



CARILLON-EDGEMONT

NEIGHBORHOOD PLAN 2018

www.daytonohio.gov

By: Mr. Fairchild.....

No.**6389-18**.....

A RESOLUTION

Concurring with the Adoption of the
Carillon-Edgemont Neighborhood Plan.

WHEREAS, The City Commission adopted its comprehensive plan ("CitiPlan 20/20") on May 5, 1999, the Greater West Dayton Framework for Strategic Investment on February 25, 2015, the Greater West Dayton Corridor Plan on July 26, 2017, the Renew Miami Chapel: Transforming the Greater Miami Chapel Neighborhood Plan on August 22, 2018; and,

WHEREAS, The Carillon-Edgemont Neighborhood Plan ("Plan") was developed with extensive community involvement and builds on the directions, policies, and recommendations established in the aforementioned documents; and,

WHEREAS, The City Plan Board, on October 9, 2018 in Case PLN2018-00372, reviewed the Plan, found it to be consistent with CitiPlan 20/20 and other plans and policies for the plan geography, and adopted the Plan; now therefore,

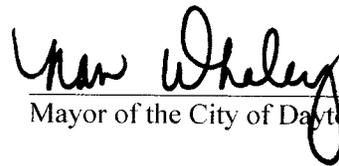
BE IT RESOLVED BY THE COMMISSION OF THE CITY OF DAYTON:

Section 1. The City supports recommendations in the Carillon-Edgemont Neighborhood Plan and in partnership with various organizations, government bodies, and residents, shall use the Plan to guide investments in the geography encompassed by it.

Section 2. The City Plan Board may, from time to time, interpret and modify the Plan by notifying the Clerk of the City Commission of such action. The Plan, including any modifications, will be on file with the Secretary to the City Plan Board.

ADOPTED BY THE COMMISSION**December .26**....., 2018

SIGNED BY THE MAYOR**December .26**....., 2018



Mayor of the City of Dayton, Ohio

ATTEST:



Clerk of the Commission

APPROVED AS TO FORM:



City Attorney

*Create a thriving community that
is beautiful, productive, vibrant,
and sustainable.*

*Initiate activities that embrace the
character, culture, and values of
Carillon and Edgemont residents:
family, resiliency, and self-reliance.*

EXECUTIVE SUMMARY

This neighborhood plan focuses on two planning districts, Carillon and Edgemont. These two areas were once one large neighborhood (Edgemont) and are still grouped into the same census tract, allowing for the neighborhoods to both benefit from a combined plan. Although Edgemont is more industrial and Carillon more institutional, both neighborhoods worked together to create a common vision, goals, and objectives.

The Division of Planning began the neighborhood planning process with a series of public meetings that were designed to engage the area's residents in data gathering exercises. Each meeting helped to define the neighborhood's vision and discussed ways to succeed.

A focus on community and economic development helped to identify six priorities of focus: Resident Leadership, Housing, Safety, Recreation, Urban Agriculture, and Revitalization. Within each priority area, goals, objectives, and activities were identified and reviewed through citizen participation and discussion.

Utilizing the Carillon-Edgemont Inclusive Development Plan Map as a guide, City staff, neighborhood representatives, and partner organizations can work together to create a more detailed and comprehensive strategy for implementation. In order to implement plan goals, research of potential funding opportunities will be conducted.

Some plan elements can be implemented with more of a grassroots community organizing approach. These elements can begin work immediately to gain momentum.



ACKNOWLEDGEMENTS

DAYTON CITY COMMISSION

MAYOR Nan Whaley
Matt Joseph
Jeffrey Mims
Christopher Shaw
Darryl Fairchild

DAYTON CITY PLAN BOARD

PRESIDENT Greg Scott
Paul Bradley
Jeff Payne
Geraldine Pegues
Beverly Pendergast
Matt Sauer
Richard Wright

WEST PRIORITY LAND USE BOARD

Lena Arnold
Herb Burton
Juanita Darden
Ethel Johnson
Jackie Patterson
Annetta Richardson
Joseph Shaw, Jr.

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Ray Alexander
Abigail Free
Brian Inderrieden
Verletta Jackson
Ken Marcellus
Aaron Primm

OFFICE OF ECONOMIC DEVELOPMENT

Veronica Morris

CITYWIDE DEVELOPMENT CORPORATION

Karen DeMasi
Nicole Steele

REBUILDING TOGETHER DAYTON

Amy Radachi
Jerod Frenzl

UNIVERSITY OF DAYTON ARENA

Scott DeBolt

UNIVERSITY OF DAYTON

Kelly Bohrer
Daniel Fouke
Kevin Hallinan
Molly Malany Sayre

FITZ CENTER

Don Vermillion

CIVIC SCHOLARS

Julia Carroccio
Logan Cobbs
Nicholas Dalton
Austin Hillman
Lauren Hoody
Andrew Kramer
Katherine Liming

John Marron
Meghan Marth
Kayla McLaughlin
Maia McLin
Kasey Mulligan
Bradley Petrella
Carlos Rodriguez
Eva Schuller
Emma Welsh
Eden Williams

CARILLON CIVIC COUNCIL

PRESIDENT Gwen Buchanan

GREATER EDGEMONT COMMUNITY COALITION

PRESIDENT David Roberts

RESIDENTS/STAKEHOLDERS

Jon Ayers
Joseph Barnes
Bruce Beasley
W.T. Boatwright Sr.
Rosalee Bradley
Nicole Carver
Rosa Davis
Richard Clay Dixon
Mary Ellington
Chris Fisk
Mechelle Fluellin
Mike Frankey
Terry Holt
Amani Kappi
Meghan Marth
Della McElroy

Jeff McNeal
Julia McNeal
Tony McNeal
Amy Miller
Nikol Miller
Rhonda Miller
Simeon Oyeyemi
Barbara Pinson
James Price
Larry Price
Keisha Rembert
Daishaun Riley
Stephen Ross
Naomi Schalle
Renee Sheppard
Margaret Smith
Andrew Tarutani
Kara Thomas
Lisa Tingle
David Treese
Cayden Turner
Mary Varnado
Don Vermillion
Jermaine Wilkerson
Gerald Williams
Joey Williams
Dorothy Woods
Linda Woods
Ella Worwood

MONTGOMERY COUNTY BUSINESS SOLUTIONS CENTER

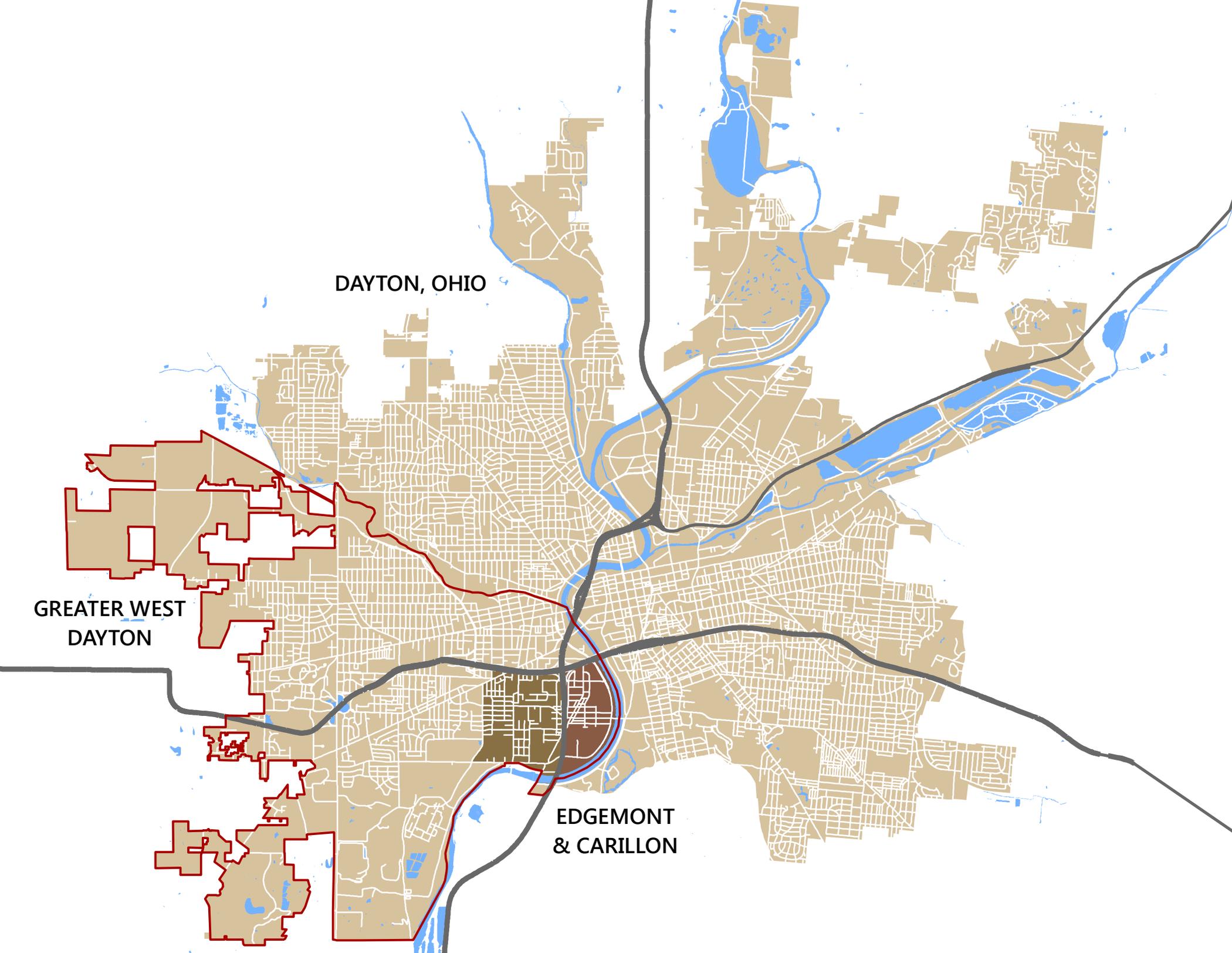
TABLE OF CONTENTS

CHAPTER 1	Introduction, Location & History	1
	Community Assets & Anchors	4
	Demographics	8
	Connectivity	13
CHAPTER 2	Land Use & Zoning	17
	Community Engagement	19
	Map Exercises	21
	Plan Priorities	23
CHAPTER 3	Resident Leadership	24
	Safety	25
	Housing	27
	Recreation	29
CHAPTER 4	Urban Agriculture	31
	Revitalization	33
	Implementation	34
	Supporting West Dayton Planning Efforts	38
	Potential Funding Sources	40
	Next Steps	43

DAYTON, OHIO

**GREATER WEST
DAYTON**

**EDGEMONT
& CARILLON**



INTRODUCTION & HISTORY

In December 2016, City planning staff began engaging residents of Carillon and Edgemont in a neighborhood planning process. Community meetings were designed to gain a better understanding of the area. Using the City's asset-based development approach, staff engaged residents in deliberate dialogue about neighborhood challenges and opportunities through eight community meetings. The goal of the planning process was to create a blueprint for the communities' future that captures resident's hopes and aspirations and sets the stage for future investment.

Location

Carillon and Edgemont are located within West Dayton, which is separated from the downtown core by the Great Miami River. The river provides a natural border on the east and south, defining the plan area. US-35 provides the northern border and Danner Avenue borders along the west.

While both neighborhoods share the same Census tract, a first look at this geography reveals that these two neighborhoods are bisected by I-75. Although a formidable physical barrier, the residents of both neighborhoods have a history of working together. Thus, when this planning process was conceived it was pursued as a joint venture recognizing that the neighborhoods share many of the same concerns, goals, and strategies that could complement one another.

West Dayton

Carillon and Edgemont are part of Greater West Dayton, a community with roots that can be traced back to before the Civil War. West Dayton experienced much of its initial population growth in the early 1900s as a result of the Great Migration and industrial boom during WWI.

History

The area now known as Carillon and Edgemont was founded in 1853 by John Patterson Brown, and was first known as Patterson or Brownston. By 1909, the area, renamed to Edgemont, covered land south of Germantown Street and west of the Great Miami River.

In the early twentieth century, the area was highly industrial, anchored by two rail lines which allowed the manufacturing industry to thrive. African-Americans found employment there and later settled in the area. By 1960, the majority of the population of Edgemont was middle-class African-American homeowners.

Large employers such as Standard Register Co, the Sunshine Biscuit Company, General Motors, and St Elizabeth Hospital led to a robust economy at that time. Especially significant were the investment by Delphi Automotive Systems which operated four large facilities in Dayton including one on Wisconsin Blvd, in the heart of the Edgemont neighborhood. With the decline of manufacturing in Dayton, companies closed, leaving behind job loss, brownfields and a ripple of disinvestment and abandonment.

Carillon Today

The construction of I-75 (1957-1970), bisected the large Edgemont neighborhood. The east portion, nestled between the Great Miami River and the interstate became known as Carillon. Its distinct boundaries border on the east and south by the river, I-75 to the west and US-35 to the north. Carillon has a small residential pocket, largely intact, consisting of roughly four streets running east-west, sandwiched in between two large campus/institutional uses, medical to the north and sports facilities to the south. Commercial and industrial uses exist but only in small nodes. Continued institutional investment, particularly along the Edwin C. Moses Corridor, has brought new jobs to the area.

Given the presence of the University of Dayton Arena and Welcome Stadium, a large portion of the Carillon neighborhood is dedicated to sports and recreation. The southern area also contains practice fields for Dayton Public Schools, which brings many visitors to the neighborhood. In addition, Welcome Park, a city-owned park, lies between the residential node and the sports facilities. Carillon's close proximity to the river allows easy access to water recreation and use of Dayton's regional bikeways.

Carillon Civic Council neighborhood association actively engages in strengthening the neighborhood by securing partnerships with the University of Dayton, Bonbright Distributors, and Rebuilding Together Dayton, among others.

