June 2019

UDA

NORTHWEST DAYTON NEIGHBORHOODS VISION

Dayton, Ohio

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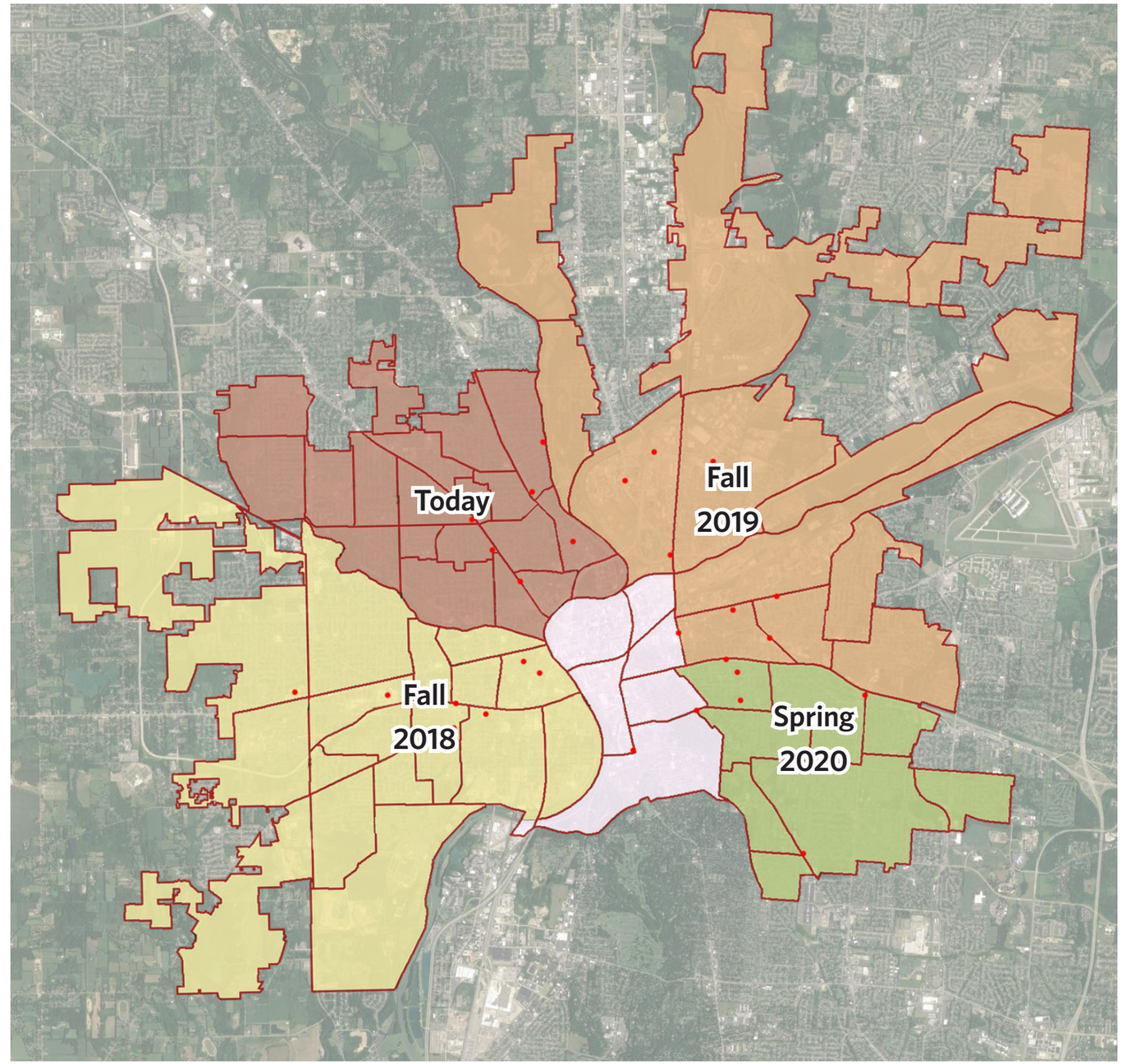
WELCOME

