (8.95)
49-20	1116 W. 4th St.	Substandard	E.1.a-b. (8.95)
50-2	23-25 S. Williams St.	Deteriorated	D.2.a. (8.95)
50-3	31 S. Williams St.	Sound	D.3.a. (8.95)
50-12	1158 W. 3rd St.	Deteriorated	E.2.a. (8.95)
50-13	1152 W. 3rd St.	Sound	E.3.a. (8.95)
50-14	1146 W. 3rd St.	Deteriorated	E.2.a. (8.95)
50-17, 18	1114-30 W. 3rd St.	Deteriorated	E.2.a. (8.95)
50-19, 20	1100 W. 3rd St.	Unrated	Unrated
51-1	13 N. Williams St.	Substandard	E.1.c. (8.95)
	19 N. Williams St.	Deteriorated	E.2.a. (8.95)
	1103 W. 3rd St.	Substandard	E.1.a. (8.95)
51-2	1107-9 W. 3rd St.	Substandard	E.1.a. (8.95)
51-3	1117-19 W. 3rd St.	Substandard	E.1.a. (8.95)
	French Lane	Substandard	E.1.b. (8.95)
51-5	1129 W. 3rd St.	Deteriorated	E.2.b. (8.95)
51-6	1135-37 W. 3rd St.	Deteriorated	E.2.a. (8.95)

TABLE SD-1

STRUCTURAL CONDITIONS SURVEY RESULTS (contd.)

<u>BLOCK &amp; PARCEL NO.</u>	<u>ADDRESS</u>	<u>CLASSIFICATION</u>	<u>CRITERIA</u>
51-7, 8	1145-51 W. 3rd St.	Deteriorated	E.2.a. (8.95)
51-9	1153 W. 3rd St.	Deteriorated	E.2.b. (8.95)
51-10	1159 W. 3rd St.	Deteriorated	E.2.b. (8.95)
51-11	1171 W. 3rd St.	Deteriorated	E.2.b. (8.95)
51-12	1173 W. 3rd St.	Substandard	E.1.a. (8.95)
52-7	1003 W. 3rd St.	Substandard	E.1.b. (8.95)
	1017 W. 3rd St.	Deteriorated	E.2.b. (8.95)
52-8	1021-25 W. 3rd St.	Deteriorated	E.2.a. (8.95)
52-9	1031-33 W. 3rd St.	Deteriorated	E.2.a. (8.95)
52-10	1035-45 W. 3rd St.	Deteriorated	E.2.a. (8.95)
52-11, 12	16 N. Williams St.	Deteriorated	E.2.b. (8.95)
53-1	725 W. 3rd St.	Substandard	E.1.b. (8.95)
53-4	821 W. 3rd St.	Substandard	E.1.a. (8.95)
53-5	823 W. 3rd St.	Sound	E.3.a. (8.95)
53-6	825 W. 3rd St.	Deteriorated	E.2.a. (8.95)
53-7	905 W. 3rd St.	Substandard	E.1.b. (8.95)
55-1	800 W. 3rd St.	Deteriorated	E.2.c. (8.95)
56-1, 2, 3	900 W. 3rd St.	Deteriorated	E.2.b. (8.95)
56-6	922 W. 3rd St.	Deteriorated	E.2.b. (8.95)
56-7, 8	930 W. 3rd St.	Deteriorated	E.2.b. (8.95)
57-1	19 Shannon St.	Deteriorated	D.2.a. (8.95)
	1000-04 W. 3rd St.	Deteriorated	E.2.b. (8.95)
57-2	1006 W. 3rd St.	Substandard	E.1.a. (8.95)
57-3	1014 W. 3rd St.	Deteriorated	E.2.a. (8.95)
57-4	1024 W. 3rd St.	Sound	E.3.a. (8.95)
57-5	1050 W. 3rd St.	Substandard	E.1.a. (8.95)
57-7	1058 W. 3rd St.	Deteriorated	E.2.a. (8.95)
	1054 W. 3rd St.	Deteriorated	E.2.a. (8.95)
	1036-42 W. 3rd St.	Substandard	E.1.a. (8.95)
58-3	21-23 Shannon St.	Deteriorated	D.2.a. (8.95)
58-8	43 Shannon St.	Deteriorated	D.2.a. (8.95)
58-9	47 Shannon St.	Deteriorated	D.2.a. (8.95)
58-11	1013-15 W. 4th St.	Deteriorated	D.2.a. (8.95)
58-14	1027 W. 4th St.	Substandard	D.1.b. (8.95)
59-1	22 S. Williams St.	Sound	D.3.a. (8.95)
59-2	26 S. Williams St.	Deteriorated	D.2.a. (8.95)
59-3	30 S. Williams St.	Deteriorated	D.2.a. (8.95)
59-4	34 S. Williams St.	Deteriorated	D.2.a. (8.95)
	36 S. Williams St.	Deteriorated	D.2.a. (8.95)
59-6	46 S. Williams St.	Sound	D.3.a. (8.95)

The criteria used for the survey was developed by the City of Dayton, in its Manual for the Qualification of Development Opportunity Areas. The appropriate sections that relate to

structural condition evaluations have been excerpted from the Manual, and are included in this report as Exhibit A. The survey was undertaken by Woolpert Consultants, Dayton, Ohio.

The criteria designation listed in the survey, Table SD-1, refers to the section (e.g., Section D - residential criteria), the classification (Sub-Section 1 - structurally substandard), and the elements used to determine classification (e.g., a = any one critical defect in a primary structural component). Hence, a criteria designation of D.1.a. means that a residential structure is substandard because it contains a single defect in a primary structural component. The forms used in the survey (refer to Exhibit A) indicate which components are primary and which are accessory.

TABLE SD-2  
SUMMARY OF STRUCTURAL CONDITIONS

CLASSIFICATION	NUMBER OF STRUCTURES	PERCENTAGE OF TOTALS
Substandard	74	40.7%
Deteriorated	82	45.1%
Sound	24	13.2%
TOTAL	182	99.0%*

Note: Percentages do not equal 100% due to rounding

B. Land Use Survey

The following table summarizes the amount of acreage in the major land use category within the project area.

TABLE SD-3  
LAND USE TOTALS

CATEGORY	ACREAGE
Residential	25.6
Commercial	10.6
Cultural/Entertainment	.6
TOTAL	36.8

II. REAL ESTATE ACQUISITION REPORT

A. Tabulation of Property to be Acquired

Acquisition of real property under the Wright-Dunbar Village Urban Renewal Plan consists of the purchase of 102 parcels. The acquisition map of the Urban Renewal Plan depicts these parcels by year of acquisition and identifies them by project parcel number. Table SD-4 lists all parcels and describes their location, ownership, size, and use.

B. Acquisition Appraisals

Acquisition appraisals will be made by independent appraisers and will be complete prior to the beginning of negotiations for property. Preliminary estimates, however, have been made by the City of Dayton, Department of Community Development, Division of Real Estate and Relocation. The total estimated acquisition cost for all years is \$3,700,000.

C. Land Assembly Cost Factor

A land assembly cost factor of 10% has been added to the project budget and is included in the budget and financing section of this document.

TABLE SD-4  
LAND ACQUISITION SURVEY SHEET

<u>Project Block &amp; Parcel #</u>	<u>Owner</u>	<u>Sq. Feet</u>	<u>Land Use</u>	<u>Parcel Address</u>
40-01	City of Dayton	4,581	Vacant Lot	103 Horace
40-02	George Ingram	4,213	Residential	105 Horace
40-03	City of Dayton	8,656	Vacant Lot	109 Horace
40-04	Alice Austin	4,469	Residential	113-17 Horace
40-05	Mary Gilbert	4,554	Residential	119-21 Horace
40-06	City of Dayton	4,637	Vacant Lot	123 Horace
40-07	City of Dayton	4,722	Vacant Lot	131 Horace
40-07a	City of Dayton	5,806	Vacant Lot	135 Horace
40-08	City of Dayton	1,899	Residential	134 Mound
40-08a	Oliver Bullard	4,212	Residential	132 Mound
40-09	Gene Carl	5,758	Residential	130 Mound
40-10	Mildred Mobley	3,819	Vacant Lot	128 Mound
40-10a	City of Dayton	6,287	Residential	122-24 Mound
40-10b	City of Dayton	6,232	Vacant Lot	118 Mound
40-10c	City of Dayton	4,635	Residential	118 Mound
	Frank Mosley			114 Mound
40-11	City of Dayton	4,608	Vacant Lot	114 Mound
40-11a	City of Dayton	1,531	Residential	108 Mound
40-11b	City of Dayton	3,050	Residential	108 Mound
40-11c	City of Dayton	9,417	Vacant Lot	100-4 Mound
41-01	City of Dayton	1,679	Residential	103 Mound
41-01a	Callie Brown	3,248	Residential	103 Mound
41-02	City of Dayton	5,861	Vacant Lot	107 Mound
41-03	Edna Smith	2,970	Residential	109 Mound
41-03a	Oscar Baccus	2,025	Residential	109 Mound
41-03b	Oscar Baccus	1,350	Residential	113 Mound
41-03c	City of Dayton	4,050	Vacant Lot	115 Mound
41-04	City of Dayton	5,400	Residential	117 Mound
41-05	Gladly Barr	5,400	Residential	123 Mound
41-06	Henry Anderson	5,265	Residential	127 Mound
41-07	City of Dayton	6,514	Parking Lot	129-31 Mound
41-08	City of Dayton	5,747	Vacant Lot	128 Shannon
41-09	Grace Ferguson	6,320	Residential	126 Shannon
41-10	Warrena Mason	6,320	Vacant Lot	120 Shannon
41-11	City of Dayton	6,320	Residential	116 Shannon
41-12	City of Dayton	7,110	Vacant Lot	110-12 Shannon
41-13	James Gross	5,530	Residential	108 Shannon
41-14	Milton Baskin	6,320	Vacant Lot	104 Shannon
41-15	Harriet Christian	3,320	Residential	102 Shannon
41-15a	State of Ohio	1,480	Vacant Lot	918 W. 4th
41-15b	City of Dayton	1,520	Vacant Lot	914 W. 4th
42-03	A+T Realty	6,856	Residential	Mound
42-03a	A+T Realty	6,729	Residential	25-27 Mound
42-03b	A+T Realty	4,704	Vacant Lot	29-31 Mound

TABLE SD-4  
LAND ACQUISITION SURVEY SHEET (contd.)