Edgemont Today

The Edgemont neighborhood also has hard boundaries with I-75 to the east, US-35 to the north, and the Great Miami River to the south. Danner Avenue, Edgemont's western border is less defined. The neighborhood is divided into thirds by two railways that converge to the north. With two rail lines running through it, Edgemont has a massing of both large and small industrial uses.

Three separate residential nodes within the neighborhood are also a product of the rail lines. The most dense and intact residential area exists southwest of Burkham Park. Edgemont is also part of Dayton's Choice Neighborhood initiative, Renew Miami Chapel.

Edgemont has suffered from Dayton's economic downturn, as large employers relocated, leaving behind large brownfields and abandoned industrial sites. Despite this hardship, there has been a resurgence of resident leadership and a desire to improve their community. Greater Edgemont Community Coalition experienced a rebirth with neighborhood leaders pushing for sustainability initiatives starting with the overhaul and restoration of the Edgemont Solar Garden.

The HUD Choice Planning Grant also created an opportunity to include Edgemont in future investment because of its close proximity to DeSoto Bass public housing.



COMMUNITY ASSETS

Burkham Park is located within the Edgemont neighborhood. Its boundaries include a railroad line to the north, S. Broadway Street to the east, S. Paul Laurence Dunbar Street to the west, and Bancroft Street to the south. This park is approximately 10.75-acres, with various amenities including two basketball courts, two playground areas, two picnic shelters, a gazebo, and a restroom building. Mature trees scatter the landscape, and the flat grass lawn is large enough to accommodate group sports and large events. An off-street parking area abuts the railroad tracks. New playground equipment and amenities are funded and scheduled for installation in 2023 (Year 7 of the City Parks update).

Welcome Park is located within the Carillon neighborhood. Its boundaries include rear yards of residential properties along Harriet Street to the north, Welcome Stadium to the east, I-75 and Cincinnati Street to the west, and Bonbright Distributors and UD Arena to the south. Hopeland Street leads into the park in the northwest corner and an access drive connects to the Welcome Stadium parking area.

In 2017, the park was rezoned from Mature Single-family Residential (MR-5) to Open Space (OS) and Light Industrial (I-1). A small portion, 2.4658-acres has been sold to Bonbright Distributors for expansion, while the remaining 10.5-acres will transform into a premier bike park. The bike park will feature various pump tracks for BMX style bike riding, a perimeter walking path, and updates to existing park amenities. Construction of the bike park amenities will likely be underway in 2019.



Elizabeth Place, Kindred Hospital and other medical uses serve as anchors for Carillon's northern border. Kindred Hospital is a transitional care facility that offers patients 24-hour care during their extended stay recovery period. Elizabeth Place started as St. Elizabeth Hospital, the first medical facility in Dayton. Over the years, its footprint has expanded and it transitioned to a Medical Center in 1969, due to the diverse medical services offered there.



UD Arena and Welcome Stadium are Carillon's institutional and recreational anchors also located along Edwin C. Moses Blvd to the south. With its close proximity to the highway system, visitors to the facilities can enjoy the area's ease of accessibility and connectivity to the Dayton region. Welcome Stadium is shared by City schools as well as the University of Dayton football team. In 2008, the state of Ohio and Kettering Medical Center funded \$400K in renovations to the press box and a brick sponsorship gateway. In 2017, UD Arena embarked on a four phase, \$72M infrastructure renovation to construct a new concourse, exterior facade, and interior renovation.



Montgomery County Job Center is yet another civic institutional anchor within the Carillon neighborhood along Edwin C. Moses Blvd. The facility provides a one-stop location that links employers and job seekers. Job seekers can also access job, training programs, and services needed for career development. In 2016, the Job Center underwent a \$7M renovation that reorganized the building to provide services with a storefront-like atmosphere, making the experience less confusing and more convenient.



Religious Institutions within the two neighborhoods have proved to strengthen the area through community involvement and use of facilities for events and meetings. Surprisingly, each residential node has a community-focused church within it. Mt. Olivet Church of God in Christ is located

on S. Euclid Avenue in the residential node abutting Burkam Park. Mt. Olive Baptist Church is situated on Pontiac Avenue between the two rail lines running through Edgemont. Overcomers in Christ Ministry, in the Carillon neighborhood sits on the Cincinnati Street corridor. All three churches have provided support to the area with regard to eliminating blight and providing a reliable gathering place when needed.

Edgemont Solar Garden was founded in 1978 through a partnership with City Commissioner Dean Lovelace, Brother Ed Zamierowski from University of Dayton, and Mattie Davis, an Edgemont resident leader. Their combined efforts transformed a razed factory site on Miami Chapel Road into a neighborhood garden and community center.

Over the past forty years, the Solar Garden and center provided valuable programs within the neighborhood, especially for area youth. Unfortunately, the community center suffered fire damage after being struck by lightning in June 2016. The center has been boarded since, and repair of the structure is uncertain.

In recent years, the Edgemont Solar Garden partnered with Ohio State Extension and Homefull to renovate the greenhouse on the property. The renovation was funded by a Community Development Block Grant (CDBG). Repairs to the hoop house, construction of raised beds, and an update to the electric system was also completed with CDBG funds.

A Dayton Mini Grant was awarded to the solar garden to upgrade the water line in 2018. Partnerships with Central State Dayton and Extension, Ohio Ecological Food & Farm Association (OEFFA), West Dayton Food Access Collective, Mt. Olive Baptist Church, Dunbar High School, and the University of Dayton Fitz Center Civic Scholars are underway.



DEMOGRAPHICS

Census Tract 35, Montgomery, OH

Census Tract in: [Dayton, OH](#), [Montgomery County, OH](#), [Ohio](#), [United States](#)

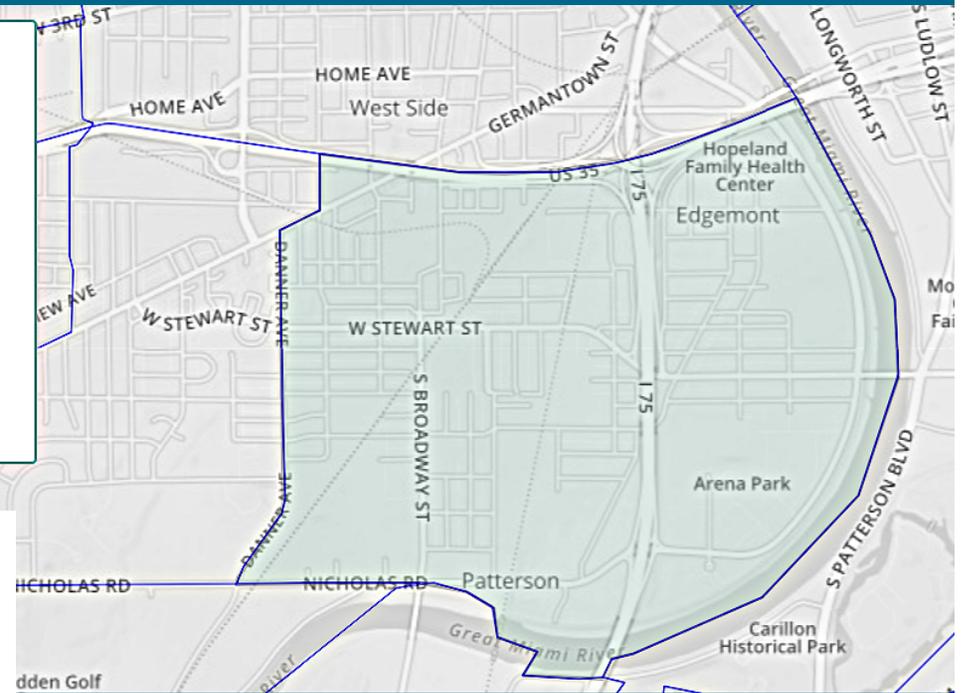
2,276

Population

1.6 square miles

1,420.8 people per square mile

Census data: ACS 2016 5-year unless noted

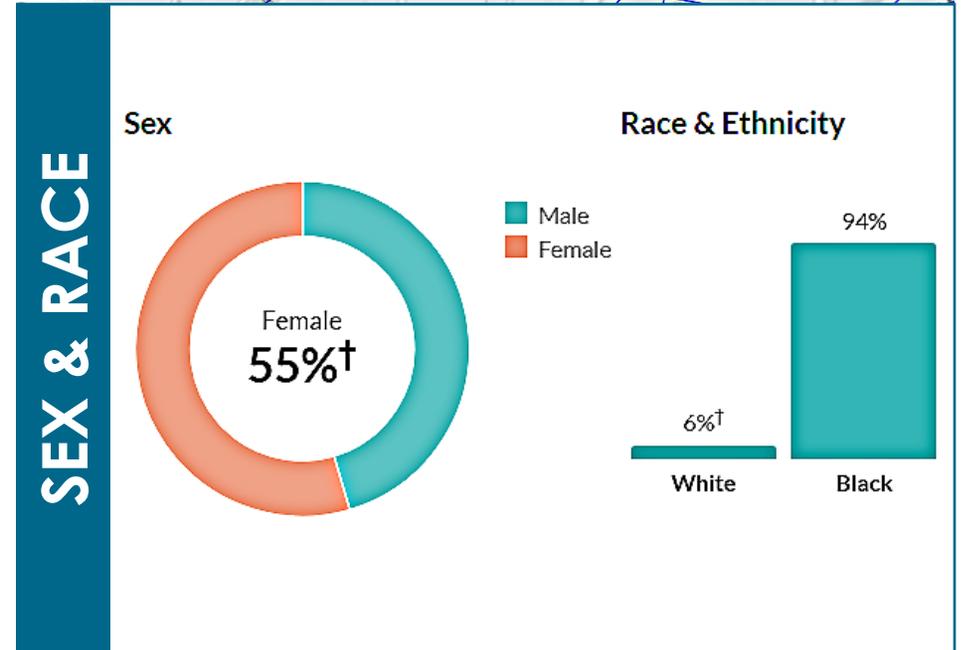


Demographics from the 2016 American Community Survey show that the majority of residents are working age (58.7%), with a median age of 33.6 years old. As expected, the neighborhoods are predominantly African American (94%), with slightly more females (55%) than males.

Similar to Dayton as a whole, 83.5% of residents 25 and older have received a high school diploma or higher, while only around 5% of neighborhood residents have received a post-grad degree.

Almost half (45.8%) of neighborhood residents live below the poverty line, and 61.7% of children live in poverty. Per capita income is \$12,702, while the median household income is double that at \$24,447.

Combined, the neighborhoods have approximately 1,355 housing units with 63% occupancy. Of those occupied, there is an even split between renter and owner-occupied. The majority (87%) of housing units are single-family dwellings and median value of owner-occupied units is \$46,800.



AGE

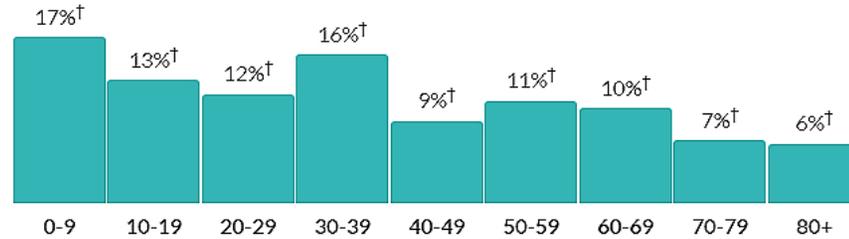
33.6

Median age

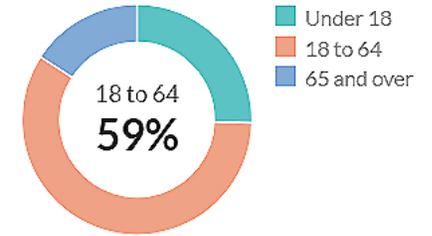
about the same as the figure in Dayton: 33.3

about 80 percent of the figure in Montgomery County: 39.4

Population by age range



Population by age category



Population by age category

Column	Census Tract 35		Dayton		Montgomery County							
Under 18	25.5%†	±7.5%	580	±197.7	22.1%	±0.8%	31,223	±1,130.5	22.5%	±0.2%	119,582	±1,270.3
18 to 64	58.7%	±5.6%	1,336	±262.6	65.4%	±1.2%	92,252	±1,749.9	60.9%	±0.4%	324,563	±2,251.5
65 and over	15.8%†	±4.5%	360	±119.9	12.5%	±0.5%	17,668	±728	16.6%	±0.3%	88,616	±1,406.5

EDUCATION

83.5%

High school grad or higher

about the same as the rate in Dayton: 83.1%

about 90 percent of the rate in Montgomery County: 89.6%

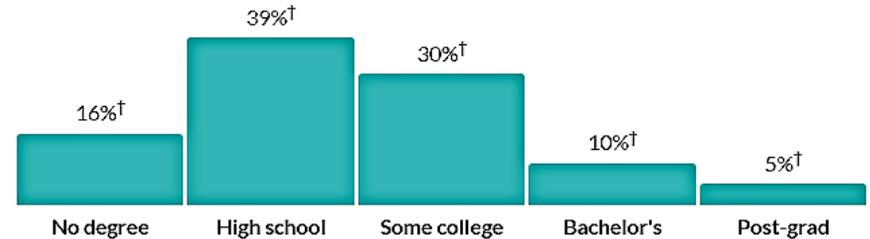
14.4%

Bachelor's degree or higher

about 80 percent of the rate in Dayton: 17.6%

about half the rate in Montgomery County: 26.1%

Population by minimum level of education



* Universe: Population 25 years and over

Population by minimum level of education

Column	Census Tract 35		Dayton		Montgomery County							
No degree	16.5%†	±6.8%	229	±100.7	16.9%	±0.9%	14,889	±785	10.4%	±0.4%	37,595	±1,282.7
High school	38.8%†	±7.2%	539	±130.2	29.5%	±1%	25,958	±905.2	28.4%	±0.5%	102,861	±1,833.7
Some college	30.4%†	±8.8%	423	±138.2	35.9%	±1.2%	31,595	±1,143.6	35.1%	±0.6%	127,311	±2,254.7
Bachelor's	9.6%†	±5.3%	133	±76.7	11.1%	±0.6%	9,778	±573.1	15.7%	±0.4%	56,864	±1,457.9
Post-grad	4.8%†	±4.3%	67	±60.9	6.5%	±0.5%	5,733	±442	10.5%	±0.3%	37,918	±1,099