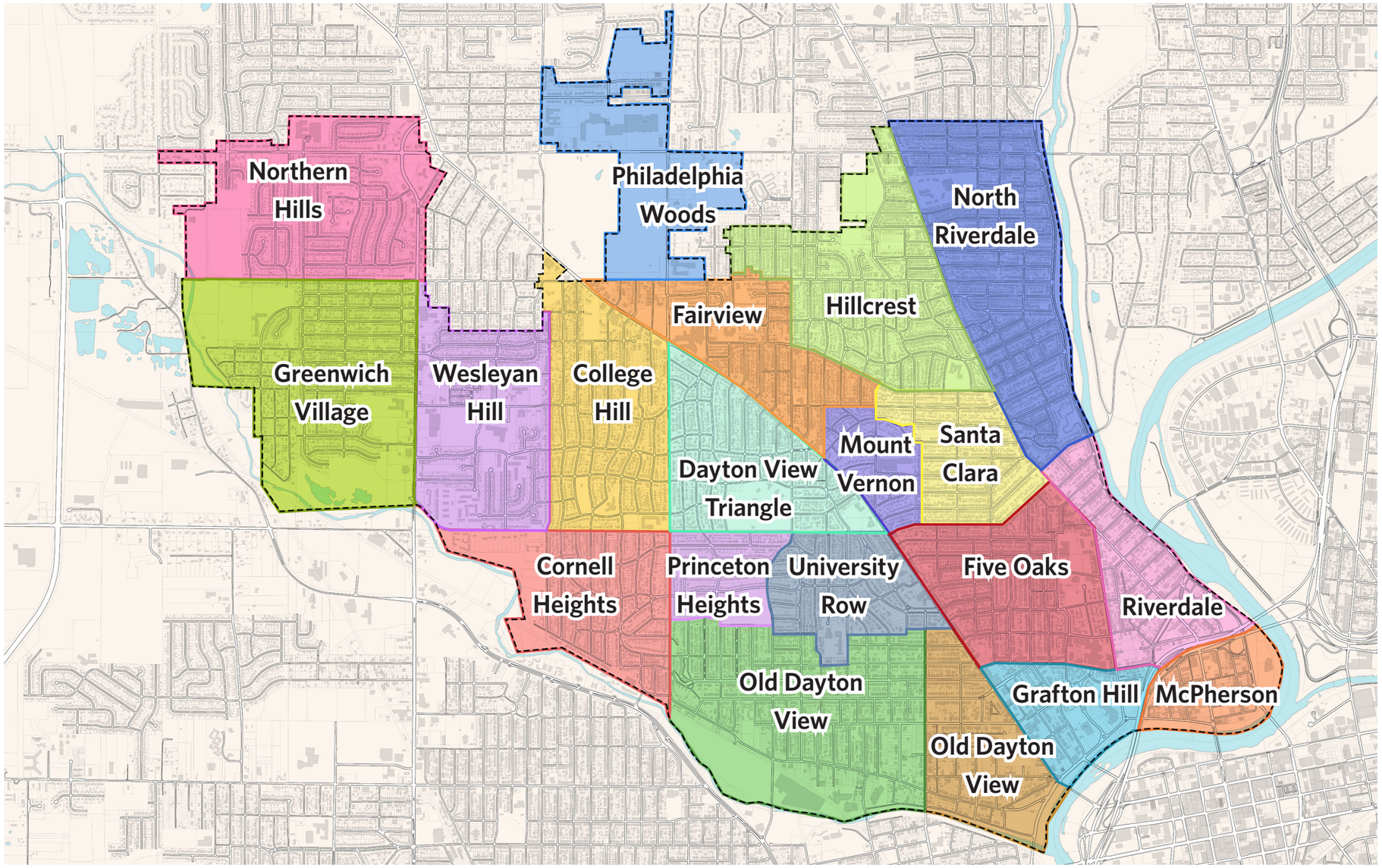
AGENDA —
WHAT ARE WE GOING TO TALK ABOUT TODAY?