<u>Project Block &amp; Parcel #</u>	<u>Owner</u>	<u>Sq. Feet</u>	<u>Land Use</u>	<u>Parcel Address</u>
42-04	City of Dayton	4,562	Vacant Lot	29-31 Mound
42-05	City of Dayton	5,215	Residential	37 Mound
42-06	Oluyemi Mahoney	3,799	Residential	41 Mound
42-07	Charles Lewis	4,416	Residential	47 Mound
42-08	Velma Smith	3,650	Residential	51 Mound
42-09	A+T Realty	4,168	Vacant Lot	55 Mound
42-10	Lillie Oglesby	4,110	Residential	59 Mound
42-11	James Brown	4,521	Residential	63 Mound
42-12	Tula Perry	4,795	Residential	67 Mound
42-13	City of Dayton	5,480	Residential	69 Mound
42-14	City of Dayton	3,734	Residential	919 W. 4th
42-14a	Oliver Bullard	4,912	Residential	52-54 Shannon
42-14b	Cleola Jordan	4,783	Residential	48 Shannon
42-15	Joyce Stanley	6,320	Residential	44-46 Shannon
42-16	State of Ohio	6,320	Residential	40 Shannon
42-17	City of Dayton	6,320	Vacant Lot	36 Shannon
42-18	City of Dayton	6,320	Vacant Lot	32 Shannon
42-19	Taquoia Baskin	6,320	Vacant Lot	28-30 Shannon
42-20	Dorine Cochran	6,525	Vacant Lot	26 Shannon
42-20a	A+T Realty	5,162	Vacant Lot	20 Shannon
42-20b	A+T Realty	3,399	Vacant Lot	20 Shannon
43-02	Joann Rumbarger	3,795	Vacant Lot	19-17 Horace
43-03	Joann Rumbarger	10,578	Vacant Lot	25-27 Horace
43-04	Oliver Bullard	3,795	Residential	33 Horace
43-05	Bobby Saunders	3,795	Vacant Lot	35 Horace
43-06	Mary Ellington	3,795	Residential	39 Horace
43-07	City of Dayton	3,691	Vacant Lot	41 Horace
43-08	Otis Henry	3,852	Residential	47 Horace
43-09	City of Dayton	3,966	Vacant Lot	51 Horace
43-10	Charles Mathews	4,081	Residential	55 Horace
43-11	John Buchanan	8,506	Residential	59 Horace
43-12	City of Dayton	4,428	Vacant Lot	67 Horace
43-13	Jaunita Brooks	4,542	Vacant Lot	69 Horace
43-14	City of Dayton	5,987	Vacant Lot	71 Horace
43-15	City of Dayton	2,452	Vacant Lot	817-19 W. 4th
43-15a	City of Dayton	3,245	Vacant Lot	70-72 Mound
43-15b	City of Dayton	6,054	Residential	66 Mound
43-16	Lena Canty	6,067	Residential	64 Mound
43-18	Joyce Warfield	3,993	Residential	44 Mound
43-16a	Rickey Lamar Groce	4,380	Residential	58 Mound
43-17	Paul Norvell	2,948	Vacant Lot	56 Mound
43-17a	Joseph Mahoney	6,218	Residential	52 Mound
43-17b	Taquoia Baskin	3,666	Residential	48-50 Mound
43-19	City of Dayton	3,737	Vacant Lot	38 Mound

TABLE SD-4  
LAND ACQUISITION SURVEY SHEET (contd.)

<u>Project Block &amp; Parcel #</u>	<u>Owner</u>	<u>Sq. Feet</u>	<u>Land Use</u>	<u>Parcel Address</u>
43-20	Junior Greenlee	3,434	Residential	34 Mound
43-21	Joann Rumbarger	11,721	Parking Lot	34 Mound
44-01	City of Dayton	3,795	Vacant Lot	10 Horace
44-02	City of Dayton	7,590	Residential	14-24 Horace
44-03	Oliver Bullard	3,795	Residential	26-30 Horace
44-04	Nellie Jordan	3,795	Residential	34 Horace
44-05	City of Dayton	3,795	Residential	36 Horace
44-06	William Johnson	3,780	Residential	42 Horace
44-07	Julia Calloway	3,795	Residential	44-46 Horace
44-08	City of Dayton	3,795	Vacant Lot	48-66 Horace
44-09	Eddie Carriker Velma Morton Ervin Ponder	15,180	Residential	54-62 Horace
44-10	Ervin Ponder	3,795	Vacant Lot	Horace
44-11	City of Dayton	1,979	Vacant Lot	721-23 W. 4th
44-11a	City of Dayton	1,911	Vacant Lot	717-19 W. 4th
44-11b	State of Ohio	1,893	Vacant Lot	711-13 W. 4th
45-01	City of Dayton	3,009	Vacant Lot	102 Horace
45-01a	City of Dayton	3,041	Vacant Lot	714-14 4th
45-02	City of Dayton	2,934	Vacant Lot	106 Horace
45-02a	City of Dayton	906	Vacant Lot	106 Horace
45-02b	City of Dayton	5,177	Vacant Lot	108-110 Horace
45-03	Oliver Williams	4,588	Residential	114 Horace
45-04	M. C. Cale	4,697	Residential	118 Horace
45-05	City of Dayton	4,697	Vacant Lot	122 Horace
45-06	Ella Ivory	4,751	Residential	126 Horace
45-07	City of Dayton	4,805	Vacant Lot	128 Horace
45-08	City of Dayton	4,860	Vacant Lot	134 Horace
46-01	Mattie Wooten	1,360	Residential	1012 W. 4th
46-02	Raymond Walker	3,840	Residential	103 Shannon
46-03	Roger Andrews	5,200	Residential	107 Shannon
46-04	City of Dayton	7,800	Vacant Lot	109-11 Shannon
46-05	City of Dayton	7,800	Vacant Lot	115 Shannon
46-06	Lee Howard	5,200	Vacant Lot	123 Shannon
46-07	Lee Howard	5,200	Vacant Lot	125-27 Shannon
46-08	Johnnie Turner	5,200	Residential	129-31 Shannon
46-09	Etal Thompson	5,200	Residential	133 Shannon
46-10	Etal Thompson	5,200	Vacant Lot	Shannon
46-11	Howard Mason	5,200	Vacant Lot	Shannon
46-12	Howard Mason	2,214	Vacant Lot	1105-7 W. 5th
46-13	City of Dayton	2,530	Vacant Lot	W. 5th
46-14	Land Reutilization Program	1,496	Vacant Lot	Saratoga

TABLE SD-4  
LAND ACQUISITION SURVEY SHEET (contd.)

<u>Project Block &amp; Parcel #</u>	<u>Owner</u>	<u>Sq. Feet</u>	<u>Land Use</u>	<u>Parcel Address</u>
46-15	Harriet Napier	1,299	Vacant Lot	1017 W. 5th
46-16	City of Dayton	3,430	Vacant Lot	Saratoga
46-17	City of Dayton	3,430	Vacant Lot	1023 W. 5th
46-18	City of Dayton	3,920	Vacant Lot	Hawthorn
46-19	City of Dayton	4,400	Vacant Lot	Hawthorn
46-20	Cordelia Holden	4,400	Vacant Lot	34 Hawthorn
46-21	Nellie Coleman	4,400	Residential	30 Hawthorn
46-22	City of Dayton	4,400	Vacant Lot	Hawthorn
46-23	Ochei Management	4,400	Vacant Lot	22-24 Hawthorn
46-24	Ochei Management	4,400	Vacant Lot	18-20 Hawthorn
46-25	Winston Davenport	4,400	Residential	14 Hawthorn
46-26	Oliver Bullard	4,400	Residential	10 Hawthorn
46-27	Charles Lawson	4,400	Residential	6-8 Hawthorn
46-28	State of Ohio	2,820	Vacant Lot	Hawthorn & W. 4th
46-29	State of Ohio	1,580	Vacant Lot	1014 W. 4th
47-01	City of Dayton	1,485	Vacant Lot	1040 W. 4th
47-02	Robert Edwards	2,490	Vacant Lot	1 Hawthorn
47-03	Robert Edwards	3,975	Vacant Lot	7 Hawthorn
47-04	Oliver Bullard	3,975	Residential	11 Hawthorn
47-05	Oliver Bullard	3,975	Residential	15 Hawthorn
47-06	George Parks	3,975	Residential	19 Hawthorn
47-07	Lawrence Frazier	5,020	Residential	23 Hawthorn
47-08	Winston Davenport	3,300	Residential	27 Hawthorn
47-09	Brenda Hayes	4,195	Vacant Lot	31 Hawthorn
47-10	Dannetta Graves	4,195	Vacant Lot	35 Hawthorn
47-11	Lesters Properties, Inc.	4,195	Vacant Lot	Hawthorn
47-12	Lesters Properties, Inc.	1,812	Vacant Lot	41 Hawthorn
47-13	Lesters Properties, Inc.	2,384	Vacant Lot	Hawthorn
47-14	Lesters Properties, Inc.	3,289	Vacant Lot	Hawthorn
47-15	City of Dayton	3,143	Vacant Lot	47 Hawthorn
47-16	City of Dayton	3,528	Vacant Lot	W. 5th & Hawthorn
47-17	First, Inc.	13,554	Commercial	W. 5th & S. Williams
47-18	Lesters Properties, Inc.	16,888	Industrial	S. Williams
47-19	Lesters Properties, Inc.	4,940	Industrial	S. Williams
47-20	Theodore Williams	2,375	Residential	126 S. Williams
47-21	Oliver Bullard	2,317	Residential	124 S. Williams
47-22	Ethel Dowdell	4,460	Vacant Lot	122 S. Williams
47-23	City of Dayton	4,228	Vacant Lot	116-8 S. Williams
47-24	Walter + Mattie Dobbins	3,996	Vacant Lot	112 S. Williams
47-25	Lelia Jackson	3,764	Residential	110 S. Williams
47-26	Millie Sanders	4,066	Vacant Lot	102-4 S. Williams
48-01	City of Dayton	8,415	Vacant Lot	139 S. Williams
48-02	City of Dayton	8,415	Vacant Lot	141 S. Williams

TABLE SD-4  
LAND ACQUISITION SURVEY SHEET (contd.)