POVERTY

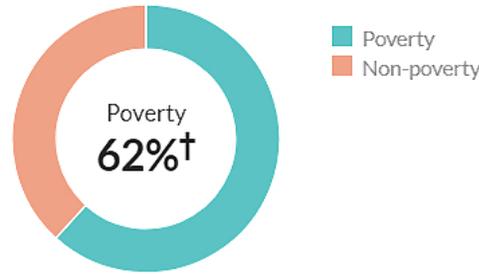
45.8%

Persons below poverty line

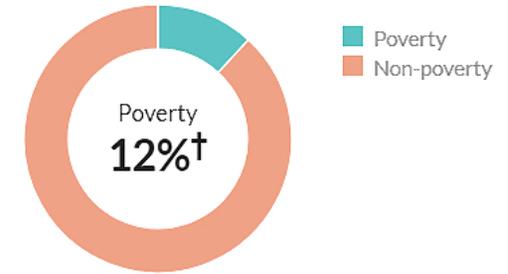
about 1.3 times the rate in Dayton: 34.5%

more than double the rate in Montgomery County: 18.5%

Children (Under 18)



Seniors (65 and over)



Children (Under 18)

Column	Census Tract 35				Dayton				Montgomery County			
Poverty	61.7% [†]	±17.6%	358	±158	51.7%	±2%	15,941	±877.5	28.5%	±1%	33,658	±1,273.7
Non-poverty	38.3% [†]	±15%	222	±114.4	48.3%	±1.9%	14,870	±835.7	71.5%	±0.6%	84,407	±1,617.3

Seniors (65 and over)

Column	Census Tract 35				Dayton				Montgomery County			
Poverty	11.8% [†]	±10.5%	31	±29.4	15.4% [†]	±1.7%	2,631	±309.1	8.9%	±0.6%	7,580	±494.2
Non-poverty	88.2% [†]	±10.7%	232	±81.1	84.6%	±1.2%	14,404	±615.7	91.1%	±1.2%	77,472	±663.2

INCOME

\$12,702

Per capita income

about three-quarters of the amount in Dayton: \$17,461

about half the amount in Montgomery County: \$26,392

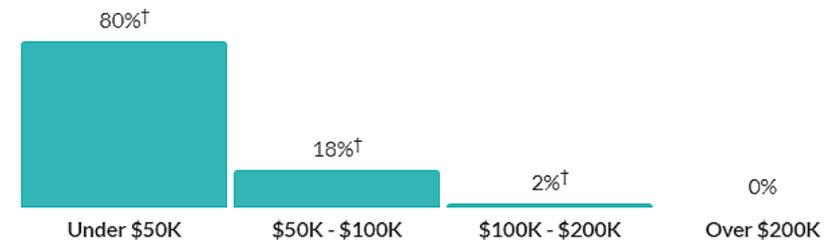
\$24,447

Median household income

about 80 percent of the amount in Dayton: \$28,745

about half the amount in Montgomery County: \$45,394

Household income



Household income

Column	Census Tract 35				Dayton				Montgomery County			
Under \$50K	79.7% [†]	±15.7%	685	±162.8	71%	±2%	40,767	±1,288	54.1%	±0.9%	120,521	±2,219.2
\$50K - \$100K	18% [†]	±8.9%	155	±79.2	21.9%	±1.2%	12,552	±699.7	29%	±0.6%	64,569	±1,493.4
\$100K - \$200K	2.2% [†]	±3.8%	19	±32.9	6.4%	±0.6%	3,678	±340.5	14.1%	±0.5%	31,422	±1,100
Over \$200K	0%	±0%	0	±11	0.8% [†]	±0.2%	435	±110	2.8%	±0.2%	6,165	±367

UNITS & OCCUPANCY

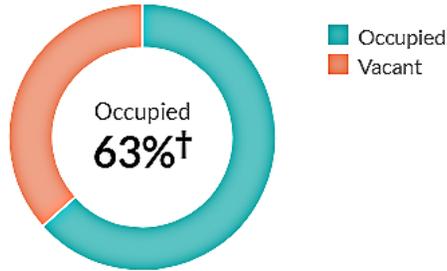
1,355

Number of housing units

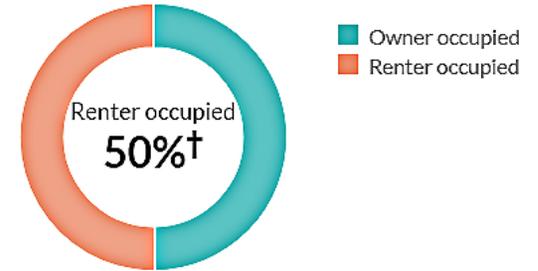
Dayton: 74,333

Montgomery County: 254,383

Occupied vs. Vacant



Ownership of occupied units



Occupied vs. Vacant

Column	Census Tract 35		Dayton		Montgomery County	
Occupied	63.4%† ±8%	859 ±114	77.3% ±0.6%	57,432 ±887	87.5% ±0.5%	222,677 ±1,411
Vacant	36.6%† ±7.6%	496 ±105	22.7% ±1%	16,901 ±772	12.5% ±0.6%	31,706 ±1,404

Ownership of occupied units

Column	Census Tract 35		Dayton		Montgomery County	
Owner occupied	49.8%† ±12%	428 ±118	48.5% ±1%	27,824 ±714	60.8% ±0.5%	135,392 ±1,478
Renter occupied	50.2%† ±9.6%	431 ±100	51.6% ±1.2%	29,608 ±845	39.2% ±0.7%	87,285 ±1,550

HOUSING VALUE

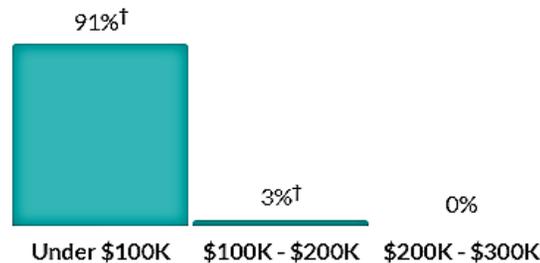
\$46,800

Median value of owner-occupied housing units

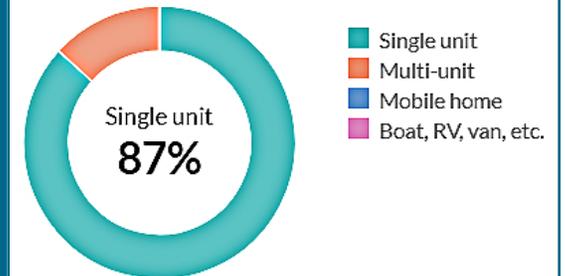
about two-thirds of the amount in Dayton: \$66,600

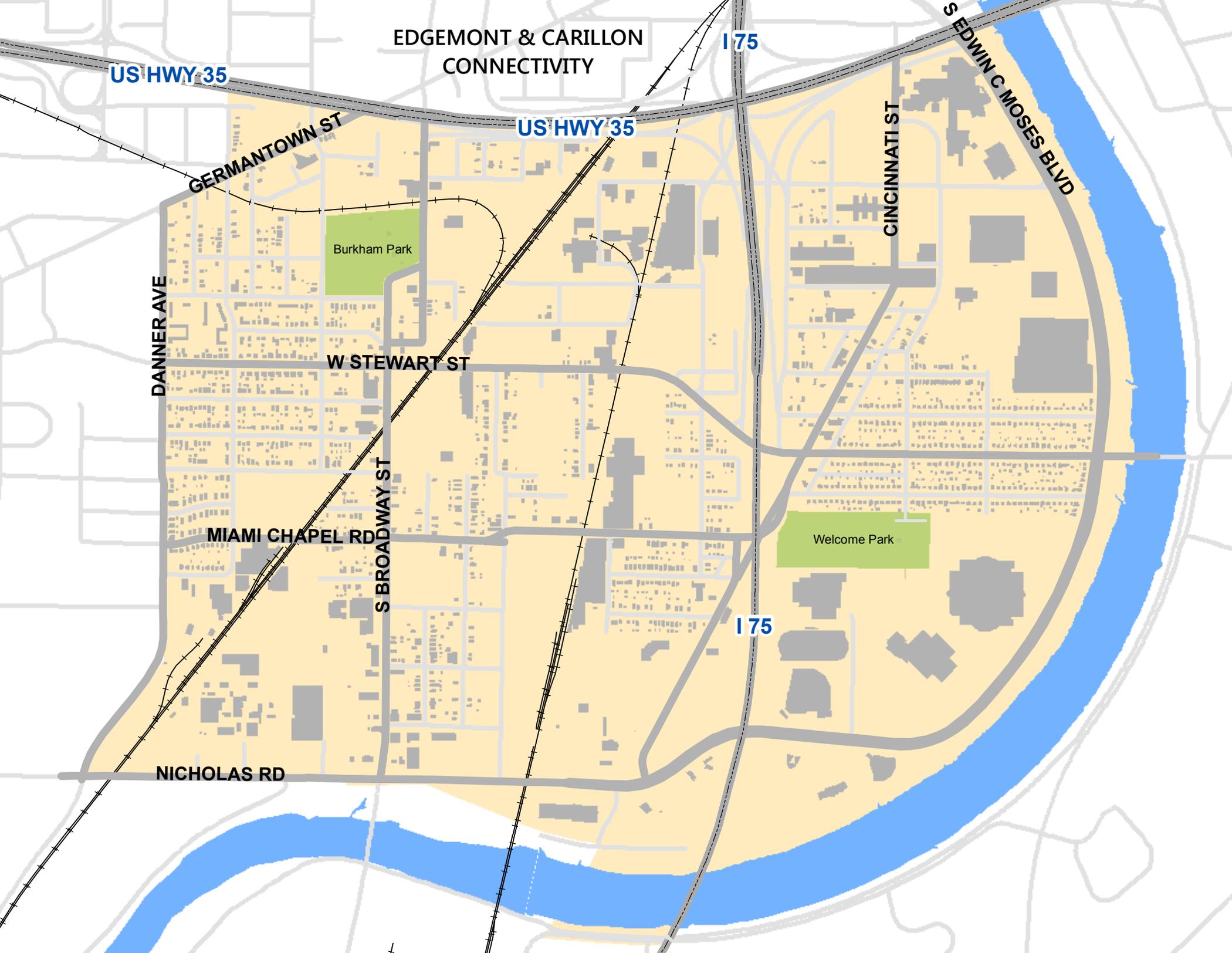
about two-fifths of the amount in Montgomery County: \$109,600

Value of owner-occupied housing units



STRUCTURE TYPE





EDGEMONT & CARILLON
CONNECTIVITY

US HWY 35

I 75

US HWY 35

GERMANTOWN ST

CINCINNATI ST

S EDWIN C MOSES BLVD

Burkham Park

DANNER AVE

W STEWART ST

MIAMI CHAPEL RD

S BROADWAY ST

Welcome Park

I 75

NICHOLAS RD

CONNECTIVITY

Railway

The Edgemont neighborhood has two rail lines running diagonally NE/SW through its industrial areas. CSX Transportation rail line runs south from Toledo and Norfolk Southern (Indiana Ohio Railway) runs west from Columbus. Regionally, both lines run alongside one another from downtown Dayton toward Cincinnati.

Regional Highways

The two neighborhoods are highly connected and accessible locations within the Dayton area. Their proximity to I-75 and US Route-35 allows residents and businesses the opportunity to access many parts of the region within minutes.

I-75 runs north/south bisecting the two neighborhoods. It also intersects with US-35 creating the northern boundary for both neighborhoods. The two highways isolate the Carillon neighborhood from the rest of West Dayton.

Arterials & Collectors

There are four streets that connect the two neighborhoods; W. Stewart Street, Cincinnati Street, Miami Chapel Road, and Edwin C Moses Boulevard. S Broadway and Germantown Streets serve as major circulation routes for Edgemont.

Edwin C. Moses Boulevard is a very prominent parkway and is a riverfront entrance into Greater West Dayton. It starts at the intersection of Riverview Avenue and continues south alongside the Great Miami River until it converges into Nicholas Road. Edwin C. Moses has beautiful views of the river, mature trees, and an adjacent multi-use bike trail. This recreational area is made possible by a levy controlled by the Miami Conservancy District.



Stewart Street is an important connecting corridor for West Dayton, starting at Germantown Street, heading east. It provides access across the Great Miami River, and ends at Wayne Avenue.

Within Edgemont, W Stewart Street has a residential presence west of S Broadway Street. The stretch between S Broadway Street and I-75 is primarily industrial and has plenty of vacant land poised for redevelopment. For Carillon, W Stewart Street is all residential, with a small commercial node at the intersection of Cincinnati Street. The Stewart Street bridge was recently reconstructed and serves as the gateway into the Carillon neighborhood and its link to the University of Dayton campus.

West Stewart Street also allows for connectivity for business/industry and residents to US-35. On-ramps accessing US-35, both directions, are located at the intersection of Kirkham and W Stewart Streets. Interchange ramps from US-35 to southbound I-75 allow for exiting onto W Stewart Street.

Cincinnati Street starts to the north at Washington Street and runs south under US-35, then past the Elizabeth Place medical campus. A small industrial stretch (formerly Sunshine Biscuit Company) leads to a transitional corridor with a mix of vacant commercial uses, dwellings, and empty lots. It intersects with W Stewart Street and can easily access US-35. Later it passes under I-75 diagonally and intersects with Miami Chapel Road, an east/west connector running through Edgemont. It ends at S Edwin C Moses Boulevard with easy access the commercial businesses and I-75 ramps.