1. Northwest Planning Update
2. Open Space Corridors
3. Main Street Corridor
4. Salem Avenue Corridor
5. Implementation
6. Listening to You

A VISION FOR DAYTON



NORTHWEST AND FROC NEIGHBORHOODS

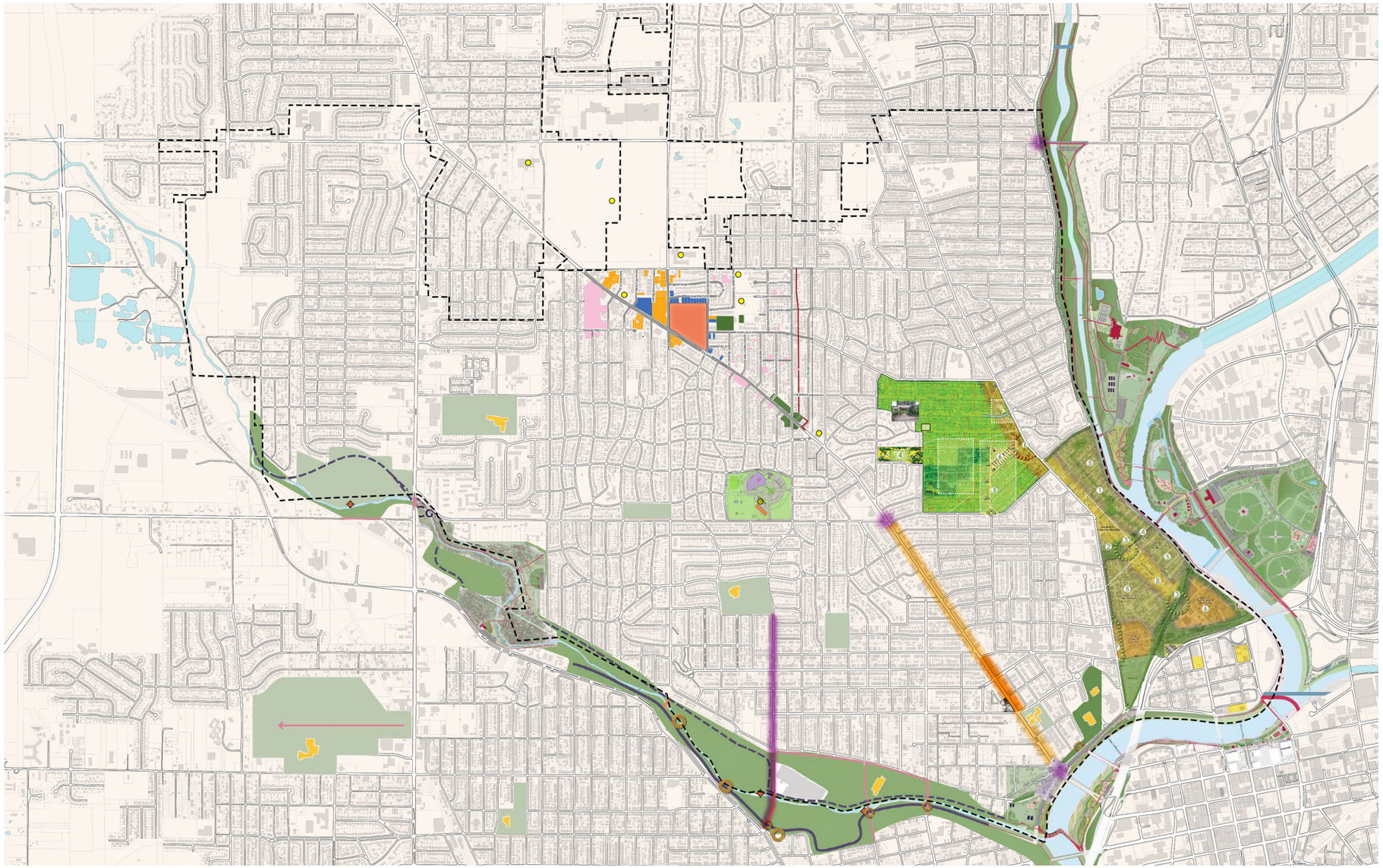


NORTHWEST & FROC PLANNING CONTEXT

PREVIOUS AND ONGOING PLANS

- Riverfront Master Plan (2018)
- Phoenix Project & Phoenix Next Vision Document
- Salem Avenue Corridor Plan
- Grafton Hill Neighborhood Plan
- Five Oaks Neighborhood Plan
- University Row Neighborhood Study
- Riverdale Neighborhood Plan
- North Main Corridor Plan (2018)
- Greater Miami Boulevard Plan
- Salem Avenue Peace Corridor
- Dayton View Triangle Neighborhood Improvement Project (1988)
- Dayton View Triangle Strategic Plan (1988)
- Five Oaks Stabilization Plan (1993)
- Gettysburg Ave Corridor Land Use & Zoning (1995)
- Gettysburg Avenue New Visions for the 21st Century (1993)
- Historic Grafton Hill Strategic Plan (2000)
- Jane Reece Strategic Neighborhood Plan (1990)
- North Main Street Revitalization Plan Revitalization Framework (2003)
- North Main St. Strategic Plan (1995)
- North River Salem Ave. Business District Urban Design Plan (1988)
- Phoenix Project Strategy Plan & Map (2008)
- Riverdale Neighborhood Improvement Plan (1993)
- Riverview Corridor Development Plan (1995)
- Wesleyan Hill Neighborhood Housing Strategy (1995)
- Wolf Creek Corridor Study and Redevelopment Plan (1989)