<u>Project Block &amp; Parcel #</u>	<u>Owner</u>	<u>Sq. Feet</u>	<u>Land Use</u>	<u>Parcel Address</u>
48-03	First, Inc.	8,415	Vacant Lot	S. Williams
48-04	Roberta Eckstein	2,989	Commercial	W. 5th & S. Williams
48-05	Willie Rankey	5,832	Residential	W. 5th & S. Williams
48-06	Opal Sewell	3,280	Residential	1221 W. 5th
48-07	Nathaniel Brown	2,920	Commercial	1223-25 W. 5th
48-08	George Vaugh	3,064	Vacant Lot	1227-29 W. 5th
48-09	City of Dayton	6,129	Vacant Lot	1231 W. 5th
48-10	City of Dayton	6,342	Vacant Lot	S Broadway
48-11	City of Dayton	6,237	Vacant Lot	210-2 S. Broadway
48-12	Grace Fears	6,300	Residential	206-8 S. Broadway
48-13	John Card	3,787	Residential	200-2 S. Broadway
48-14	State of Ohio	2,450	Residential	28-30 Mercer
48-15	Michelle Gillespie	9,306	Residential	26 Mercer
48-16	Sally Taylor	992	Vacant Lot	W. 5th
49-01	Taquoia Baskin	6,533	Residential	105 S. Williams
49-02	Taquoia Baskin	6,800	Vacant Lot	109 S. Williams
49-03	Taquoia Baskin	7,565	Vacant Lot	115 S. Williams
49-04	Lula Brown	7,395	Residential	119 S. Williams
49-05	Shannon Baskin	5,940	Commercial	127 S. Williams
49-06	Dora Slaughter	2,475	Residential	19 Mercer
49-07	City of Dayton	2,457	Residential	Mercer
49-08	Sarah Rucker	3,267	Residential	21 Mercer
49-09	Ethel Bowman	2,970	Residential	25 Mercer
49-10	Aviation Trail	4,366	Commercial	122 S. Broadway
49-11	Aviation Trail	4,329	Commercial	S. Broadway
49-12	Maeno Development	4,329	Residential	116 S. Broadway
49-13	William Leigh	4,329	Residential	112-14 S. Broadway
49-14	City of Dayton	3,137	Vacant Lot	108-10 S. Broadway
49-15	Lanford Wilson	3,137	Residential	104-6 S. Broadway
49-16	Willard Rowan	2,860	Vacant Lot	100 S. Broadway
49-17	City of Dayton	3,366	Vacant Lot	1128-30 W. 4th
49-18	Edward + Ethel Wilson	3,465	Residential	1126 W. 4th
49-19	Oscar Beason	2,970	Vacant Lot	1122-24 W. 4th
49-20	Lelia Francis	5,282	Commercial	1116 W. 4th
50-01	Raymond McGuire	2,556	Residential	23-25 S. Williams
50-02	Marsha Greenberg	3,750	Vacant Lot	27 S. Williams
50-03	Dorothy Silverman	7,345	Residential	31 S. Williams
50-04	West Side Furniture	8,455	Parking Lot	37 S. Williams
50-05	David Looper	8,455	Vacant Lot	41-43 S. Williams
50-06	Lesters Properties, Inc.	8,455	Parking Lot	S. Williams
50-07	Lesters Properties, Inc.	9,232	Vacant Lot	1125-27 W. 4th
50-08	Michael Greenberg	11,885	Vacant Lot	W. 4th
50-09	Bank One	6,242	Parking Lot	1131-3 W. 4th
50-10	Bank One	4,113	Parking Lot	22-4 S. Broadway

TABLE SD-4  
LAND ACQUISITION SURVEY SHEET (contd.)

<u>Project Block &amp; Parcel #</u>	<u>Owner</u>	<u>Sq. Feet</u>	<u>Land Use</u>	<u>Parcel Address</u>
50-11	Bank One	3,640	Parking Lot	20 S. Broadway
50-12	Bank One	8,267	Commercial	1153 W. 3rd
50-13	CityWide Development	8,267	Commercial	1152 W. 3rd
50-14	Marsha Greenberg	8,267	Commercial	W. 3rd
50-15	Marsha Greenberg	8,267	Parking Lot	W. 3rd
	Michael Greenberg			1138 W. 3rd
50-16	Lesters Properties, Inc.	8,267	Parking Lot	1138-40 W. 3rd
50-17	Michael Greenberg	16,216	Commercial	1120 W. 3rd
50-18	Michael Greenberg	4,341	Commercial	Sanford
50-19	Michael Greenberg	4,217	Commercial	1100 W. 3rd
50-20	Michael Greenberg	6,939	Parking Lot	1120 W. 3rd
51-01	City of Dayton	15,510	Commercial	1101-9 W. 3rd
51-02	City of Dayton	6,680	Commercial	1109-11 W. 3rd
51-03	City of Dayton	6,680	Commercial	1117-19 W. 3rd
51-04	Marsha Greenberg	6,680	Parking Lot	1129 W. 3rd
	Michael Greenberg			1125-23 W. 3rd
51-05	Marsha Greenberg	6,680	Commercial	1129 W. 3rd
51-06	C. J. McLin	6,680	Commercial	1135 W. 3rd
51-07	Michael Greenberg	6,889	Commercial	1137-39 W. 3rd
51-08	Michael Greenberg	6,889	Commercial	1137-39 W. 3rd
51-09	Michael Greenberg	6,889	Commercial	1153-1155 W. 3rd
51-10	Hyman + Sylvia Blum	5,188	Commercial	1159-63 W. 3rd
	Hyman + Sylvia Blum			1167 W. 3rd
51-11	Hyman + Sylvia Blum	4,375	Commercial	1167 W. 3rd
51-12	Phil Gregory	3,840	Commercial	1175 W. 3rd
51-13	Sylvia Blum	2,160	Parking Lot	10 N. Broadway
51-14	Hyman Blum	4,620	Parking Lot	N. Broadway
52-01	Charles Berry	6,720	Vacant Lot	917 W. 3rd
52-02	Charles Berry	2,400	Vacant Lot	917 W. 3rd
52-03	Charles Berry	4,000	Vacant Lot	823 W. 3rd
52-04	Shea Sharkey	6,400	Vacant Lot	W. 3rd
52-05	H + H Utilities	9,600	Parking Lot	929 W. 3rd
52-06	H + H Utilities	9,600	Parking Lot	W. 3rd
52-07	H + H Utilities	37,994	Commercial	941-3 W. 3rd
	H + H Utilities			1005 W. 3rd
	H + H Utilities			1017 W. 3rd
52-08	Michael Greenberg	4,710	Commercial	1023-25 W. 3rd
52-09	Kuratibisha Rashid	3,020	Commercial	W. 3rd
52-10	Kuratibisha Rashid	6,061	Commercial	S. Williams
52-11	Sherrie McLin	6,960	Commercial	8-10 S. Williams
52-12	Sherrie McLin	4,752	Commercial	S. Williams
53-01	Clyde Smith	21,945	Commercial	727 W. 3rd
53-02	Millard Allen	4,389	Parking Lot	807-9 W. 3rd
53-03	Millard Allen	4,389	Parking Lot	811 W. 3rd

TABLE SD-4  
LAND ACQUISITION SURVEY SHEET (contd.)

<u>Project Block &amp; Parcel #</u>	<u>Owner</u>	<u>Sq. Feet</u>	<u>Land Use</u>	<u>Parcel Address</u>
53-04	Millard Allen	4,389	Commercial	817-15 W. 3rd
53-05	Millard Allen	4,389	Commercial	W. 3rd
53-06	Millard Allen	4,389	Commercial	821 W. 3rd
53-07	Charles Berry	13,167	Commercial	901-907 W. 3rd
53-08	Charles Berry	4,389	Vacant Lot	911 W. 3rd
54-01	Joann Rumbarger	13,068	Parking Lot	718-26 W. 3rd
55-01	Joann Rumbarger	25,036	Commercial	800-12 W. 3rd
56-01	A+T Realty	4,681	Commercial	W. 3rd
56-02	A+T Realty	4,710	Commercial	900 W. 3rd
56-03	A+T Realty	4,710	Commercial	W. 3rd
56-04	A+T Realty	5,720	Commercial	W. 3rd
56-05	A+T Realty	6,164	Commercial	W. 3rd
56-06	A+T Realty	8,965	Commercial	922 W. 3rd
56-07	A+T Realty	8,965	Commercial	Sanford
56-08	A+T Realty	6,520	Commercial	Sanford
57-01	Shea Sharkey	6,520	Commercial	1002-4 W. 3rd
57-02	James Harris	6,520	Commercial	1006 W. 3rd
57-03	City of Dayton	6,520	Commercial	1010-16 W. 3rd
57-04	City of Dayton, City of Dayton, City of Dayton	21,353	Commercial	1020 W. 3rd 1024-28 W. 3rd 1030-34 W. 3rd
57-05	Dorothy Silverman	11,410	Commercial	1036-42 W. 3rd
57-06	Aviation Trail	6,860	Commercial	14-16 S. Williams
57-07	Aviation Trail Aviation Trail	11,231	Commercial	1062 S. Williams 1048-1056 W. 3rd
58-01	City of Dayton	1,655	Residential	Sanford
58-02	City of Dayton	2,501	Residential	1014-16 Sanford
58-03	Maseno Development	4,156	Residential	23 Shannon
58-04	Taquoia Baskin	7,540	Residential	27 Shannon
58-05	Joan Farmer	7,540	Residential	29-31 Shannon
58-06	Etal Hackett	7,540	Residential	33 Shannon
58-07	Lucy Sidigu	7,540	Residential	Shannon
58-08	Ernest Clark	7,540	Residential	43 Shannon
58-09	Veodie Myles	3,960	Residential	47 Shannon
58-10	Uranus Investments	5,445	Residential	49 Shannon
58-11	Bessie Brown	6,302	Residential	1013-15 W. 4th
58-12	Bessie Brown	2,200	Residential	1019 W. 4th
58-13	Uranus Investments	4,164	Residential	1025 W. 4th
58-14	Taylor Jones	4,164	Residential	1029 W. 4th
58-15	Jannie Johnson	854	Residential	40-42 Churchill
58-16	Lawrence Brannon	3,963	Residential	Churchill
58-17	Charles Goodwin	3,894	Residential	26-28 Churchill
58-18	City of Dayton	5,094	Residential	Churchill
59-01	Aviation Trail	6,760	Residential	22-24 S. Williams

TABLE SD-4  
LAND ACQUISITION SURVEY SHEET (contd.)

<u>Project Block &amp; Parcel #</u>	<u>Owner</u>	<u>Sq. Feet</u>	<u>Land Use</u>	<u>Parcel Address</u>
59-02	Mea Graves	4,100	Residential	26 S. Williams
59-03	Shady Grove Baptist Church	6,770	Residential	30 S. Williams
59-04	David Kirk	12,842	Commercial	34-36 S. Williams
59-05	City of Dayton	3,611	Residential	40-42 S. Williams
59-06	Dorothy Church	3,110	Residential	44-46 S. Williams
59-07	Mwesi Chui	3,703	Residential	48 S. Williams
59-08	City of Dayton	2,757	Residential	1041 W. 4th
59-09	William & Maud Booker	2,914	Residential	1037 W. 4th
59-10	William & Maud Booker	2,958	Residential	W. 4th

### III. RELOCATION REPORT

The relocation program for the Wright-Dunbar Village Urban Renewal Area involves the relocation of twenty-four owner occupants and tenant occupants.

The relocation agency will be the City of Dayton, Department of Community Development, Division of Real Estate and Relocation. The Division will aid all families, individuals and businesses through the relocation process. The City will pay all direct moving expenses, certain rent, lease and mortgage differentials, and various other eligible expenses as required. All attempts will be made to relocate the families, individuals, and businesses within the City of Dayton into better living or working conditions.

Table SD-5 summarizes the anticipated relocations and gives their estimated cost.