Miami Chapel Road serves as an east/west collector for the Edgemont neighborhood. Uses along Miami Chapel are industrial with small pockets of residential. Once a major employer, remnants of the razed General Motors factory, now a large brownfield are a major eyesore at the intersection of Wisconsin Blvd. The Edgemont Solar Garden is also located on Miami Chapel Road.

S Broadway Street is an important neighborhood connector especially from W Third Street to the riverfront where it changes into Dryden Road after crossing the Great Miami River into Moraine. It is also emerging as an important bicycle corridor, connecting the West Dayton area to the Wolf Creek Trail. The street also functions as a collector for area residents accessing the Germantown corridor.

Germantown Street serves as a major corridor, connecting many West Dayton neighborhoods. There are a variety of uses along the corridor including residential, small strip commercial, and remnants of industrial nodes. Germantown's vehicular traffic has shifted to US-35, leaving significant disinvestment along this corridor. The section of Germantown Street that is Edgemont's northern border is desolate with an abundance of vacant land.

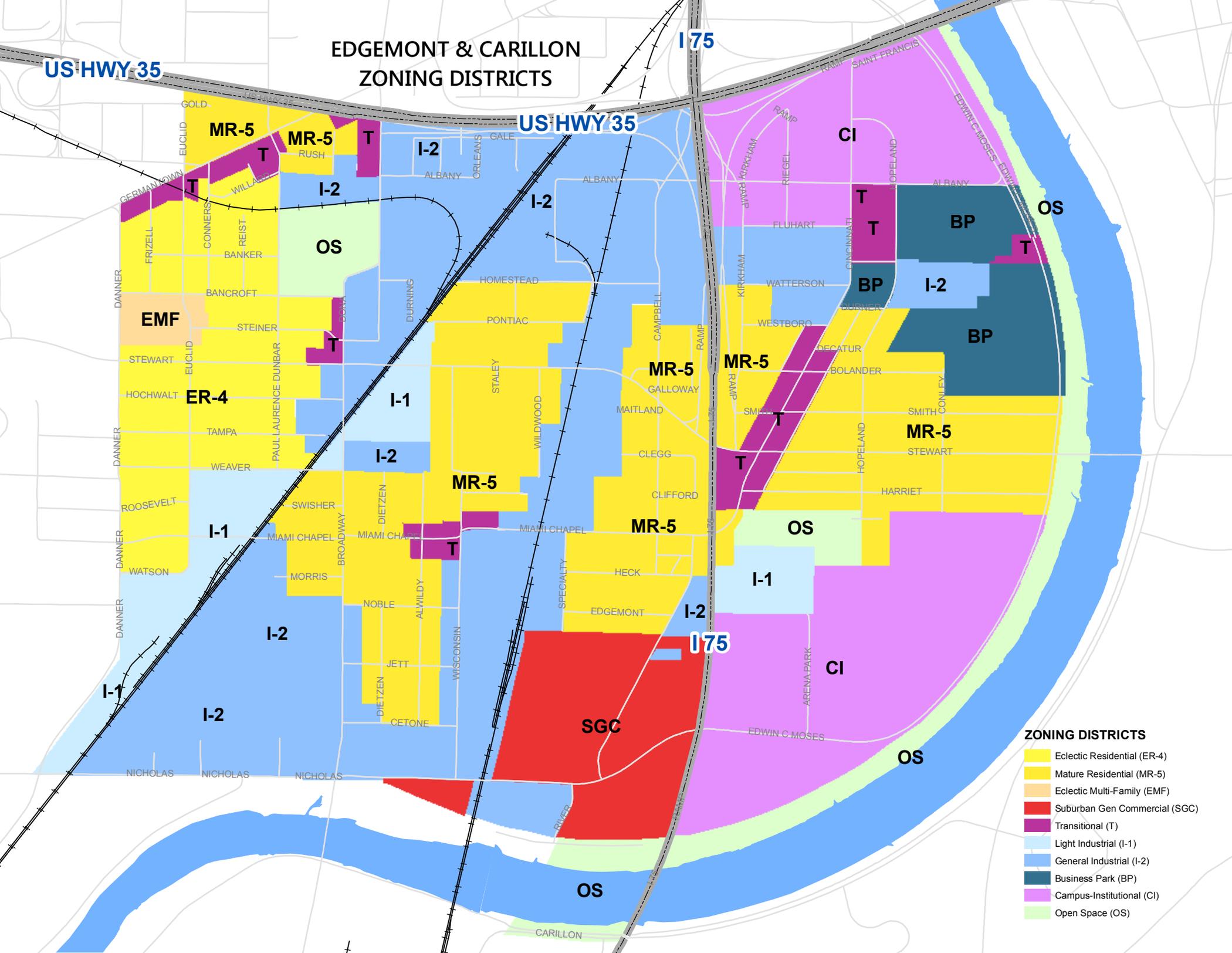


US HWY 35

EDGEMONT & CARILLON ZONING DISTRICTS

I 75

US HWY 35



ZONING DISTRICTS

- Eclectic Residential (ER-4)
- Mature Residential (MR-5)
- Eclectic Multi-Family (EMF)
- Suburban Gen Commercial (SGC)
- Transitional (T)
- Light Industrial (I-1)
- General Industrial (I-2)
- Business Park (BP)
- Campus-Institutional (CI)
- Open Space (OS)

LAND USE & ZONING

Residential

Edgemont has three distinct residential pockets with little continuity. Two of the nodes are squeezed in between rail lines, juxtaposed against industrial uses, many now vacant. Edgemont contains some of the oldest housing stock within the area, with many dwellings built before 1930.

Carillon's residential node is centrally located within its geography. It has a large volume of brick cape-cod style homes, built around the end of World War 2. Both neighborhoods have strong residential areas surrounded by their respective City parks.

Campus-Institutional

Carillon is anchored on the north and south by important institutions. Medical institutions define Carillon's northern boundary, while recreation/education institutions are its southern anchor. The institutional uses take up almost two-thirds of Carillon's geography and have become important destinations for visitors and workers coming to the area.

Business Park zoning is similar to industrial zones, although less intense. Uses include largescale office buildings, laboratories, and warehouses. The Montgomery County Job Center and St Vincent DePaul make up Carillon's business park zoning.

Industrial zoning is at the heart of Edgemont's manufacturing history. General industrial zoning borders the neighborhood's two railroad lines and allows for the City's most intense uses including factories and storage. Although the area's industrial uses are not as prolific as they once were, there is a lot of opportunity for reuse of Edgemont's large vacant sites.



Transitional zoning is found spotted throughout the neighborhoods, namely at intersections of two collector streets or along key corridors. Typically, transitional zones are blighted or abandoned commercial or business uses. The current zoning code utilizes transitional zoning to "transition" more intense commercial uses to those which are less intense.

The neighborhood's Transitional areas are indeed suffering from decline. An economic resurgence within the area will determine if transitional areas will ever revert to commercial uses.

Commercial zoning is currently only found in one area, located at the southern boundary of Edgemont, on the west side of I-75 along Edwin C Moses Blvd. The Suburban General Commercial zoning district would not typically be prescribed for these urban Dayton neighborhoods, but was done based on the type of development that occurs within the close proximity of regional highways. These land uses include truck stop/gas station, fast food restaurants, and hotels. These uses are characteristically found outside of city centers, in suburban settings.



Meeting Dates

December 12, 2016

SWOT Analysis

February 23, 2017

Vision Statement, Goals & Objectives

April 12, 2017

Gateways & Corridors (Map Exercise)

May 24, 2017

Refine Vision Statement, Goals & Objectives

June 28, 2017

Greater West Dayton Strategic Framework Presentation

August 16, 2017

Economic Development (Map Exercise)

July 11, 2018

Review Plan Recommendations (Part 1)

July 25, 2018

Review Plan Recommendations (Part 2)

COMMUNITY MEETINGS

Starting at the end of 2016, the Department of Planning and Community Development held six citizen engagement meetings. Residents, businesses, and UD Civic Scholar students were invited to come together to gather information about the Carillon and Edgemont neighborhoods. Two follow up meetings were held in mid-2018 to review plan recommendations with stakeholders.

The initial planning effort began with a SWOT analysis. Future meetings focused on development of a community vision and identifying goals and objectives to meet that vision. Through interactive maps exercises, residents also discussed strategic corridors and neighborhood gateways. Presentations about the West Dayton Framework and Choice neighborhoods also provided important context to the discussions.

SWOT Analysis

The planning process was kicked off with a SWOT Analysis where residents gave feedback on the strengths, weaknesses, opportunities, and threats to their community. Through discussion and prioritization residents identified their biggest challenges and opportunities. Key strengths included: proximity to downtown, the Great Miami River and bikeway system, business and industry in the area and neighborhood pride. Weaknesses included: crime, blight and poverty. Residents saw opportunity areas in redevelopment of housing, expansion of urban agriculture, and future economic development. However, they also identified a lack of investment in the area and limited local leadership as a threat to these opportunities.

Vision Statement

A vision statement is an overarching, unifying description of the community's values and aspirations. To create a vision statement for this neighborhood plan, residents were asked to envision their neighborhood ten to twenty years from now. Small groups drafted several versions of vision statements through a collaborative process with City staff. Below is the statement that best characterizes the discussion and the intent of the participating residents.

Create a thriving community that is beautiful, productive, vibrant, and sustainable. Initiate activities that embrace the character, culture and values of Carillon-Edgemont residents: family, resiliency and self-reliance.

Goals and Objectives were also drafted in small groups in at Meeting 2. Using information gathered from the SWOT Analysis, overarching themes began to emerge. These themes were broken down into two groups, Community Development and Economic Development, having four themes each. Residents were asked to define one broad goal for each theme, then list up to three objectives that will help to achieve that goal.

COMMUNITY DEVELOPMENT

Leadership
Urban Agriculture
Sports & Recreation
Crime & Drugs

ECONOMIC DEVELOPMENT

Blight
Redevelopment
Investment
Business & Industry

PLAN PRIORITIES

The overarching themes formulated through community engagement meetings, helped to identify six plan priorities. Each Plan Priority has a goal, objectives, and activities that have been compiled and reviewed for achievability by the resident stakeholders. After approval, the neighborhood associations will start to tackle suggested activities through existing and new partnerships with area businesses and organizations. An overview of each is below.

1. **Resident Leadership:** Both neighborhoods expressed a desire to increase resident involvement and also have a need for active leaders within the community. Creating strong neighborhood associations will increase neighborhood pride and sense of community.

2. **Safety:** Reducing crime and increasing safety for the residents was discussed at the public meetings, especially regarding youth. Reduce crime and blight improve safety and livability of neighborhoods.

3. **Housing:** Expanding homeownership within the area is a top priority, especially for young families and workers. There are many organizations that specialize in first-time homeowner assistance. Also, Lot Links (tax lien foreclosure process) allows vacant and abandoned dwellings to be put back into productive use.

4. **Recreation:** Residents noted that the parks within the neighborhoods have outdated amenities and are underutilized in terms of programming. Establishing the parks as a prominent destination for the surrounding area is important. Improve recreation amenities to better serve neighborhood residents and visitors.

5. **Urban Agriculture:** This initiative has been gaining momentum within the city, especially with the Edgemont Solar Garden. Creating opportunities for residents to grow their own foods in community gardens is also a priority. Improving health through nutrition education and access to healthy foods is also important.

6. **Revitalization:** Increasing investment, both public and private by focusing on the neighborhood's development opportunities and uniqueness. Create an environment that encourages investment.

MAP EXERCISES

Exercise 1

Using dot voting, stakeholders recommended where they would like to see corridor and gateway enhancements. Recommendations were focused on major corridors as entrances into the neighborhoods. The majority of votes emphasized riverfront entrances, as participants felt that these locations were the most visible for visitors to the area.

For Carillon, the Stewart Street bridge was chosen for importance as a connector of east and west Dayton. Drydren Road bridge was also identified for enhancements at the entrance to Edgemont. A cohesive gateway design that accentuates both neighborhood entrances at the bridge crossing will help to define Edgemont and Carillon especially as a foremost riverfront neighborhood.

Next in importance are the corridors that connected both neighborhoods and also pass under the interstate. The overpasses at W. Stewart and Cincinnati Streets are where I-75 and US-35 motorists access the neighborhoods. The addition of gateway enhancements like underpass LED lighting, landscaping, and neighborhood identification signs can create a inviting entrance for employees and customers. Also of note, gateway enhancements were recommended along Germantown Street at S. Broadway St/ US-35 overpass.

These recommendations stay in line with recommendations proposed in complementary plans involving the West Dayton Geography and specifically the Carillon and Edgemont neighborhoods.

Exercise 2

This exercise also utilized dot voting, but asked residents to think about a variety of redevelopment opportunities within the area. Opportunities included construction of infill housing, infrastructure improvements, reinvestment opportunities, and reuse of large vacant lots.

A quick glance reveals that residents request reinvestment in neighborhood parks with the addition of maintenance to Old Greencastle Cemetery. They also desire investment along W Stewart and S Broadway corridors.

The reuse of vacant lots within Edgemont's industrial core was pinpointed through this exercise. Also, infill construction was proposed along Cincinnati Street, near Germantown Street and along Wisconsin Blvd, although housing specifically may not have been their primary focus.

Residents may have been aware of future park improvements when participating in this exercise. However, they were able to identify other significant opportunities for corridor improvements and reuse of vacant lots.