STITCHING THE PLANS TOGETHER

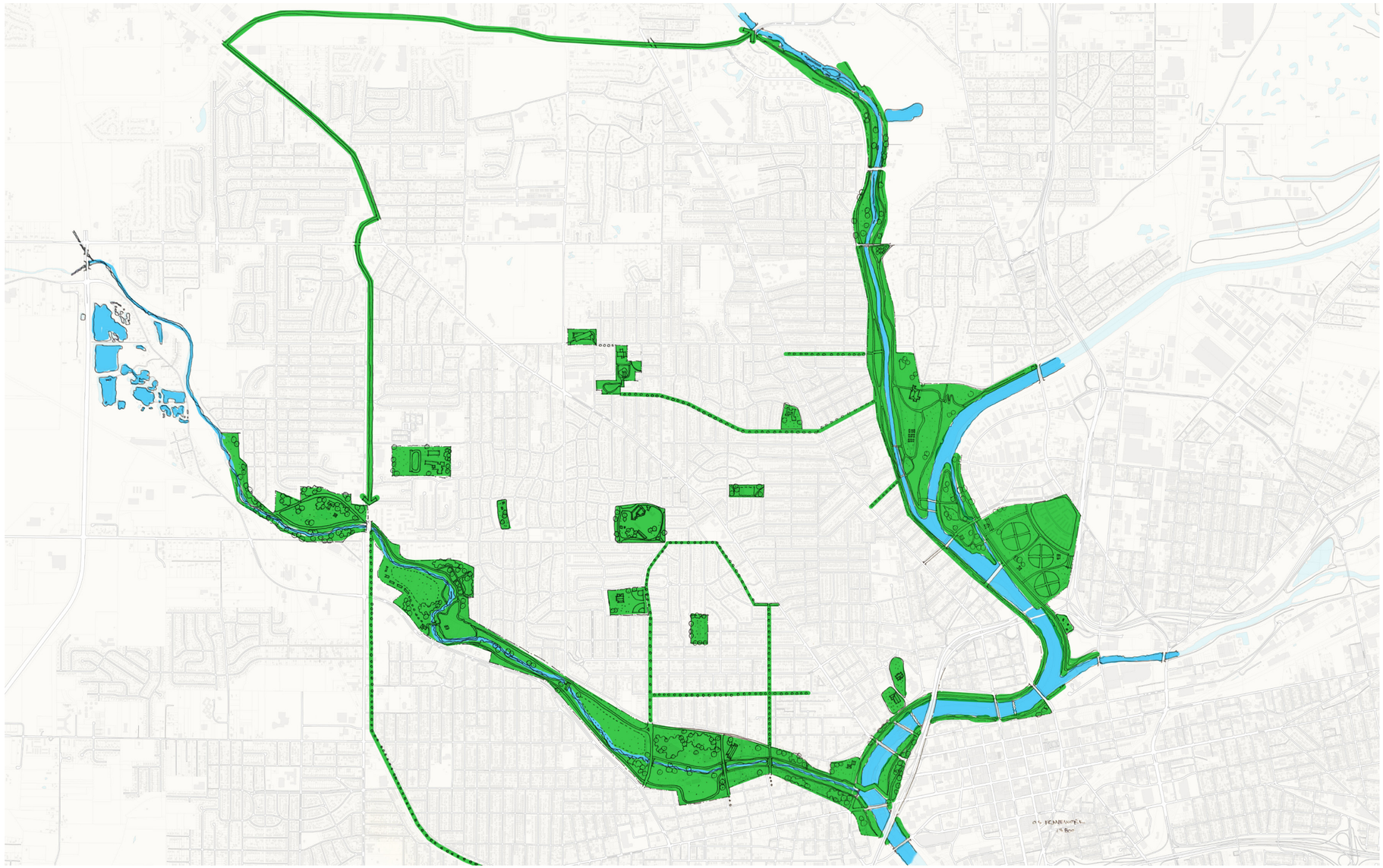


HAPPENING NOW

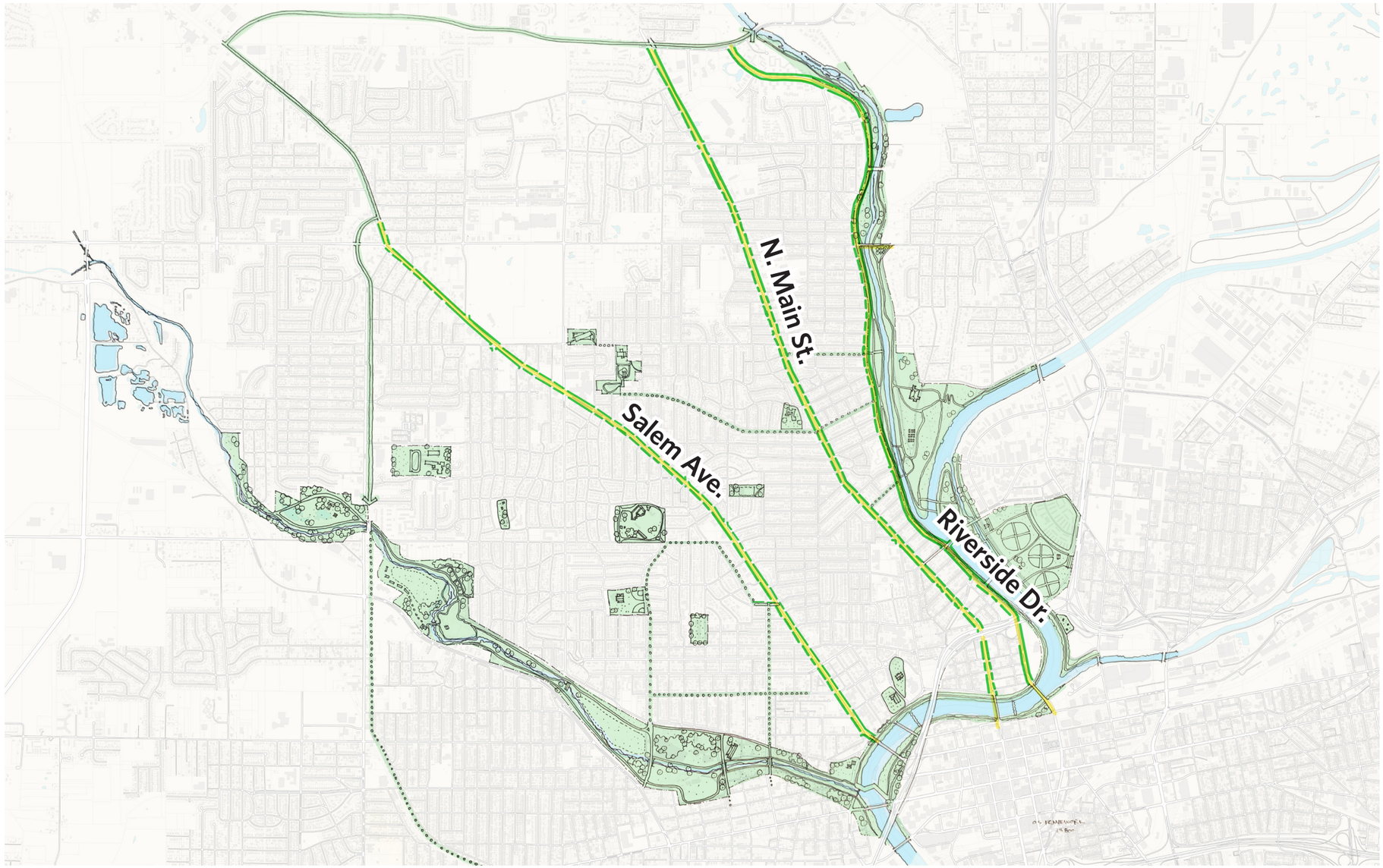
- Salem Ave Funded
  - Phase 1, 2021
  - Phase 2, 2022
- Omega's Hope Center for Families
- Gem City Market
- Wolf Creek Trail Expansion