TABLE SD-5  
RELOCATION SUMMARY

	OWNER OCCUPANTS	TENANT OCCUPANT	TOTAL RELOCATIONS	
	NUMBER	NUMBER	NUMBER	AMOUNT
TOTALS	36	55	91	\$2,760,000

IV. LAND DISPOSITION REPORT

The Wright-Dunbar Village Urban Renewal Area is divided into 169 reuse parcels. These are indicated on the Disposition Plan Map, in the Urban Renewal Plan section of this document. A tabulation of the parcels, designated reuse, size, and estimated disposition value is presented below. Five of the parcels are not to be disposed of (NTBDO).

LAND DISPOSITION REPORT

Disposition Parcel #	Parcel Address	Square Feet	Acreage	Land Use	Estimated Disposition Value
2	14-18 Horace	3,795	0.09	Residential	\$3,328
3	20-24 Horace	3,795	0.09	Residential	\$3,328
4	26-30 Horace	3,795	0.09	Residential	\$3,328
5	34 Horace	3,795	0.09	Residential	\$3,328
6	36 Horace	3,795	0.09	Residential	\$3,328
7	42 Horace	3,780	0.09	Residential	\$3,323
8	44-46 Horace	3,795	0.09	Residential	\$3,328
9	48 Horace	3,795	0.09	Residential	\$1,328
10	54 Horace	3,795	0.09	Residential	\$3,328
11	60 Horace	3,795	0.09	Residential	\$3,328
12	62 Horace	3,795	0.09	Residential	\$3,328
13	66 Horace	3,795	0.09	Residential	\$1,328
14	711-23 W. 4th	5,785	0.13	Residential	\$2,025
15	102 Horace 714-16 4th	6,050	0.14	Residential	\$2,118

LAND DISPOSITION REPORT (contd.)

Disposition Parcel #	Parcel Address	Square Feet	Acreage	Land Use	Estimated Disposition Value
16	106 Horace	3,840	0.09	Residential	\$1,344
17	114 Horace	4,588	0.11	Residential	\$3,606
18	118 Horace	7,046	0.16	Residential	\$4,466
19	126 Horace	7,100	0.16	Residential	\$4,485
20	134 Horace	4,805	0.11	Residential	\$1,682
21	33 Horace	3,795	0.09	Residential	\$3,328
22	35 Horace	3,795	0.09	Residential	\$1,328
23	39 Horace	3,795	0.09	Residential	\$3,328
24	41 Horace	3,691	0.08	Residential	\$1,292
25	47 Horace	5,835	0.13	Residential	\$4,042
26	55 Horace	6,064	0.14	Residential	\$4,122
27	59 Horace	8,506	0.20	Residential	\$4,977
28	67 Horace	6,699	0.15	Residential	\$2,345
29	71 Horace	8,258	0.19	Residential	\$2,890
30	103 Horace	4,581	0.11	Residential	\$1,603
31	105 Horace	4,213	0.10	Residential	\$3,475
32	109 Horace	4,273	0.10	Residential	\$1,496
33	109 Horace	4,383	0.10	Residential	\$1,534
34	113-17 Horace	4,469	0.10	Residential	\$3,564
35	119-21 Horace	4,554	0.10	Residential	\$3,594
36	123-35 Horace	15,176	0.35	Residential	\$5,312
37	Mound	3,258	0.07	Parking Lot	\$1,140
38	34 Mound	3,434	0.08	Residential	\$3,202
39	38 Mound	3,737	0.09	Residential	\$1,308
40	44 Mound	3,666	0.08	Residential	\$4,176
41	48-50 Mound	6,218	0.14	Residential	\$1,032
42	52 Mound	2,948	0.07	Residential	\$3,032
43	56 Mound	4,380	0.10	Residential	\$3,533
44	58 Mound	3,993	0.09	Residential	\$3,398
45	64 Mound	6,067	0.14	Residential	\$4,123
46	66 Mound	6,054	0.14	Residential	\$2,119
47	817-19 W. 4th 70-72 Mound	5,697	0.13	Residential	\$1,994
48	100-4 Mound	9,417	0.22	Residential	\$3,296
49	108 Mound	6,885	0.16	Residential	\$4,410
50	118 Mound 114 Mound	6,939	0.16	Residential	\$4,429

LAND DISPOSITION REPORT (contd.)

Disposition Parcel #	Parcel Address	Square Feet	Acreage	Land Use	Estimated Disposition Value
51	118 Mound	6,232	0.14	Residential	\$2,181
52	122-24 Mound	6,287	0.14	Residential	\$2,200
53	128 Mound	3,819	0.09	Residential	\$3,337
54	130 Mound	5,758	0.13	Residential	\$4,015
55	132-4 Mound	6,111	0.14	Residential	\$4,139
56	29-37 Mound	9,777	0.22	Residential	\$5,422
57	41 Mound	3,799	0.09	Residential	\$3,330
58	47 Mound	4,416	0.10	Residential	\$3,546
59	51 Mound	5,734	0.13	Residential	\$4,007
60	59 Mound	6,194	0.14	Residential	\$4,168
61	63 Mound	4,521	0.10	Residential	\$3,582
62	67 Mound	4,795	0.11	Residential	\$3,678
63	69 Mound	5,480	0.13	Residential	\$3,918
64	103 Mound	4,927	0.11	Residential	\$3,724
65	107 Mound	5,861	0.13	Residential	\$2,051
66	109 Mound	2,902	0.07	Residential	\$3,016
67	113-5 Mound	7,886	0.18	Residential	\$4,760
68	117 Mound	5,400	0.12	Residential	\$3,890
69	123 Mound	5,400	0.12	Residential	\$3,890
70	127 Mound	5,265	0.12	Residential	\$3,843
71	129-31 Mound	6,514	0.15	Parking Lot	\$2,280
72	20-6 Shannon	15,086	0.35	Residential	\$5,280
73	28-30 Shannon	6,320	0.15	Residential	\$2,212
74	32 Shannon	6,320	0.15	Residential	\$2,212
75	36 Shannon	6,320	0.15	Residential	\$2,212
76	40 Shannon	6,320	0.15	Residential	\$4,212
77	44-46 Shannon	6,320	0.15	Residential	\$4,212
78	48 Shannon	4,783	0.11	Residential	\$3,674
79	921 W. 4th	3,734	0.09	Residential	\$3,307
80	52-54 Shannon	4,912	0.11	Residential	\$3,719
81	102 Shannon 914-18 W. 4th	6,320	0.15	Residential	\$4,212
82	104 Shannon	6,320	0.15	Residential	\$2,212
83	108 Shannon	5,530	0.13	Residential	\$3,936
84	110-12 Shannon	7,110	0.16	Residential	\$2,489
85	116 Shannon	6,320	0.15	Residential	\$4,212

LAND DISPOSITION REPORT (contd.)

Disposition Parcel #	Parcel Address	Square Feet	Acreage	Land Use	Estimated Disposition Value
86	120 Shannon	6,320	0.15	Vacant Lot	\$2,212
87	126 Shannon	6,320	0.15	Residential	\$4,212
88	23 Shannon	4,156	0.10	Residential	\$11,455
89	29-31 Shannon	7,540	0.17	Residential	\$2,639
90	33 Shannon	7,540	0.17	Residential	\$2,639
91	Shannon	7,540	0.17	Residential	\$2,639
92	43 Shannon	7,540	0.17	Residential	\$4,639
93	47 Shannon	3,960	0.09	Residential	\$3,386
94	49 Shannon	5,445	0.13	Residential	\$1,906
95	1013-19 W. 4th	8,502	0.20	Residential	\$4,976
96	1012 W. 4th	1,360	0.03	Residential	\$2,476
97	103 Shannon	3,840	0.09	Residential	\$3,344
98	107 Shannon	5,200	0.12	Residential	\$3,820
99	109 Shannon	5,200	0.12	Residential	\$1,820
100	111 Shannon	5,200	0.12	Residential	\$1,820
101	115 Shannon	5,200	0.12	Residential	\$1,820
102	123 Shannon	5,200	0.12	Residential	\$1,820
103	125-27 Shannon	5,200	0.12	Residential	\$1,820
104	129-31 Shannon	5,200	0.12	Residential	\$3,820
105	133 Shannon	5,200	0.12	Residential	\$3,820
106	Shannon 1105-23 W. 5th Saratoga Hawthorn	24,055	0.55	Residential	NTBDO
107	Hawthorn & 1014 W. 4th	4,400	0.10	Residential	\$1,540
108	6-8 Hawthorn	4,400	0.10	Residential	\$3,540
109	10 Hawthorn	4,400	0.10	Residential	\$3,540
110	14 Hawthorn	4,400	0.10	Residential	\$3,540
111	18-20 Hawthorn	4,400	0.10	Residential	\$1,540
112	22-24 Hawthorn	4,400	0.10	Residential	\$1,540
113	Hawthorn	4,400	0.10	Residential	\$1,540
114	30 Hawthorn	4,400	0.10	Residential	\$3,540
115	34 Hawthorn	4,400	0.10	Residential	\$1,540
116	1040 W. 4th & Hawthorn	3,975	0.09	Residential	\$1,391
117	7 Hawthorn	3,975	0.09	Residential	NTBDO

LAND DISPOSITION REPORT (contd.)

Disposition Parcel #	Parcel Address	Square Feet	Acreage	Land Use	Estimated Disposition Value
118	11 Hawthorn	3,975	0.09	Residential	\$3,391
119	15 Hawthorn	3,975	0.09	Residential	NTBDO
120	19 Hawthorn	3,975	0.09	Residential	\$3,391
121	23 Hawthorn	5,020	0.12	Residential	\$3,757
122	27 Hawthorn	3,300	0.08	Residential	\$3,155
123	31 Hawthorn	4,195	0.10	Residential	\$1,468
124	35 Hawthorn	4,195	0.10	Residential	\$1,468
125	Hawthorn	4,195	0.10	Residential	\$1,468
126	41-47 Hawthorn & W. 5th	14,156	0.32	Residential	NTBDO
127	26 S. Williams	4,100	0.09	Residential	\$3,435
128	30 S. Williams	6,770	0.16	Residential	\$4,370
129	34-36 S. Williams	12,842	0.29	Residential	\$4,495
130	40-42 S. Williams	3,611	0.08	Residential	\$1,264
131	44-46 S. Williams	3,110	0.07	Residential	\$3,089
132	48 S. Williams	3,703	0.09	Residential	\$1,296
133	1037-41 W. 4th	8,629	0.20	Residential	\$3,020
134	1025-29 W. 4th 26-28 Churchill	25,541	0.59	Residential	NTBDO
135	102-4 S. Williams	4,066	0.09	Residential	\$1,423
136	110 S. Williams	3,764	0.09	Residential	\$3,317
137	112 S. Williams	3,996	0.09	Residential	\$1,399
138	116-18 S. Williams	4,228	0.10	Residential	\$1,480
139	122 S. Williams	4,460	0.10	Residential	\$1,561
140	124 S. Williams	2,317	0.05	Residential	\$2,811
141	126 S. Williams	2,375	0.05	Residential	\$2,831
142	S. Williams	21,828	0.50	Residential	\$15,914

LAND DISPOSITION REPORT (contd.)