*See map results on next page

EDGEMONT & CARILLON REDEVELOPMENT OPPORTUNITIES

US HWY 35

US HWY 35

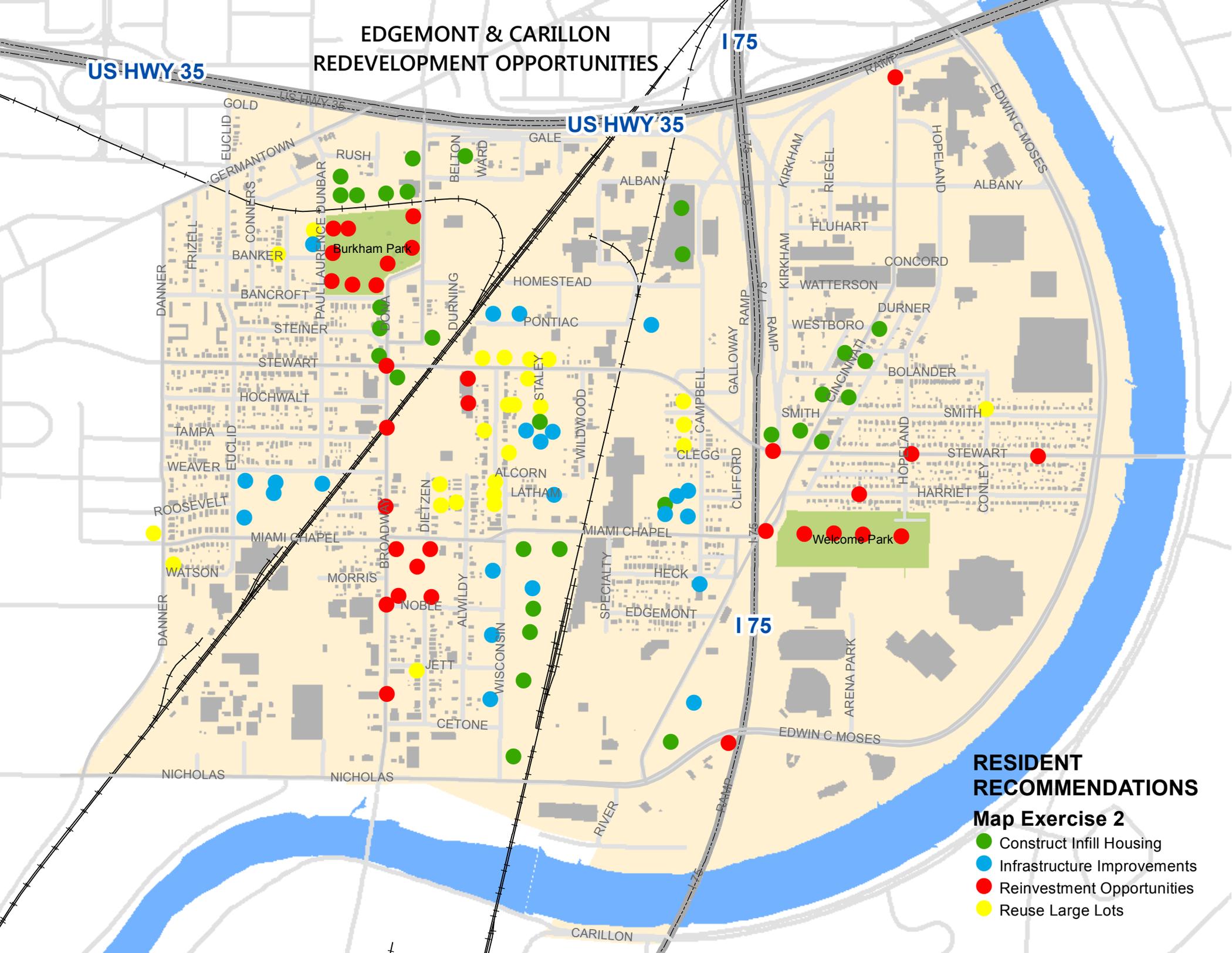
175

175

RESIDENT RECOMMENDATIONS

Map Exercise 2

- Construct Infill Housing
- Infrastructure Improvements
- Reinvestment Opportunities
- Reuse Large Lots



1. RESIDENT LEADERSHIP

GOAL: Grow and maintain leadership within each neighborhood with an emphasis on new and younger resident involvement. Invest in self-development and advance neighborhood initiatives.

OBJECTIVES	ACTIVITIES
Expand block clubs	Create "leadership map" showing active & potential block clubs
	Recruit volunteers to expand network
	Activate block clubs through tangible activities (distributing newsletters, event flyers, neighborhood watch)
Build capacity of local leaders	Promote City training opportunities for neighborhood leaders (NLI)
	Explore potential for a youth leadership mentoring program
Inspire neighborhood pride	Increase resident participation through incentive program
	With partners, plan two community events per year



Resident leadership and community pride can strengthen and positively impact a neighborhood. Block clubs and regularly scheduled community events allow for more opportunities to participate in neighborhood initiatives. By expanding involvement opportunities, residents are more likely to increase their participation as well.

Engaging youth in volunteerism and philanthropy is also a positive for the neighborhood. Youth leadership and mentoring will inspire young adults to create achievable life goals.



2. SAFETY

GOAL: Ensure neighborhood is safe from crime and blight.

OBJECTIVES	ACTIVITIES
Establish neighborhood watch	Distribute crime prevention tips through block club network
	Build strong relationships with Dayton Police
	Include information on how to actively report crime & suspicious behavior in newsletters
Decrease crime in neighborhoods	Identify & monitor neighborhood "Hot Spots" or places of repeated criminal activity
	Contact landlords about criminal activity on their properties
	Work with Dayton Police & Housing Inspection to "Use Nuisance" problem properties
Incorporate CPTED into development plans & activities	Include Dayton Police trained in CPTED in design development discussion (housing, business & infrastructure)

Crime Prevention through Environmental Design (CPTED) is another way residents can deter opportunistic crime. Yearly presentations on landscape design and lighting can teach residents easy ways to encourage safe neighborhoods.

Neighborhood Watch

Both Carillon and Edgemont have small defined residential areas compared to other Dayton neighborhoods. Because of their size, they may benefit from establishing an active neighborhood watch. Residential areas can be broken up into manageable block groups, led by a block captain. Block captains would meet with Dayton Police on a regular basis to discuss criminal activity and review statistics. Any crime prevention tips or updates can be distributed easily by Block Captains.

Strong relationships with Police create safe communities. Dayton Police make it a priority to participate in community events to show support and build trust with area residents. Notable events include National Night Out and Coffee with a Cop. They also attend neighborhood meetings to keep up to date with neighborhood concerns.



3. HOUSING

GOAL: Support existing homeowners and create opportunities for new homeownership investment.

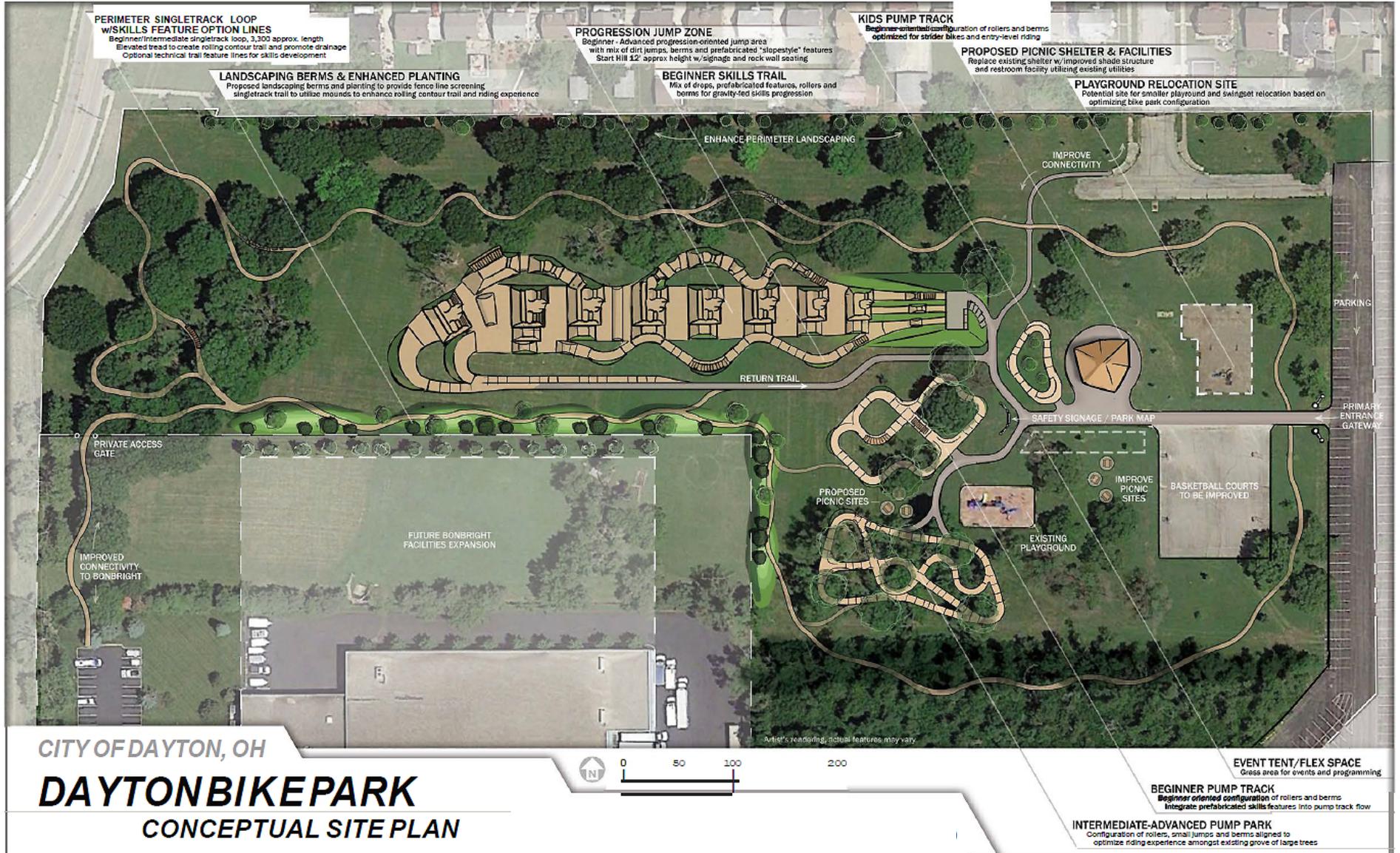
OBJECTIVES	ACTIVITIES
Strengthen residential areas	With partners, create development plan for target areas <ul style="list-style-type: none"> • Carillon: N of Welcome Park • Edgemont: SW of Burkham Park
	Market vacant lots for infill within target areas
	Encourage residents to enroll in homeownership programs
Expand home improvement programs	Grow efforts with Rebuilding Together Dayton, others
	With partners, create home improvement loan products
Reduce blight	Strategic demolition (NIP)
	Encourage "Lot Links" for vacant properties
	Organize clean-ups in key areas
Land Use & Zoning	Review zoning district boundaries for appropriateness
	Create housing inventory to monitor condition & occupancy status
	Enforce housing code

Infill Housing is one way to add new residents to the area. Typically infill housing is constructed through a federal affordable housing grant but can also be done through traditional methods. Homeownership classes can prepare first-time homebuyers for their home purchase. Downpayment assistance may also be available.

Home improvement programs can aid residents with typical maintenance, but also can be used for major renovations that can modernize a home's finishes. Also, partnerships with Rebuilding Together Dayton can help elderly residents with needed maintenance and updates to their homes.

Extensive blight removal was made possible within the Edgemont neighborhood through the NIP program with a goal to stabilize home values. Regularly scheduled neighborhood clean-ups can also increase the attractiveness of the area.





4. RECREATION

GOAL: Maximize the potential of recreational amenities, including parks and riverfront AND focus on youth serving initiatives.

OBJECTIVES	ACTIVITIES
Improve & expand amenities & utilization of parks & open space	Burkham Park <ul style="list-style-type: none"> • Upgrade amenities (2022) • Support Renew Miami Chapel Plan
	Welcome Park <ul style="list-style-type: none"> • Bike Park construction • Install new playground equipment, basketball courts • Update shelter
	Promote expansion of bikeways <ul style="list-style-type: none"> • W Stewart St • S Broadway St • Germantown St
	Connection with Great Miami River through intentional design of gateways
	Encourage exercise & physical fitness
Establish a safe space for youth activities	Partner with churches & volunteers to start small after school program
	Create a consistent schedule to build local support & continuity
Engage youth	Build relationships with youth to determine what types of programs to offer
	Build partnerships with youth serving organizations <ul style="list-style-type: none"> • Summer camps • Mentoring programs

Burkham Park functions as a neighborhood park for Edgemont and the adjacent Miami Chapel neighborhood, especially DeSoto Bass public housing complex. It provides recreation space for area youth and allows the neighborhood to host community events.

Upgrades to park equipment are scheduled for 2022. Youth summer camps and other programs can be established in the area through potential partnerships with the YMCA and the University of Dayton. An extension of the street grid west of the park is proposed within the Renew Miami Chapel Plan, in hopes of increased accessibility and activation of the park.

Welcome Park will soon be transformed into a premier bike park, which will be a unique amenity to the city and West Dayton area. The City is contracting with International Mountain Biking Association (IMBA) to design the bike park. The design process will engage area residents, and will include updates to the existing park shelter to meet the needs of bike park visitors as well as residents. Also, new playground equipment and basketball court will be installed concurrently with the bike park construction.

Engage Youth

Getting the area's youth involved in recreation, sports, and healthy living practices is another focus within community development. Sports and outdoor activities paired with mentoring influences will allow the children of the area to be successful adults. Partnerships with existing mentoring/sports-focused groups are a great way to get youth involved and foster positive interaction with adults and mentors.



Edgemont Solar Garden has been a longstanding facility within the Edgemont neighborhood. It includes a large planting area, a newly constructed greenhouse and an attached structure.

The Edgemont Solar Garden has had a number of partnerships with local and state institutions and will continue similar partnerships that focus on teaching students and residents about growing and planting food. Also, establishing a farmer's market on or near the Edgemont Solar Garden site would allow residents from the area access to healthy food.

Aquaponics, namely a sustainable fish farm, is another way to provide healthy food to the community. Currently, an exact location for hydroponics is not finalized, but it remains a long term goal.



Community Gardens are a sustainable reuse of vacant lots. Many neighborhoods within the city have added community gardens. They provide space to plant vegetables and a healthy food source for residents. Vacant City-owned lots are perfect for community gardens, as the lots do not require mowing by Public Works, and permission to use the area can be granted easily.