CONNECTING NORTHWEST NEIGHBORHOODS

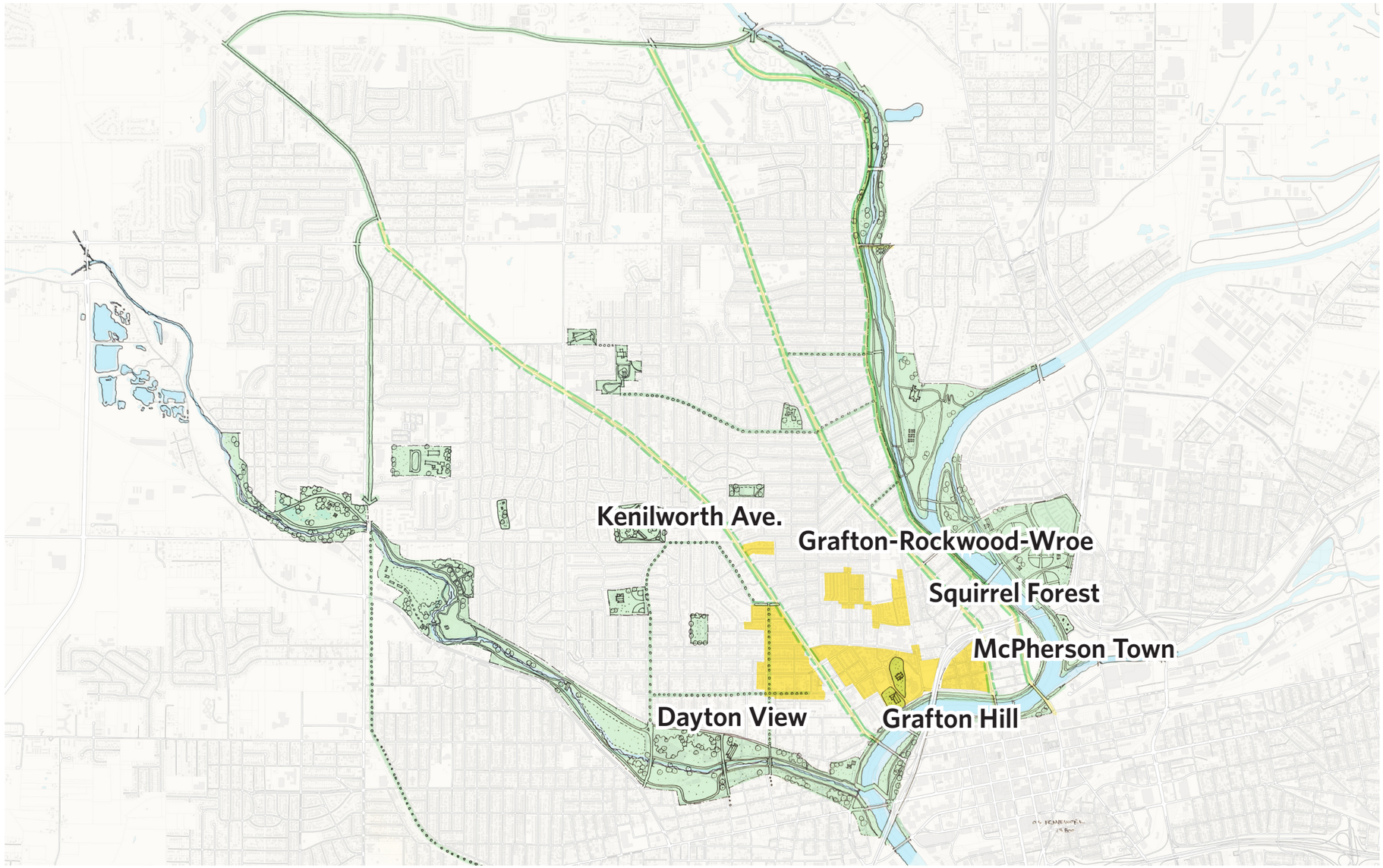