Disposition Parcel #	Parcel Address	Square Feet	Acreage	Land Use	Estimated Disposition Value
143	23-25 S. Williams	6,306	0.14	Residential	\$4,207
144	31 S. Williams	15,800	0.36	Residential	\$5,530
145	41-43 S. Williams	16,910	0.39	Residential	\$5,919
146	105-115 S. Williams 1116 W. 4th	26,180	0.60	Residential	NTBDO
147	119 S. Williams	7,395	0.17	Residential	\$4,588
148	19 Mercer	2,475	0.06	Residential	\$2,866
149	127 S. Williams	5,940	0.14	Residential	\$7,970
150	139-41 S. Williams	25,245	0.58	Residential	\$8,836
151	1221 W. 5th & S. Williams	12,101	0.28	Residential	\$11,051
152	1131-3 W. 4th 20-7 S. Williams	13,995	0.32	Parking Lot	\$6,998
153	1125-27 W. 4th	21,117	0.48	Residential	\$10,559
154	31-37 S. Williams 100-6 S Broadway 1128-30 Broadway	15,800	0.36	Residential	\$7,530
155	41-43 S. Williams 1122-24 W. 4th	16,910	0.39	Residential	\$7,919
156	112-16 S Broadway	8,658	0.20	Residential	\$5,030
157	21-25 Mercer	8,694	0.20	Residential	\$5,043
158	122 S Broadway	8,695	0.20	Residential	\$4,348
159	200-2 S Broadway	3,787	0.09	Residential	\$3,325
160	28-30 Mercer	2,450	0.06	Residential	\$2,858
161	26 Mercer W. 5th	10,298	0.24	Residential	\$5,604
162	210-2 S Broadway	6,237	0.14	Residential	\$4,183
163	206-8 S Broadway	6,300	0.14	Residential	\$3,150

LAND DISPOSITION REPORT (contd.)

Disposition Parcel #	Parcel Address	Square Feet	Acreage	Land Use	Estimated Disposition Value
164	1223-31 W. 5th S Broadway	18,455	0.42	Residential	\$9,228
165	1036-42 W. 3rd	11,410	0.26	Commercial	\$10,705
166	1020 W. 3rd 1024-28 W. 3rd 1030-34 W. 3rd	21,353	0.49	Commercial	NTBDO
167	1010-16 W. 3rd	6,520	0.15	Commercial	\$8,260
168	1006 W. 3rd	6,520	0.15	Commercial	\$3,260
169	1101-19 W. 3rd	28,870	0.66	Commercial	\$34,435
170	1029 W. 4th	5,024	0.12	Residential	\$3,295
171	1025 W 4th	5,024	0.12	Residential	\$3,295
172	1025-27 W 5th	14,430	0.33	Residential	\$9,463
173	1023 W 5th	16,290	0.37	Residential	\$10,683
174	1003-07 W 5th	18,078	0.42	Residential	\$11,856

V. PROJECT IMPROVEMENTS

Pursuant to Section 2050 (b) of the Code of General Ordinances, authorizing the City to undertake certain activities in conjunction with the disposition of urban renewal land, the following improvements are proposed for the Wright-Dunbar Village Urban Renewal Area (see Map SD-B):

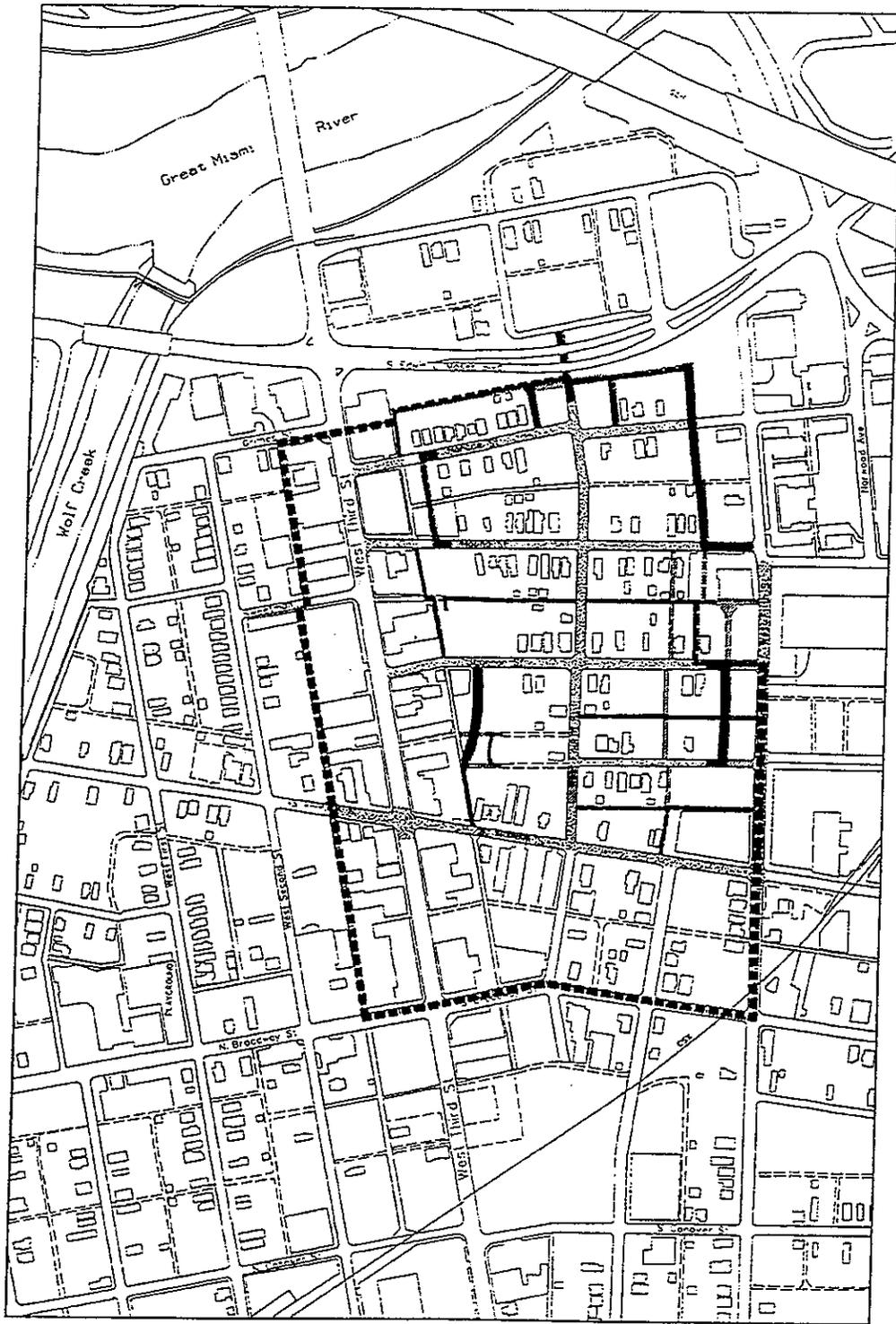
New Construction

1. Relocated Sanford Ct., from Churchill to Shannon Street
2. Horace to Mound Loop Road(north of W. 4th Street)
3. New alley mouth to Horace, first alley west of and parallel to S. Edwin C. Moses Blvd., north of W. 4th Street
4. New alley mouth to Horace, first alley west of and parallel to S. Edwin C. Moses Blvd., south of W. 4th Street
5. Shannon to Hawthorn Loop Road (north of W. 5th Street)

Reconstruction

1. Sanford Ct., S. Williams to Churchill
2. Sanford Ct., Shannon to first alley east of Shannon
3. Sanford Ct., Horace to first alley west of S. Edwin C. Moses Blvd.
4. Saratoga, from relocated Sanford to W. 4th Street, and from W. 4th Street to Shannon and Hawthorn Loop Road
5. First alley east of Shannon, from Sanford Ct. to W. 4th, W. 4th to south renewal area boundary
6. First alley west of S. Edwin C. Moses Blvd., from Sanford Ct., to new alley mouth north of W. 5th Street.
7. First alley west of S. Edwin C. Moses Blvd., from new alley mouth south of W. 4th to southern renewal area boundary.
8. First alley west of Horace from W. 4th Street to southern renewal area boundary.
9. First alley east of S. Williams from W. 4th Street to W. 5th Street.
10. First alley south of West 4th Street, from S. Williams to first alley east of S. Williams Street.

# WRIGHT-DUNBAR VILLAGE



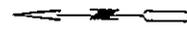
CITY OF DAYTON, OHIO  
 DEPARTMENT OF PLANNING  
 Office of Comprehensive Planning



GEOGRAPHIC INFORMATION SYSTEM

## Legend

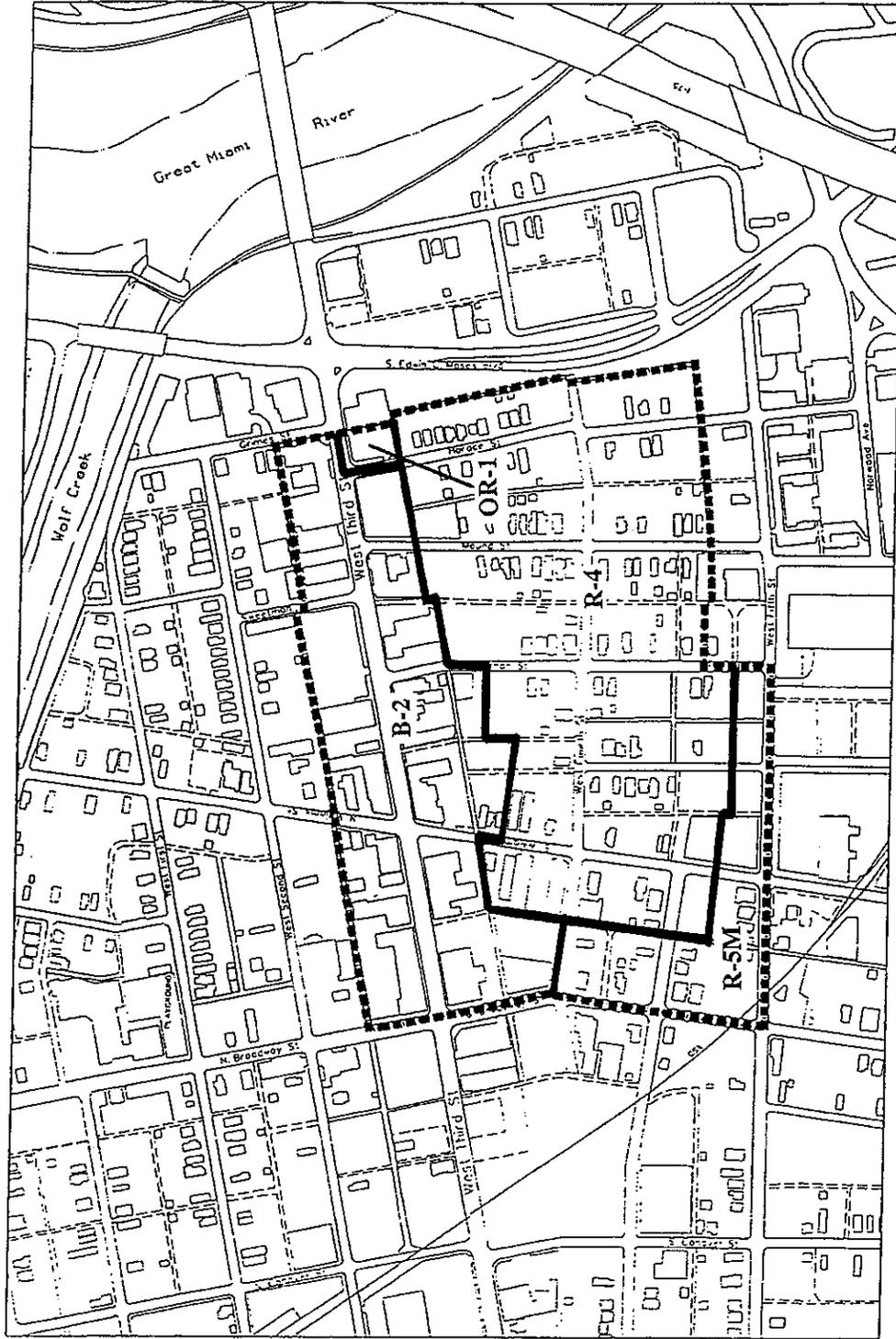
- Urban Renewal Boundary
- PROJECT IMPROVEMENTS SCHEDULE
- ▨ To Be Resurfaced
- ▩ To Be Removed Or Vented
- New Construction