The **Lot Links** tax lien foreclosure process can be used to acquire vacant lots within the neighborhoods to be used for community gardens. Also, the NIP federal grant used for strategic demolition has left vacant residential lots within the Edgemont neighborhood. Some of the lots are great locations for community gardens, landscaping enhancements or reforestation.

5. URBAN AGRICULTURE

GOAL: Expand urban agriculture throughout neighborhoods to address food insecurity and nutrition.

OBJECTIVES	ACTIVITIES
Support Edgemont Solar Garden Initiatives	Secure funding for Executive Director
	Create business plan for growing operation and increase production
	Expand footprint through strategic land acquisition of adjacent vacant lots
	Acquire farm designation
	Expand garden to aquaponics
Encourage community & home gardening	Collaborate with area urban agriculture organizations to teach backyard gardening
	Create a demonstration/ community garden for residents on vacant lots
	Host community events with food grown and cooked by residents
Promote nutrition education and healthy eating habits	Invite community health partners to present key information at meetings
	Facilitate food preparation classed for residents
	Establish a farmer's market to sell healthy foods to residents

Nutrition education and healthy eating habits are also important initiatives that the stakeholders would like to develop within the neighborhood. By establishing partnerships with existing organizations like Montgomery County Public Health and Diabetes Dayton, events, training, and cooking classes can be held within the community. Also, this goal is naturally lends itself to develop partnerships for ongoing urban agriculture initiatives.



EDGEMONT & CARILLON REVITALIZATION

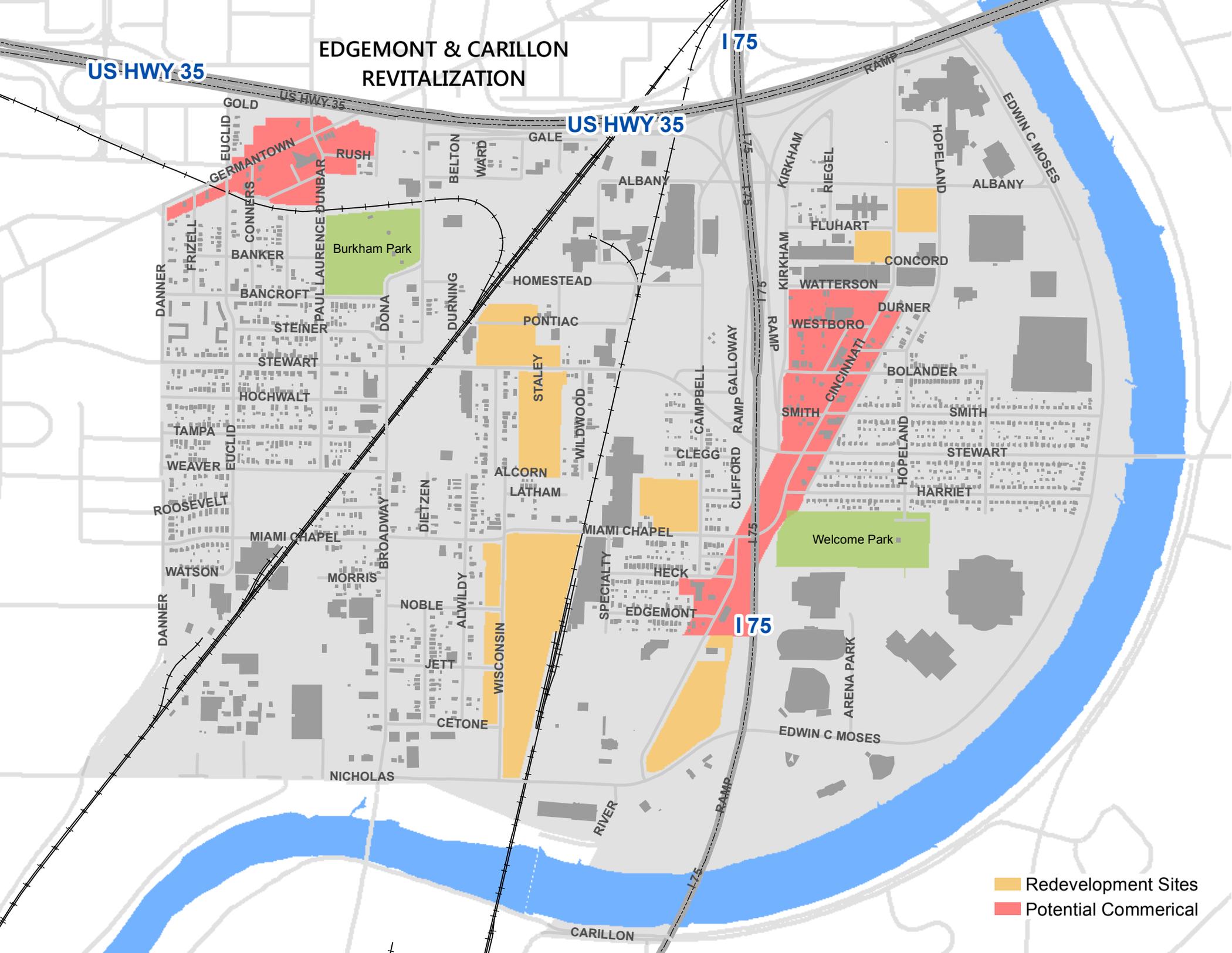
US HWY 35

US HWY 35

175

175

- Redevelopment Sites
- Potential Commerical



6. REVITALIZATION

GOAL: Leverage public projects to attract new investment within the area with emphasis on area's uniqueness.

OBJECTIVES	ACTIVITIES
Encourage sustainability initiatives	Partner with Solar Power & Light for reuse of brownfield as solar energy farm (Wisconsin Blvd)
	Install solar panels at Edgemont solar garden
Invest in infrastructure: Corridors & Gateways	Support infrastructure improvements proposed in complementary plans <ul style="list-style-type: none"> • Renew Miami Chapel Plan • Greater West Dayton Corridor Plan
	Redefine Carillon as a Riverfront neighborhood
	Gateways at key intersections <ul style="list-style-type: none"> • W Stewart St at Edwin C Moses • W Stewart St at Germantown St • Germantown St at US-35 • Nicholas Rd at S Broadway St
Reuse of vacant land	Inventory & market available property for redevelopment (non-residential)
Promote business development & employment	Evaluate Cincinnati St as potential commercial corridor
	Establish a formal business association (CENBA)
	Encourage businesses to promote job openings to area residents
	Utilize resources at Job Center

Alternative Solar Power is Edgemont's primary sustainability initiative. With the abundance of vacant lots within the Edgemont Neighborhood, there is an opportunity to use them sustainably. The neighborhood has expressed interest in constructing a solar farm, where harvested electricity is sold back into the grid.

The razed Delphi/General Motors factory located along Wisconsin Blvd still retains its foundation. This site has an appropriate surface for solar panel installation. Currently, the Greater Edgemont Community Coalition has teamed up with Solar Power & Light to lead this endeavor.

Vacant industrial sites are found throughout the Edgemont neighborhood. An inventory of available property would allow for better marketability of sites. A list of permitted uses may also be helpful when marketing for potential reuse.

Neighborhood Commercial Zoning

Neighborhood residents envision Cincinnati Street as a potential neighborhood commercial corridor with local retail and service uses. The area, zoned Transitional, allows for office uses but not retail or services. A corridor analysis is recommended to see if a transitional to commercial zoning would be economically viable.

Establishing a **Business Association** for the Greater Edgemont area will allow local businesses to identify goals and support community initiatives in a combined effort to achieve success. Job opportunities can also be realized through the collaboration of businesses and neighborhood leaders.

IMPLEMENTATION

The Carillon-Edgemont Neighborhood Plan will serve as a guide for the community's future. Working with the City, neighborhood residents will build on existing partnerships as they begin to implement the plan. At present, there are some key institutions engaged within the community. These existing partners are poised to begin or continue working on goals that have been identified within this plan.

Implementation Structure for Plan Priorities

The City will aid in creating an implementation team that will link neighborhood leaders with potential partner organizations. The team will consist of representative(s) from each neighborhood, City staff, and CityWide staff. The implementation team will work with partners outlined in this chapter, and begin to prioritize activities that have been identified within each plan priority.

Resident Leadership

The City of Dayton and University of Dayton have successfully collaborated to bring AmeriCorps positions to the Department of Planning and Community Development. The AmeriCorps member will function as community organizers. AmeriCorps members assigned to the Carillon and Edgemont neighborhoods will assist with the development of resident leadership.

Safety

Safety goals related to crime prevention are aligned with the neighborhoods goals to grow resident leadership. The police need active engagement by residents to solve crimes. The Dayton Police Department has a robust crime prevention unit. Resident leaders will work with the Dayton Police Department to help establish a neighborhood watch network in Edgemont and Carillon. As new development

comes on line, residents will engage Dayton Police personnel with skills in CPTED (Crime Prevention through Environmental Design) to ensure that safety is part of the design/development process.

Housing

CityWide, along with City staff and neighborhood representatives, will work together to create a housing strategy to focus on plan objectives. Through data analysis, field work, and alignment with other plans (Renew Miami Chapel) housing development target areas will be designated. Working with housing partners Rebuilding Together Dayton, CountyCorp, the Montgomery County Land Bank, and the City, home improvement activities will be initiated to support and grow homeownership. CityWide will work with these groups to find funding to support these efforts.



Recreation

Residents of the Carillon neighborhood have been actively engaged with the City and Bonbright Distributors in the development of Welcome Park. This work continues and a timeline for improvements should be set and published so that residents are aware of the construction process and plan for completion.

Burkham Park is important to the Edgemont neighborhood. Redevelopment of the park will encourage more family-friendly activities. Also, construction of new housing around Burkham Park is part of the Renew Miami Chapel plan. Partners that will work with the leadership of Greater Edgemont Community Coalition will include: Greater Dayton Premier Management, COD Recreation and Youth Services, CityWide, and the DeSoto Bass Residents Councils.

Urban Agriculture

The plan supports the expansion of the Edgemont Solar Garden to both grow and sell local produce. Established in 1978, with the assistance of the University of Dayton, the group has been able to turn a vacant lot into a community garden and solar greenhouses, reducing food costs for low-income families. The City has been a supporter of this effort from the beginning and will continue to do so in the future.

One of the outcomes of the planning process was an interest in encouraging home gardening and teaching people how to establish small planting beds in their yards. In addition to local leadership from the Solar Garden, there are a variety of local organizations involved in urban agriculture that can bring assistance to such an effort including: Mission of Mary Farms, Homefull, and Central State University and Extension. There is also local training available through Five Rivers Metro Parks and other organizations that provide hands on assistance in how to garden effectively.

Revitalization

Neighborhood leaders have identified several objectives related to the economic vitality of the community. One of the key goals is to address blighted structures throughout the community. A partnership among the neighborhoods, the City and the Land Bank already exists and 74 blighted residential properties will have been removed through NIP by 2019. A closer relationship needs to be built with the zoning department to ensure compliance with commercial zoning code.

The City Department of Economic Development Department is actively involved with businesses in both neighborhoods and is the natural leader to work with employers in the establishment of a business association. Residents believe that the businesses in the area have a desire to work together and could be a powerful advocate for neighborhood plans and priorities and to encourage additional neighborhood investment. A robust relationship could also create a greater link between the unemployed and job openings at these companies. The City could also be helpful in brokering resources to assist the Edgemont neighborhood in furthering their plans for establishing a solar grid on the former Wisconsin Blvd site.



SUPPORTING WEST DAYTON PLANNING EFFORTS

Infrastructure Investment

There are a number of adopted plans that focus on infrastructure investment within the Greater West Dayton geography. This neighborhood plan supports the strategies and funded/proposed projects of these existing plans. The most recent and notable is the Greater West Dayton Corridor Plan. Four identified corridors within that plan are located within the subject area of the neighborhood plan: Edwin C. Moses Blvd, Germantown, Stewart, Broadway Streets. Below are the Corridor Plan's projects, some are already funded, and others will be the focus of future funding opportunities.

Renew Miami Chapel Plan was federally funded through the HUD Choice Neighborhood Planning and Action Grant and provided an intense level of grassroots community organizing involving five neighborhoods; Miami Chapel Lakeview, Pineview, Madden Hills, and Edgemont. Focused around the redevelopment of the DeSoto Bass public housing site, the plan's recommendations can also lead to funded projects within Edgemont, which lies east of the Miami Chapel neighborhood.

While Edgemont is not the focus of new housing construction within the Renew Miami Chapel Plan, it is directly adjacent to the primary development area. Edgemont also includes critical sections of the Germantown corridor which serves as the "front door" to the plan subject neighborhoods. Edgemont will be targeted for other supporting stabilization opportunities, like home improvement loans which aim to strengthen the existing housing stock.