DIGITAL MAPPING BY PHOTOGRAMMETRIC METHODS  
 DATE OF PHOTOGRAPHS: NOVEMBER 1988

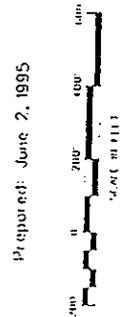
# WRIGHT-DUNBAR VILLAGE

## Zoning Plan



### Legend

- City Boundary
- Project Boundary Area



Prepared: June 2, 1995

SCALE MAPPING BY PHOTOGRAMMETRIC METHODS  
 1994 © PHOTOGRAMMETRIC METHODS

CITY OF DAYTON, OHIO  
 DEPARTMENT OF PLANNING  
 Office of Comprehensive Planning



GEOGRAPHIC INFORMATION SYSTEM

### Resurfacing

1. Williams Street, from north to south renewal area boundary.
2. Shannon Street, from W. 3rd Street to south renewal area boundary.
3. Mound Street, from Mound Horace Loop Road to south renewal area boundary.
4. Horace Street, from Mound Horace Loop Road to south renewal area boundary.
5. W. 4th Street, from Hawthorn to east renewal area boundary.
6. Hawthorn Street, from W. 4th Street to Hawthorn Shannon Loop Road.
7. W. 5th Street, from Mound to S. Williams Streets.

### Street and Alley Vacations

1. Churchill Ln., from Sanford Ct. to W. 4th Street
2. Mound Street, from Sanford Ct. to Mound Horace Loop Road.
3. Horace Street, from Sanford Ct. to Mound Horace Loop Road.
4. First alley west of S. Edwin C. Moses Blvd., from W. 4th to new alley mouth north of W. 4th Street.
5. First alley west of S. Edwin C. Moses Blvd., from W. 4th to new alley mouth south of W. 4th Street.
6. Shannon Street, from Hawthorn Shannon Loop Road to W. 5th Street.
7. Hawthorn Street, from Hawthorn Shannon Loop Road to W. 5th Street.
8. All alleys within disposition sites.

## VI. COST ESTIMATES AND FINANCING REPORT

As part of the City activities to prepare project land for disposition, expenditures of funds must be allocated to accomplish various tasks. In addition, it is required that the general capability of the City to finance this project be identified.

Basic annotated budgets for the Wright-Dunbar Village Urban Renewal Area are presented in this section. Table SD-6 describes the projected budget for the project.

The plan will be undertaken through the use of the City's Community Development Block Grant, General Obligation Bonds, HOME proceeds, State Capital funds, and other funds identified in order to accomplish the goals of this Plan.

TABLE SD-6

WRIGHT-DUNBAR VILLAGE URBAN RENEWAL PROJECT  
BUDGET ESTIMATE

PROJECT COSTS	AMOUNT
1. Property Acquisition	\$ 3,700,000
2. Assembly Cost Factor	370,000
3. Appraisal Services	30,000
4. Trial Costs	92,500
5. Miscellaneous Services	74,000
6. Demolition	85,000
7. Site Preparation	595,140
8. Relocation	2,760,000
9. Project Improvements	2,318,120
10. Engineering	152,764
11. Sub-Total	10,177,524
12. Contingency	1,006,752
13. GROSS PROJECT COST	\$11,184,276
LAND DISPOSITION PROCEEDS	
14. Total Land Disposition Proceeds	\$ 644,684
NET PROJECT COST	
15. Total Net Project Cost	\$10,539,592

## BUDGET NOTES

- LINE 1. Purchase of 247 parcels.
- LINE 2. 10% of Line 1 for use as an acquisition contingency.
- LINE 3. Cost to appraise properties for acquisition (247 parcels) and disposition (247 parcels).
- LINE 4. Trial costs necessary for real estate appropriation suits. (Estimated based upon 2.5% of Line 1)
- LINE 5. Various costs involved in the purchase of real estate including title reports, negotiation costs, costs of advertising fees for legal and appropriation ordinances. (Estimated based upon 2% of Line 1).
- LINE 6. Estimated demolition costs for 12 structures.
- LINE 7. Site preparation includes cost for re-routing water mains and removal of street and alley surfaces for disposition parcels. Streets include:
- a. Churchill Ln., from Sanford Ct. to W. 4th Street
  - b. Mound Street, from Sanford Ct. to Mound Horace Loop Road.
  - c. Horace Street, from Sanford Ct. to Mound Horace Loop Road.
  - d. First alley west of S. Edwin C. Moses Blvd., from W. 4th to new alley mouth north of W. 4th Street.
  - e. First alley west of S. Edwin C. Moses Blvd., from W. 4th to new alley mouth south of W. 4th Street.
  - f. Shannon Street, from Hawthorn Shannon Loop Road to W. 5th Street.
  - g. Hawthorn Street, from Hawthorn Shannon Loop Road to W. 5th Street.
  - h. All alleys within disposition sites.
- LINE 8. Cost of relocating 24 residential/commercial occupants.
- LINE 9. Cost of street and alley improvements. Amount includes the following project improvement:

### New Construction

- a. Relocated Sanford Ct., from Churchill to Shannon Street
- b. Horace to Mound Loop Road(north of W. 4th Street)
- c. New alley mouth to Horace, first alley west of and parallel to S. Edwin C. Moses Blvd., north of W. 4th Street
- d. New alley mouth to Horace, first alley west of and parallel to S. Edwin C. Moses Blvd., south of W. 4th Street
- e. Shannon to Hawthorn Loop Road (north of W. 5th Street)

### Reconstruction

- a. Sanford Ct., S. Williams to Churchill
- b. Sanford Ct., Shannon to first alley east of Shannon
- c. Sanford Ct., Horace to first alley west of S. Edwin C. Moses Blvd.
- d. Saratoga, from relocated Sanford to W. 4th Street, and from W. 4th Street to Shannon and Hawthorn Loop Road
- e. First alley east of Shannon, from Sanford Ct. to W. 4th, W. 4th to south renewal area boundary
- f. First alley west of S. Edwin C. Moses Blvd., from Sanford Ct., to new alley mouth north of W. 5th Street.
- g. First alley west of S. Edwin C. Moses Blvd., from new alley mouth south of W. 4th to southern renewal area boundary.
- h. First alley west of Horace from W. 4th Street to southern renewal area boundary.
- i. First alley east of S. Williams from W. 4th Street to W. 5th Street.
- j. First alley south of West 4th Street, from S. Williams to first alley east of S. Williams Street.

### Resurfacing

- a. Williams Street, from north to south renewal area boundary.
- b. Shannon Street, from W. 3rd Street to south renewal area boundary.
- c. Mound Street, from Mound Horace Loop Road to south renewal area boundary.

- d. Horace Street, from Mound Horace Loop Road to south renewal area boundary.
- e. W. 4th Street, from Hawthorn to east renewal area boundary.
- f. Hawthorn Street, from W. 4th Street to Hawthorn Shannon Loop Road.
- g. W. 5th Street, from Mound to S. Williams Streets.

Replacements

- 1. All sidewalks within project area, with exception of historic stone slabs at various points within the project area.

Repairs

- LINE 10. Engineering costs for public improvements
- LINE 11. Sub-Total of Lines 1 through 10
- LINE 12. 10% of Line 11.
- LINE 13. Sum of Lines 11 and 12.
- LINE 14. Anticipated funds returned to project from the sale of land.
- LINE 15. Line 13 minus Line 14.

# EXHIBIT A

## STRUCTURAL CONDITION EVALUATION TECHNIQUE FOR RESIDENTIAL & NON-RESIDENTIAL BUILDINGS

EXHIBIT A  
STRUCTURAL CONDITION EVALUATION TECHNIQUE  
FOR RESIDENTIAL & NON-RESIDENTIAL BUILDINGS

I. PURPOSE

The purpose of this document is to provide a means of consistently evaluating the structural condition of residential and non-residential buildings.

Due to the inherent differences in the two types of buildings and the differences in the characteristics of their usage, the elements of evaluation and the criterion for classification differ in each case. This document will enumerate the evaluation elements, define and explain the condition ratings for these elements, define the terms of structural condition classification, enumerate the criterion for these classifications, and finally, provide a checklist to facilitate the inspection and classification of each structure.

II. EVALUATION ELEMENTS

It is the inherent differences in building types and use characteristics which necessitate a two-sided approach to structural evaluation.

Residential structures, on one hand, provide quarters for a limited number of people to live, eat and sleep. Their uses are not intense and are limited in function. Non-residential structures, on the other hand, are in many cases built to serve a variety of possible functions exhibiting use characteristics of various intensities. They become places for materials handling or places of public assembly. For these reasons, elements of evaluation need to be listed individually and ultimately inspected differently.

Elements for evaluation of residential structures fall into two categories and are listed in the following table.

A. Residential Evaluation Elements

1. Primary Structural Components

- a. Foundation
- b. Load bearing walls
- c. Floors and joists
- d. Roof rafters and trusses

2. Accessory Components and Component Systems

- a. Windows
- b. Doors
- c. Stairs and banisters
- d. Fire escapes
- e. Partitions and non-load bearing walls
- f. Ceilings
- g. Roof covering
- h. Plumbing
- i. Electrical
- j. Heating
- k. Elevators
- l. Ventilation
- m. Porches
- n. Chimneys
- o. Siding

Elements for the evaluation of non-residential structures fall into three categories and are listed in the following table.