Within Chapter 7, Well Being, the plan notes the importance of a continued partnership with the Edgemont Solar Garden to support its efforts to develop urban agriculture. To address

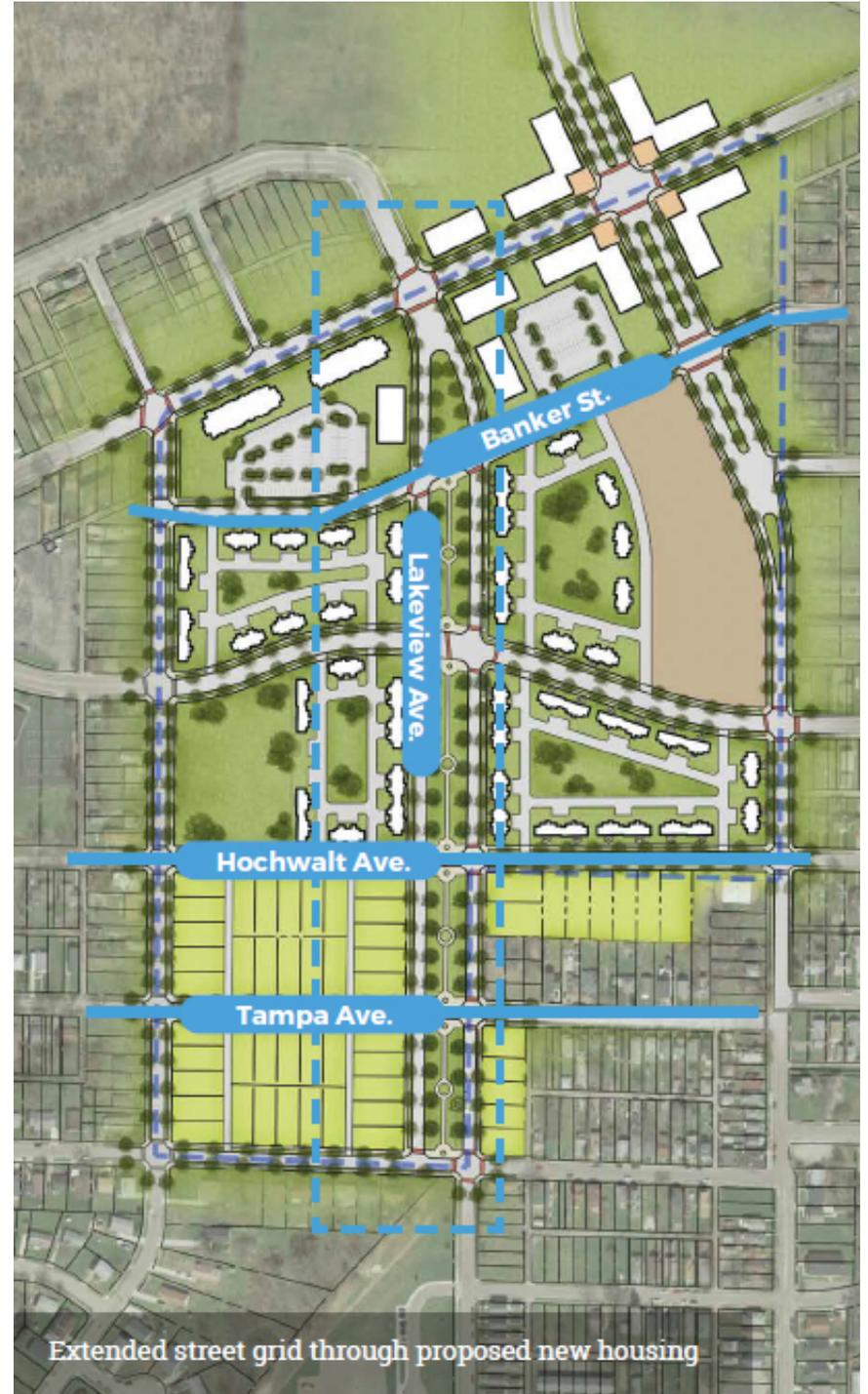
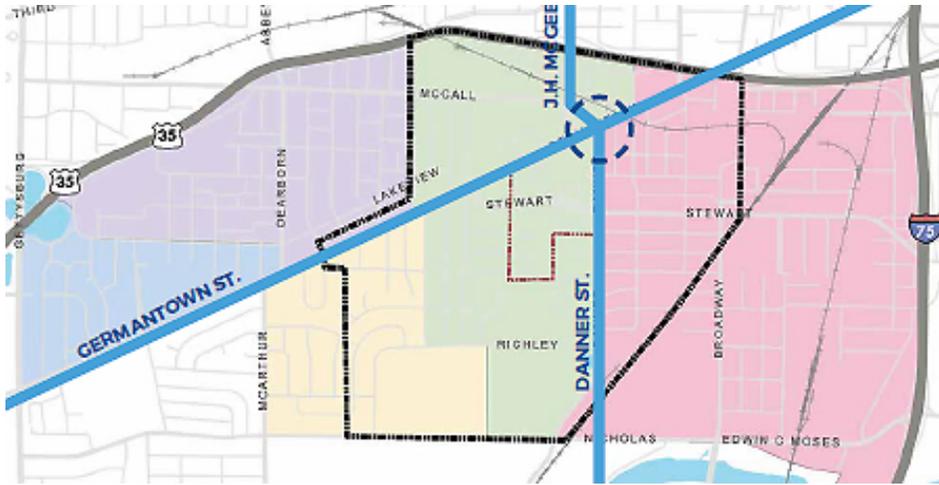
food insecurity in West Dayton, the accompanying metric plans to maintain a minimum of three community gardens throughout the Greater Miami Chapel Area.

Within Chapter 8, Asset & Economy Building, the plan recommends building strategic relationships with thriving businesses within the Edgemont neighborhood. Working with existing businesses to strengthen their presence in the area can also increase resident access to area jobs.

In Chapter 9, Transportation, the plan proposes several projects to improve accessibility across the geography. The primary project recommends a new gateway at the key intersection of James H McGee Blvd and Germantown Street. This intersection is a primary connection to US-35, and ultimately I-75. A new gateway will complement the new Town Center vision for commercial development along the Germantown corridor as well as the new housing proposed to replace DeSoto Bass just south of the intersection.

Another transportation improvement recommends the extension of James H McGee Blvd to Danner Avenue as part of the reconfiguration of the DeSoto Bass site. A more prominent intersection of Danner Avenue and W Stewart Street can also be achieved with the proposed extension and will increase accessibility to the area in hopes to attract new residents and businesses.

The plan also recommends a road diet along Germantown Street from Edwin C Moses Blvd to Lakeview Avenue to enhance its walkability. The proposed road diet includes one lane in each direction with a central turning lane, and bike lanes on either side. Bump outs will be introduced between W Stewart Street and Lola Avenue where the current business district exists.



Extended street grid through proposed new housing

The redevelopment of DeSoto Bass also includes a recommendation to extend Banker Street, Hochwalt and Tampa Avenues through the site, reconnecting it to the existing street grid. The new street grid will allow better accessibility and increase utilization of Burkham Park.

Finally, the plan proposes the creation of a comprehensive plan for a bicycle network for the subject area, and Greater West Dayton as a whole. It recommends that bikeway improvements be incorporated into the redesign of key corridors and any gateway improvements.

Greater West Dayton Corridor Plan outlines funded and proposed infrastructure improvements as well as strategies for implementation within the West Dayton geography. The plan includes projects that will positively impact the Carillon and Edgemont neighborhoods. Corridors slated for improvements within this plan area include W. Stewart, Germantown, and S. Broadway Streets and Edwin C. Moses Blvd (Nicholas Road).

Four gateway improvements are proposed within or near the Carillon-Edgemont area. Two gateway improvements are proposed along Edwin C. Moses Blvd (Nicholas Road) at W. Stewart Street and at the intersection of S. Broadway Street (Dryden Road). These two intersections were identified by residents as top priorities during the gateway map exercise for the Carillon-Edgemont Neighborhood Plan. They also serve as the entrances to the city, West Dayton, and neighborhoods and being located along the Great Miami River allows for high visibility.

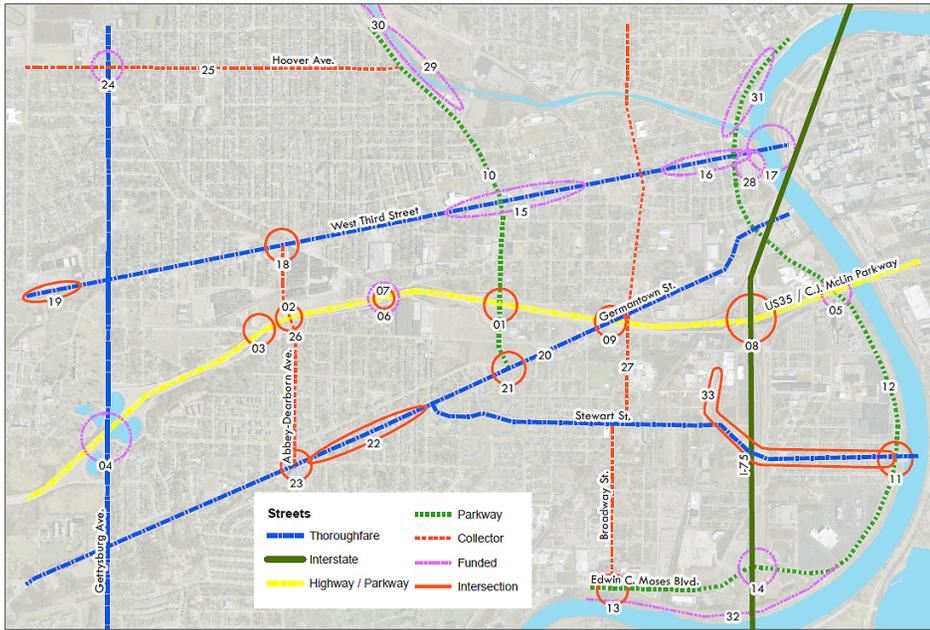
Additionally, gateway improvements are proposed at the northern Edgemont neighborhood boundary along Germantown Street at the intersections of S. Broadway Street/ US-35 (overpass) and also at the James H. McGee Blvd intersection. Germantown Street functions as a major

spine connecting West Dayton. The gateway improvements are proposed where the corridor has potential for commercial development.

Other proposed infrastructure improvements include: I-75 underpass lighting at the intersection of US-35, infill street trees along Edwin C. Moses Blvd and Germantown, and W. Stewart Streets streetscape enhancements from Edwin C. Moses Blvd to Campbell with potential gateway, S. Broadway Street bike lane from W. Third Street to Edwin C. Moses Blvd (Nicholas Road).

Currently funded projects include: a bikeway along the Great Miami River from Edwin C. Moses Blvd to W. River Road, replacement of I-75 bridge decks over Edwin C. Moses Blvd and Great Miami River, and US-35 underpass lighting from Edwin C. Moses Blvd to Wayne Avenue.

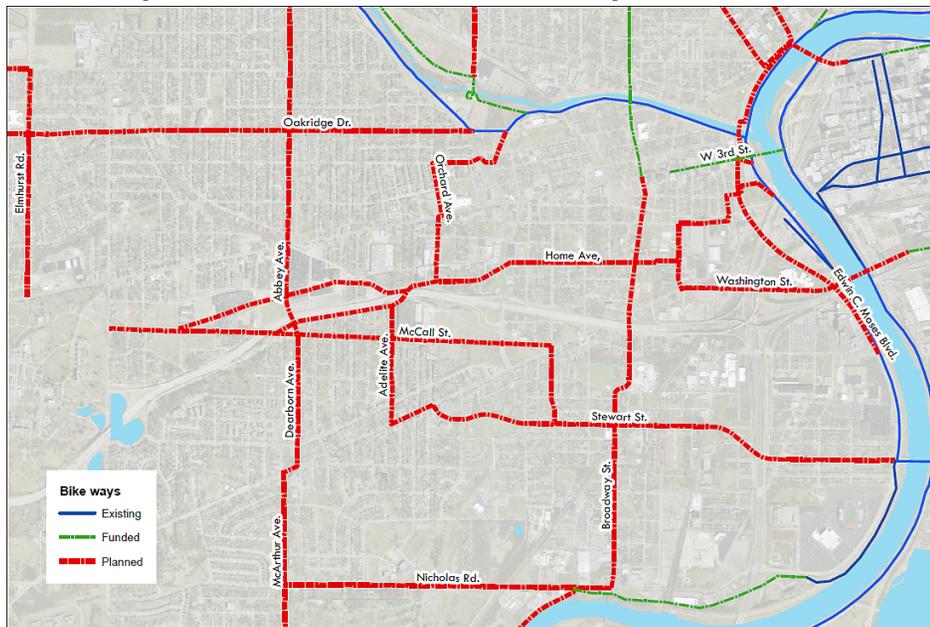
West Dayton Corridor Plan



7/17/2017



West Dayton Corridor Plan - Bike ways



7/5/2017



POTENTIAL FUNDING SOURCES

City of Dayton

Capital Requests for improvement projects can be applied for during the City's annual budgeting process. Once a project or program has been identified, funding can be requested. Approval of project funding through capital money is done on an annual and case by case basis.

Mini Grants allow neighborhood groups to apply annually for up to \$5,000 to fund physical improvements, community events, marketing programs, and other initiatives. Dayton awards up to \$100,000 annually for submitted projects that meet the requirements.

Community Engagement Grants allow neighborhood associations, block clubs, and business associations to help fund community-based activities. Organizations can apply no more than two times per year, with awards not exceeding \$500 annually.

Issue 9 approval allowed for a 1/4 percent earned income tax increase for the City for a period of eight years. The additional income tax revenue will allow Dayton to fund park improvements, residential street resurfacing, mowing vacant lots, preschool promise, increase of police officers and other neighborhood initiatives.

Both neighborhoods will benefit from Issue 9 funds. Street resurfacing and vacant lot mowing will add to the attractiveness of the neighborhoods. Also, Burkham and Welcome Parks will be updated in the near future with the increase in income tax money received by the City.

CityWide Development has a variety of small business financing tools available for Dayton businesses. Qualifying companies can borrow up to \$50,000 using the **Microloan Program**.

Montgomery County Land Bank: Thriving Neighborhoods Initiative Currently, in its pilot phase, this new initiative will likely select one neighborhood within Dayton each year to develop a plan to revitalize its residential areas. Subsequent years with focus on implementation of the redevelopment plan. Carillon and Edgemont have the opportunity to be chosen for this initiative in the coming years.

Community Development Block Grant (CDBG) is one of the longest running programs funded by the US Department of Housing and Urban Development (HUD). CDBG is a flexible program that provides community resources to address a wide range of unique community development needs including but not limited to affordable housing, anti-poverty programs, and infrastructure improvements.