B. Non-Residential Evaluation Elements

1. Primary Structural Components

- a. Foundation
- b. Bearing walls
- c. Columns
- d. Beams
- e. Girders
- f. Floors (if part of support system)
- g. Stairs (if part of support system)
- h. Floor and roof live loads

2. Primary Structural Component System
  - a. Roof\*
  - b. Fire resistance\*\*
  - c. Sprinkler systems, standpipes, extinguishers
  - d. Fire separation
  
3. Accessory Components and Component Systems
  - a. Plumbing
  - b. Heating
  - c. Electrical
  - d. Elevators
  - e. Light and ventilation
  - f. Fire safety (ingress and egress), fire alarms
  - h. Window and door units
  - i. Height and area limitations

### III. EVALUATION ELEMENT CONDITION DEFINITIONS

A qualified, document judgment of condition (by visual inspection) must first be made of each evaluation element to provide grounds for a composite evaluation of the entire structure. This judgment will consist of placing each element into a category based upon the action required to bring the particular element up to a defect free condition. Three categories will be utilized. These categories, together with their definitions, are listed below.

#### A. Critical Defect

A defect of such a degree that complete removal and replacement of the component or component system so affected is justifiable and necessary.

#### B. Defect or Deficiency

A defect or deficiency of such a degree that upgrading and/or repairs of the component or component system so affected is justifiable and necessary. Such a

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\* The major consideration for the roof was a fire retarding since collapse of a roof in event of fire can offer serious consequences in controlling any kind of fire in the building.

\*\* Pertains to fire resistance ratings, in hours, of the primary structural components.

defect or deficiency does not require removal and replacement nor is it correctable in the course of normal maintenance.

C. Sound

No defect or deficiency, or a defect or deficiency which is correctable through the course of normal maintenance.

IV. STRUCTURAL CONDITION DEFINITIONS AND CRITERION

There are three general condition ratings within which each structure will be classified based upon its own particular composite of individual element ratings. These condition classifications are listed and defined below.

A. Structurally Substandard

A building in which the general structural conditions and the structural condition of the components are deteriorated, deficient, damaged, out of alignment, not plumb, or otherwise faulty to such a degree that the only remedy is clearance.

B. Deteriorated

A building in which the general structural condition and the structural condition of the component are deteriorated, damaged, or deficient to such a degree that, although clearance is not necessary, upgrading and/or repairs not covered in the course of normal maintenance are justifiable and necessary.

C. Sound

A building in which the general structural conditions and the structural condition of the component contain no defects or deficiencies which are correctable in the source of normal maintenance or small investment.

This condition classification will be made based upon the severity of the composite element ratings. The severity will be determined by applying a pre-defined set of criterion. Again, due to the different evaluation elements of residential and non-residential structures, two discrete sets of criterion must be applied.

D. Residential Criteria

1. Structurally Substandard

- a. Any one critical defect in a primary structural component.
- b. Any three defects or deficiencies in primary structural components.
- c. Any six defects or deficiencies in accessory components or component systems.
- d. Any one defect or deficiency in a primary structural component when combined with any four defects or deficiencies in accessory component systems.
- e. Any two defects or deficiencies in primary structural components when combined with any two defects or deficiencies in accessory components or component systems.

2. Deteriorated

- a. Any one defect or deficiency in a primary structural component.
- b. Any three defects or deficiencies in accessory components or component systems.

3. Sound

- a. Less defects or deficiencies, or defects or deficiencies of a less serious nature than are necessary to meet all other criteria.

E. Non-Residential Criteria

1. Structurally Substandard

- a. Any one critical defect in a primary structural component.
- b. Any one defect or deficiency in a primary structural component or primary structural component protective system when combined with any three other defects or deficiencies.
- c. Any six defects or deficiencies in accessory components or component systems.

2. Deteriorated

- a. Any one defect or deficiency in a primary structural component or primary structural component protective system.
- b. Any three defects or deficiencies in accessory components or component systems.

3. Sound

- a. Less defects or deficiencies, or defects or deficiencies of a less serious nature than are necessary to meet all other criteria.

V. OBSOLESCENCE

An important additional inspection item aside from structural condition is the determination of obsolescence. Obsolescence can be defined in two ways. In its first definition, obsolete structures are considered to be those which, due to code revisions since the time of their original construction, do not meet certain major building code requirements. These structures are considered to be highly inflexible due to the economic unfeasibility of bring them up to current standards, required under Section BB-3-11 of the Ohio Building Code, which states:

"The occupancy of a building shall not be 'changed,' as defined in section BB-1-003 OBC, unless or until the building and the building and the building service equipment therein conform to the requirements of OBC for building of the proposed new occupancy."

Major code changes to which this definition refers have occurred in several areas:

- 1. Construction types, e.g. wood floors and roof structures are no longer permitted in office buildings.
- 2. Sprinkler systems. Required in buildings of certain uses and heights.
- 3. Enclosed stairways are now required in many cases. Adequacy requirements have also changed.
- 4. Standpipes, fire alarm, and smoke detection systems are not required in buildings of certain uses and sizes.
- 5. Height and area limitations.
- 6. Electrical service.

In the second definition, buildings are considered to be obsolete if their physical layout and design is of such a nature that any future use or change of use would require major design changes which the building is incapable of or inappropriate for. This inability to adapt renders the building inflexible and, therefore, functionally obsolete. Examples of this type of obsolescence include the following:

1. Buildings of special purpose design such as theaters, churches, gymnasiums, etc.
2. Excessively long and narrow buildings.
3. Buildings with excessively high ceilings.
4. Buildings with irregular floor levels.
5. Buildings with large ramped areas for equipment transfer.

It is expected that the building inspector will be able to bring to bear his intimate knowledge of the Ohio Building Code and its changes; and will also be able, by reason of his knowledge and experience, to make accurate decisions on functional obsolescence. A section of the field inspection checklist is therefore set aside for these judgments.

## VI. INSPECTION CHECKLISTS

To facilitate field inspection and condition classifications, checklists have been prepared for both residential and non-residential buildings. The inspector should complete all relevant information in Sections A, B, and C in the field. Section D, the structural condition classification, can be completed as a non-field procedure.

## RESIDENTIAL CHECKLIST

<b>A</b>	<b>GENERAL INFORMATION</b>	<b>DATE</b>		
STRUCTURE ADDRESS		INSPECTOR		
NUMBER OF UNITS	HEIGHT	SUPERVISOR		
CONSTRUCTION TYPE	AREA/FLOOR	EXTERIOR ONLY	VACANT	
<b>B</b>	<b>INSPECTION CHECKLIST</b>			
	<b>DEFECT CATEGORY</b>	<b>CRITICAL DEFECT CLEARANCE OR REPLACEMENT OF COMPONENT</b>	<b>DEFECT OR DEFICIENCY UPGRADE OR REPAIR NECESSARY</b>	<b>SOUND MAINTENANCE OR NO ACTION</b>
	<b>ACTION REQUIRED</b>			
<b>PRIMARY STRUCTURAL COMPONENTS</b>	Foundation			
	Bearing Walls			
	Flooring & Joists			
	Roof Trusses & Rafters			
<b>ACCESSORY COMPONENTS AND COMPONENT SYSTEMS</b>	Window Units			
	Door & Door Units			
	Stairs & Bannisters			
	Fire Escapes			
	Interior Partitions			
	Ceilings			
	Roof Coverings			
	Plumbing			
	Electrical			
	Heating			
	Mechanical & Natural Ventilation			
	Elevators			
	Porches			
Siding				
Chimneys				
<b>C</b>	<b>JUDGMENT OF OBSOLESCENCE</b>			
<input type="checkbox"/> STRUCTURE IS NOT OBSOLETE.				
<input type="checkbox"/> STRUCTURE IS OBSOLETE BY REASON OF CODE MODIFICATIONS.				
<input type="checkbox"/> STRUCTURE IS FUNCTIONALLY OBSOLETE.				
<b>D</b>	<b>STRUCTURAL CLASSIFICATION</b>			
<input type="checkbox"/> STRUCTURE IS "SOUND".				
<input type="checkbox"/> STRUCTURE IS "DETERIORATED" ACCORDING TO CRITERIA _____.				
<input type="checkbox"/> STRUCTURE IS "STRUCTURALLY SUBSTANDARD" ACCORDING TO CRITERIA _____.				

<b>A</b>		<b>GENERAL INFORMATION</b>		DATE	
STRUCTURE ADDRESS			INSPECTOR		
CLASSIFICATION		HEIGHT		SUPERVISOR	
CONSTRUCTION TYPE		AREA/FLOOR		EXTERIOR ONLY	VACANT
<b>B</b>		<b>INSPECTION CHECKLIST</b>			
		DEFECT CATEGORY	CRITICAL DEFECT	DEFECT OR DEFICIENCY	SOUND
		ACTION REQUIRED	CLEARANCE OR REPLACEMENT OF COMPONENT	UPGRADE OR REPAIR NECESSARY	MAINTENANCE OR NO ACTION
PRIMARY STRUCTURAL COMPONENTS		Foundation			
		Bearing Walls			
		Columns			
		Beams			
		Girders			
		Supporting Floors			
		Floor & Roof Live Loads			
		Supporting Stairs			
PRIMARY STRUCTURAL COMPONENT PROTECTIVE SYSTEMS		Sprinkler Systems, Standpipes, Extinguishers			
		Roof			
		Fire Separation			
		Fire Resistance			
ACCESSORY COMPONENTS AND COMPONENT SYSTEMS		Plumbing			
		Heating			
		Electrical			
		Elevators			
		Light & Ventilation			
		Fire Safety (Ingress & egress), Fire Alarms, Exit Lights			
		Floors, Stairs, Non-Load Bearing Walls			
		Height & Area Limitations			
		Window & Door Units			
<b>C</b>		<b>JUDGMENT OF OBSOLESCENCE</b>			
		<input type="checkbox"/> STRUCTURE IS NOT OBSOLETE. <input type="checkbox"/> STRUCTURE IS OBSOLETE BY REASON OF CODE MODIFICATIONS. <input type="checkbox"/> STRUCTURE IS FUNCTIONALLY OBSOLETE.			
<b>D</b>		<b>STRUCTURAL CLASSIFICATION</b>			
		<input type="checkbox"/> STRUCTURE IS "SOUND". <input type="checkbox"/> STRUCTURE IS "DETERIORATED" ACCORDING TO CRITERIA _____. <input type="checkbox"/> STRUCTURE IS "STRUCTURALLY SUBSTANDARD" ACCORDING TO CRITERIA _____.			

By Mr. Copizzi

No. 29083-95

AN ORDINANCE

Creating the Wright-Dunbar Village Urban  
Renewal Project and Approving Amendments  
to the Horace/Shannon Urban Renewal  
Project and the Inner West/Five Points Urban  
Renewal Project, And Declaring an  
Emergency

WHEREAS, The Commission adopted the Plan for the Wright-Dunbar Village as recommended to the City Commission on April 12, 1995, by Informal Resolution 175-95, and directing its expeditious implementation; and

WHEREAS, The Commission approved an Urban Renewal Plan for the establishment of the Horace/Shannon Urban Renewal Project, by Ordinance No. 26299, passed August 12, 1981; and

WHEREAS, The Commission approved an Urban Renewal Plan for the establishment of the Inner West/Five Points Urban Renewal Project, by Ordinance No. 25099, passed April 21, 1976; and as amended by Ordinance No. 25461, passed January 4, 1978; No. 261158, passed January 28, 1981; No. 26745, passed March 9, 1983; No. 26995, passed May 16, 1984; No. 27417, passed July 2, 1986; No. 27805, passed August 31, 1988; and No. 28433, passed November 13, 1991; and

WHEREAS, The implementation of the Wright-Dunbar Village Plan shall require amendments to the Horace/Shannon and Inner West/Five Points Urban Renewal Plans; and

WHEREAS, There has been prepared and referred to this Commission for review and approval certain amendments to said Plans, which amendments are contained in the documents marked "Wright-Dunbar Village Urban Renewal Plan, August 1995" and "Amendments to the Inner West/Five Points Urban Renewal Plan, August 1995," copies of which are on file under the same number as this Ordinance in the office of the Clerk of the Commission; and

WHEREAS, The City Plan Board which is the duly designated and acting official planning body for the City of Dayton, Ohio has duly reviewed and recommended approval of said proposed amendments to the Horace/Shannon and Inner West/Five Points Urban Renewal Plans, and that such amendments are in conformance with the comprehensive plan and program of the City of Dayton, Ohio; and

WHEREAS, it is in the best interest of the City of Dayton, Ohio and necessary for the achievement of the purposes of Urban Renewal activity in the project area that said amendments be adopted; and

WHEREAS, it is necessary that this ordinance take effect immediately upon its passage in order to complete construction of the proposed use in a timely manner during the 1995 construction season and for the immediate preservation of the public peace, property, health and safety; now, therefore,

BE IT ORDAINED BY THE COMMISSION OF THE CITY OF DAYTON:

Section 1. That the Commission hereby finds and determines that said amendments to the Horace/Shannon and Inner West/Five Points Plans are in the best interest of the City of Dayton, Ohio, and are necessary to carry out the purpose of preventing the recurrence of the slum, blighted, deteriorated, and deteriorating conditions which exist in said Project Areas.

Section 2. That the Commission hereby approves and adopts said amendments to the Horace/Shannon and Inner West/Five Points Plans and hereby reaffirms with respect to the Urban Renewal Plans as so amended, the findings and determinations made in Ordinances 25099, 25461, 26158, 26299, 26745, 26995, 27417, 27805, and 28433.

Section 3. That the Commission hereby finds and determines that the Horace/Shannon and the Inner West/Five Points Urban Renewal Plans with these amendments conform to the comprehensive plan and program for the City of Dayton as a whole, and specifically with the Wright-Dunbar Village Development Plan as adopted April 12, 1995.

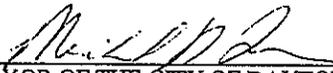
Section 4. That the Commission hereby adopts the new name for the expanded Horace/Shannon Urban Renewal Plan as the Wright-Dunbar Village Urban Renewal Plan.

Section 5. That the Commission hereby directs the City Manager to conform the existing copies of said Urban Renewal Plans to reflect such amendments.

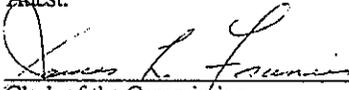
Section 6. For the reasons stated in the preamble to this ordinance, it is declared to be an emergency measure and shall take effect immediately upon its passage.

Passed by Commission September 6, 1995.

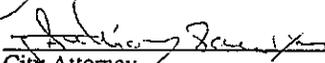
Signed by Mayor September 6, 1995.

  
MAYOR OF THE CITY OF DAYTON, OHIO

Attest:

  
Clerk of the Commission

Approved as to form:

  
City Attorney

BY.....Ms. Neal.....

NO.....30229-03.....

**AN ORDINANCE**

Amending the Wright-Dunbar Village Urban Renewal Plan to Comply with CitiPlan 20/20 and to Reflect Changing Land Use Patterns, and Declaring an Emergency.

WHEREAS, On September 6, 1995, by Ordinance No. 29083-95, the Commission of the City of Dayton approved the Wright-Dunbar Village Urban Renewal Plan (hereinafter referred to as "Plan"); and

WHEREAS, At its February 4, 2003, meeting, the City Plan Board approved Case RC-024-2002 that proposed amending the Plan to conform with recommendations outlined in CitiPlan 20/20 and to reflect changing land use patterns in the area; and

WHEREAS, The City of Dayton's Department of Planning and Community Development is requesting that this Commission approve the Plan as amended by the City Plan Board; and

WHEREAS, This Commission has duly considered the report and recommendations of the City Plan Board, City officials and other information available to the Commission pertaining to the proposed amended Plan; and

WHEREAS, For the immediate preservation of the public peace, property, health and safety and in order to prevent blight and deteriorating conditions in the Wright-Dunbar Village Urban Renewal Plan Area, it is necessary that this Ordinance take effect at the earliest possible date; now, therefore,

**BE IT ORDAINED BY THE COMMISSION OF THE CITY OF DAYTON:**

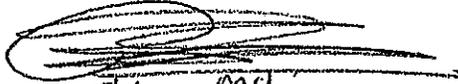
Section 1. This Commission approves and adopts the amended Wright-Dunbar Village Urban Renewal Plan, a copy of which is attached hereto as Exhibit A. The official copies of the Plan shall be modified to reflect the changes contained therein.

Section 2. That the City Manager is authorized and directed to take all actions necessary to implement the Plan as amended.

Section 3. For the reasons stated in the preamble hereof, this Ordinance is declared to be an emergency measure and shall take effect immediately upon its passage.

PASSED BY THE COMMISSION... April 2 ....., 2003

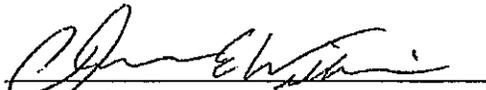
SIGNED BY THE MAYOR... April 2 ....., 2003



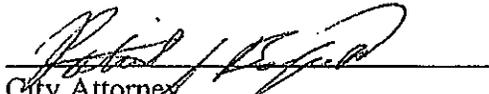
Rhine McInnis

MAYOR OF THE CITY OF DAYTON, OHIO

ATTEST:

  
Clerk of the Commission

APPROVED AS TO FORM:

  
City Attorney

By MR. Williams.....

No. 31249-13.....

**AN ORDINANCE**

Approving the 2013 Amendments to the  
Wright-Dunbar Village Urban Renewal Plan.

WHEREAS, On September 6, 1995, by Ordinance No. 29083-95, the Commission of the City of Dayton approved an Urban Renewal Plan ("Plan") for Wright-Dunbar Village to eliminate blighted and deteriorated conditions in the Plan area and to prevent the recurrence thereof; and

WHEREAS, On April 2, 2003, by Ordinance No. 30229-03, the Commission of the City of Dayton approved amendments to the Wright-Dunbar Village Urban Renewal Plan to better align the Plan with the City's Comprehensive Plan (CitiPlan Dayton: The 20/20 Vision) which was adopted by the City Commission in 1999; and

WHEREAS, Additional amendments, known as the 2013 Amendments to the Wright-Dunbar Village Urban Renewal Plan, are needed to allow vacant residential lots owned by the City of Dayton to be sold for residential yard expansion, bring the plan into greater conformance with the current zoning code and the "Wright-Dunbar Village Historic District Guidelines for New Construction," both of which were developed after the Plan was amended in 2003, and provide other needed clarifications; and

WHEREAS, The boundaries of the Wright-Dunbar Village Urban Renewal Plan have not been changed and there are no properties designated to be acquired by the City by the 2013 Amendments to the Wright-Dunbar Village Urban Renewal Plan; and

WHEREAS, The Wright-Dunbar Village Neighborhood Association supports the 2013 Amendments to the Wright-Dunbar Village Urban Renewal Plan; and

WHEREAS, The City Plan Board, the official planning body for the City of Dayton, held public hearings on February 19, 2013 and April 2, 2013, reviewed the 2013 Amendments to the Wright-Dunbar Village Urban Renewal Plan, Case RC-002-2013, and recommended City Commission approval of the case at its April 2, 2103, meeting; and

WHEREAS, The City Plan Board submitted to the City Commission its report, recommendation, and certification that the proposed 2013 Amendments to the Wright-Dunbar Urban Renewal Plan are in conformance with the comprehensive plan and program for the City of Dayton; and

WHEREAS, This Commission has duly considered the report and recommendations of the City Plan Board and City Officials, as well as other information available to the Commission pertaining to this proposed amendment to the Plan; now, therefore,

**BE IT ORDAINED BY THE COMMISSION OF THE CITY OF DAYTON:**

Section 1. That this Commission finds that (i) the 2013 Amendments to the Wright-Dunbar Village Urban Renewal Plan ("Plan") will assist in eliminating blighted and deteriorated conditions in the Plan area and preventing the spread and recurrence thereof and (ii) the Plan conforms to the existing comprehensive plan and program for overall development of the City and is otherwise in the best interest of the City.

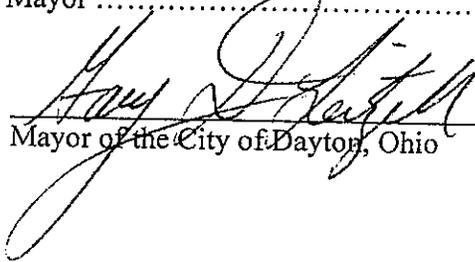
Section 2. That this Commission approves and adopts the 2013 Amendments to the Wright-Dunbar Village Urban Renewal Plan as contained in Exhibit A attached hereto and incorporated herein.

Section 3. That the City Manager is directed to take all actions necessary to modify the official copies of the Plan with the 2013 Amendments approved and adopted hereby, and all actions necessary to implement these amendments.

Section 4. That this Commission finds and determines that all formal actions of this Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this Commission and that all deliberations of this Commission and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Passed by the Commission..... JUNE 5 ....., 2013

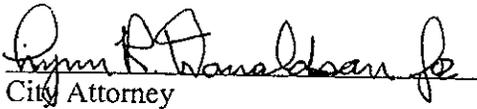
Signed by the Mayor ..... JUNE 5 ....., 2013

  
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Mayor of the City of Dayton, Ohio

Attest:

  
\_\_\_\_\_  
Clerk of the Commission

Approved as to form:

  
\_\_\_\_\_  
City Attorney