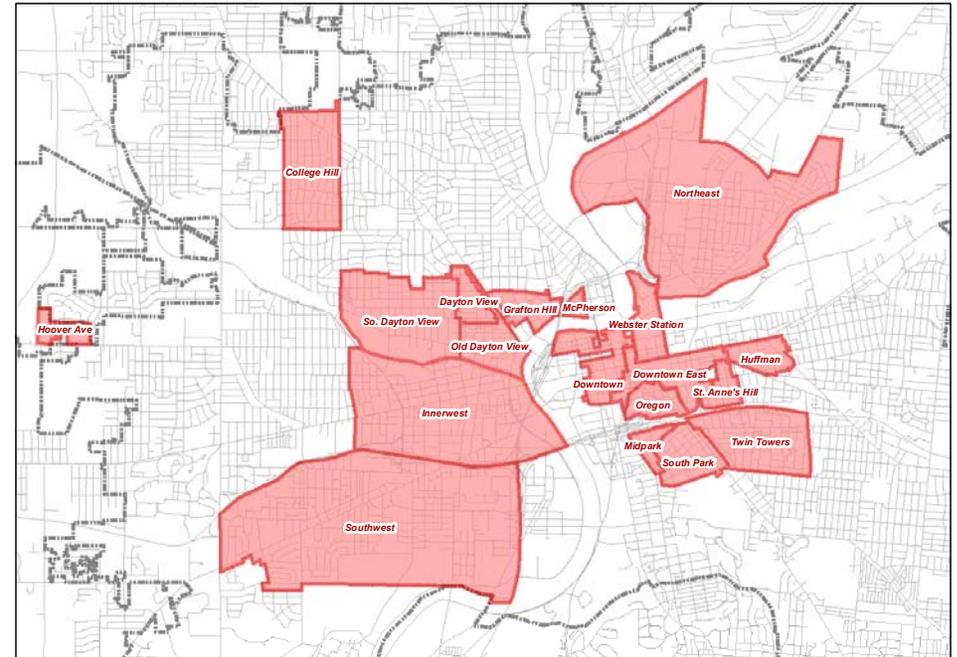


Community Reinvestment Areas (CRA) are designated within the city that have been authorized by Dayton and the State of Ohio to offer tax incentives to encourage residential investment in real property within the target area. Improvements to real property usually increase property value and therefore increase property taxes. The property taxes assessed after improvements made to the real property are either reduced or eliminated (exempted) for a predetermined period of time.

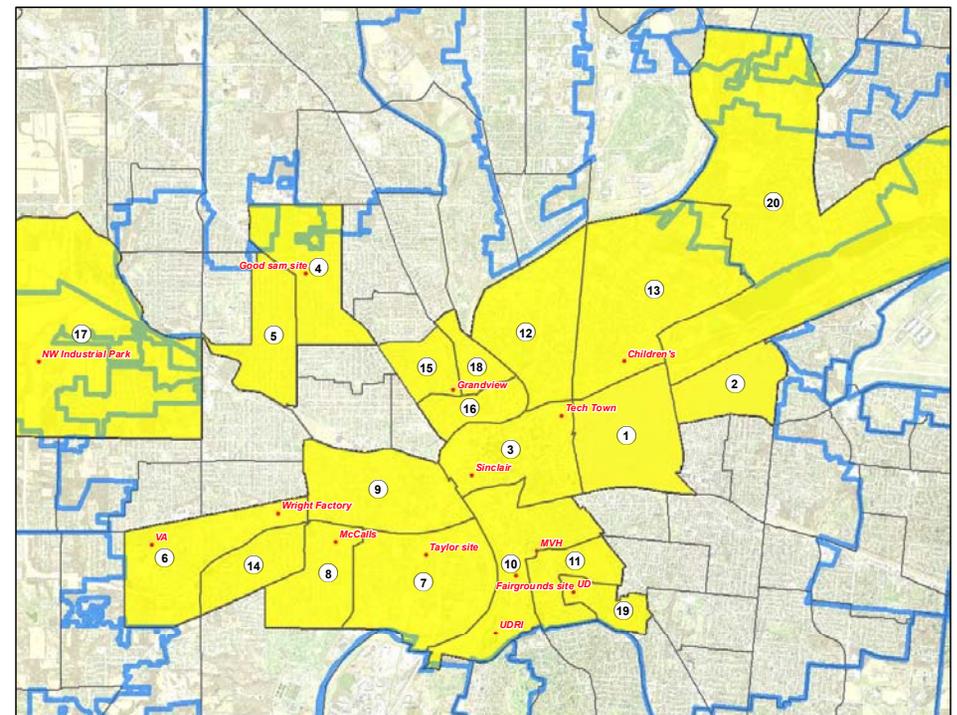
Dayton has a Southwest CRA established with boundaries that include the Edgemont neighborhood. Residential investment or improvements within Edgemont may be eligible for property tax exemptions. Maintenance improvements do not qualify. Contact the Department of Planning and Community Development for more information.

Opportunity Zones are designed to spark economic investment and job creation within distressed communities. The program provides tax incentives for investors to re-invest their unrealized capital gains into Opportunity Funds. The 2017 Tax Cuts and Jobs Act permits states to classify low-income census tracts as eligible Opportunity Zones. Carillon and Edgemont, as one census tract, have been identified for this private investment opportunity.

Transportation improvements are funded through state and federal resources. Typically, these grants require a 20% City match from general funds. Key funding opportunities include: State Issue One Grant, Transportation Alternatives (TA) Grant, State Surface Transportation Projects Funds (STP), and Congestion Mitigation and Air Quality (CMAQ) Grant. The **Miami Valley Regional Planning Commission** manages these transportation grants.

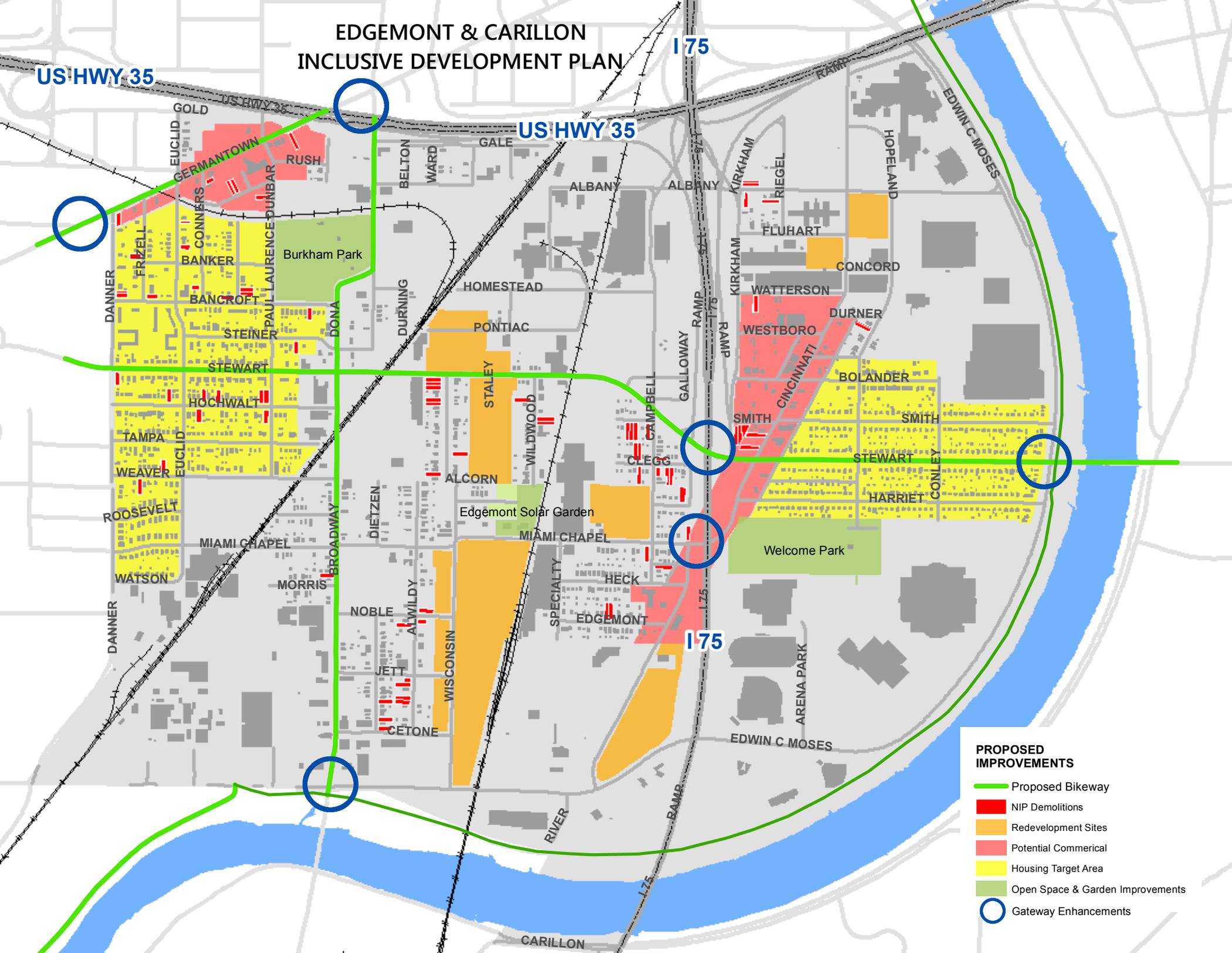


Map of Community Reinvestment Areas within Dayton



Map of Opportunity Zones within Dayton

EDGEMONT & CARILLON INCLUSIVE DEVELOPMENT PLAN



PROPOSED IMPROVEMENTS

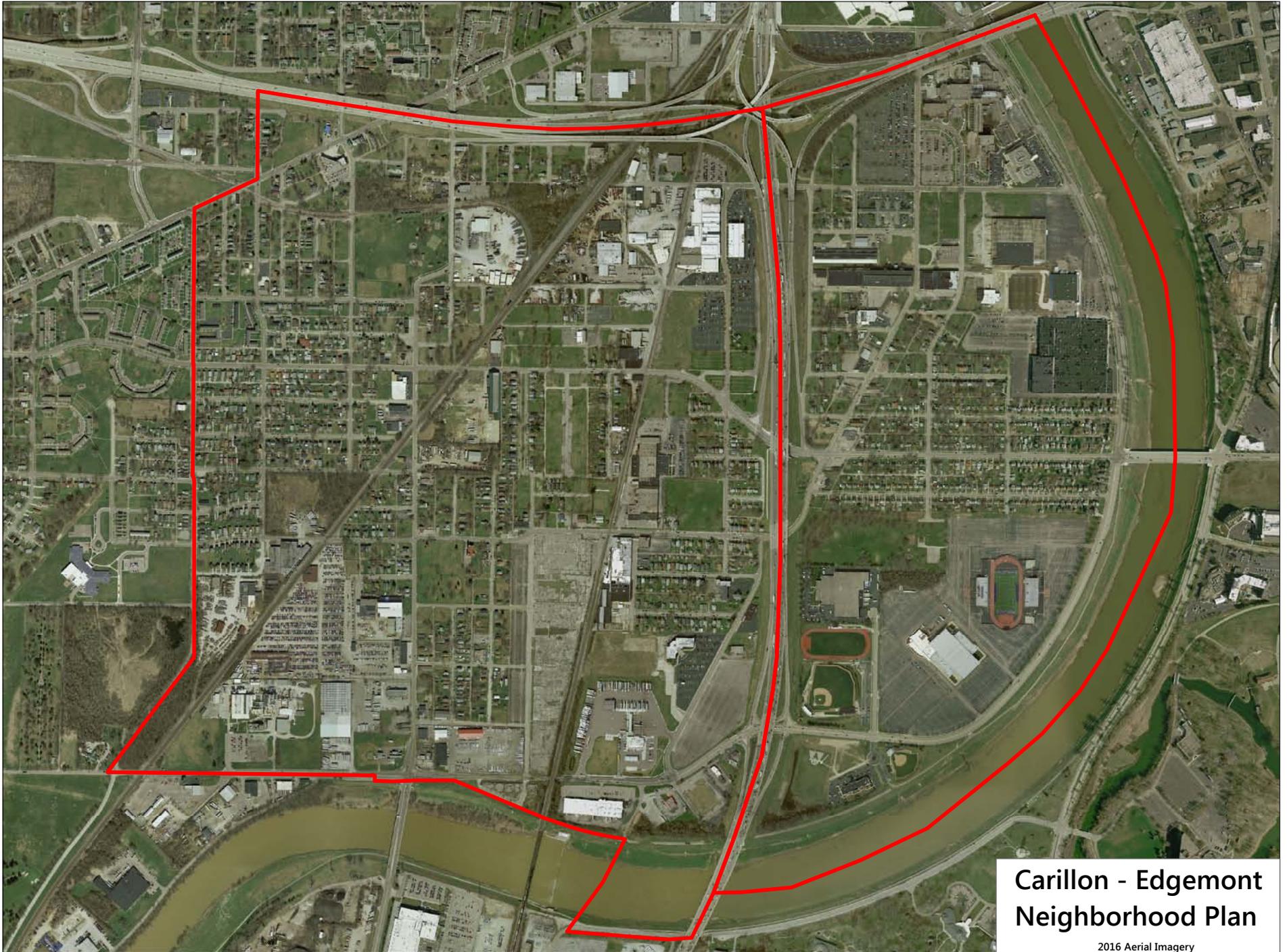
- Proposed Bikeway
- NIP Demolitions
- Redevelopment Sites
- Potential Commerical
- Housing Target Area
- Open Space & Garden Improvements
- Gateway Enhancements

NEXT STEPS

Review and support of the Carillon-Edgemont Neighborhood Plan by both Carillon Civic Council and the Greater Edgemont Community Coalition, and by the West Priority Land Use board is an integral step in proceeding with plan approval and adoption. Once approved by the City Plan Board, the plan will then be presented for adoption by the Dayton City Commission. Adoption by the City Commission will allow this plan to support complementary plans and provide the leverage needed to win competitive funding for proposed projects.

Utilizing the Carillon-Edgemont Inclusive Development Plan Map as a guide, City staff, neighborhood representatives, and partner organizations can work together to create a more detailed and comprehensive strategy for implementation of each plan element. Research of qualifying potential funding opportunities is also needed.

Some plan elements can be implemented with more of a grassroots community organizing approach. These elements can begin work immediately to gain momentum.



**Carillon - Edgemont
Neighborhood Plan**
2016 Aerial Imagery