OPEN SPACES



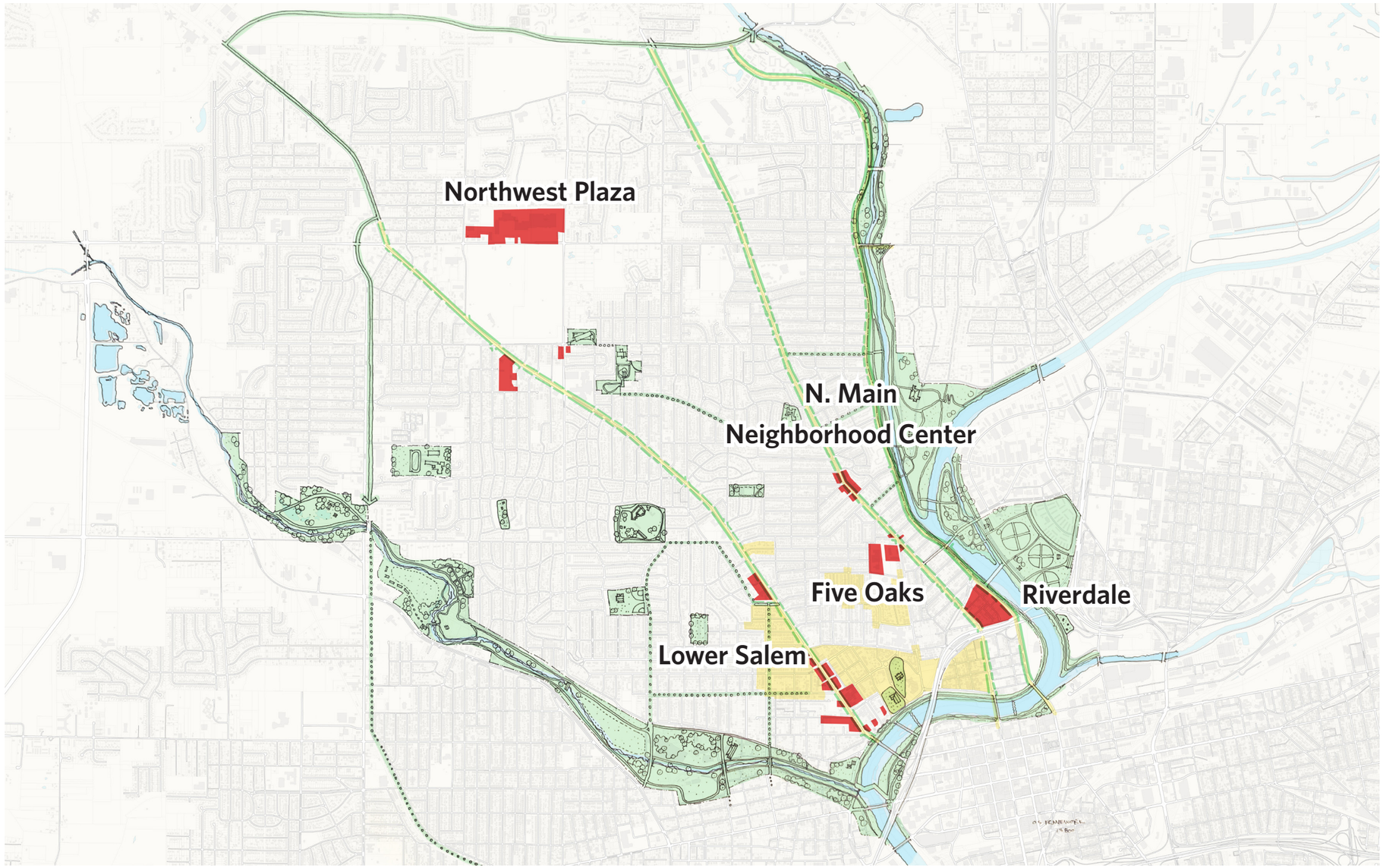
CORRIDORS



HISTORIC DISTRICTS

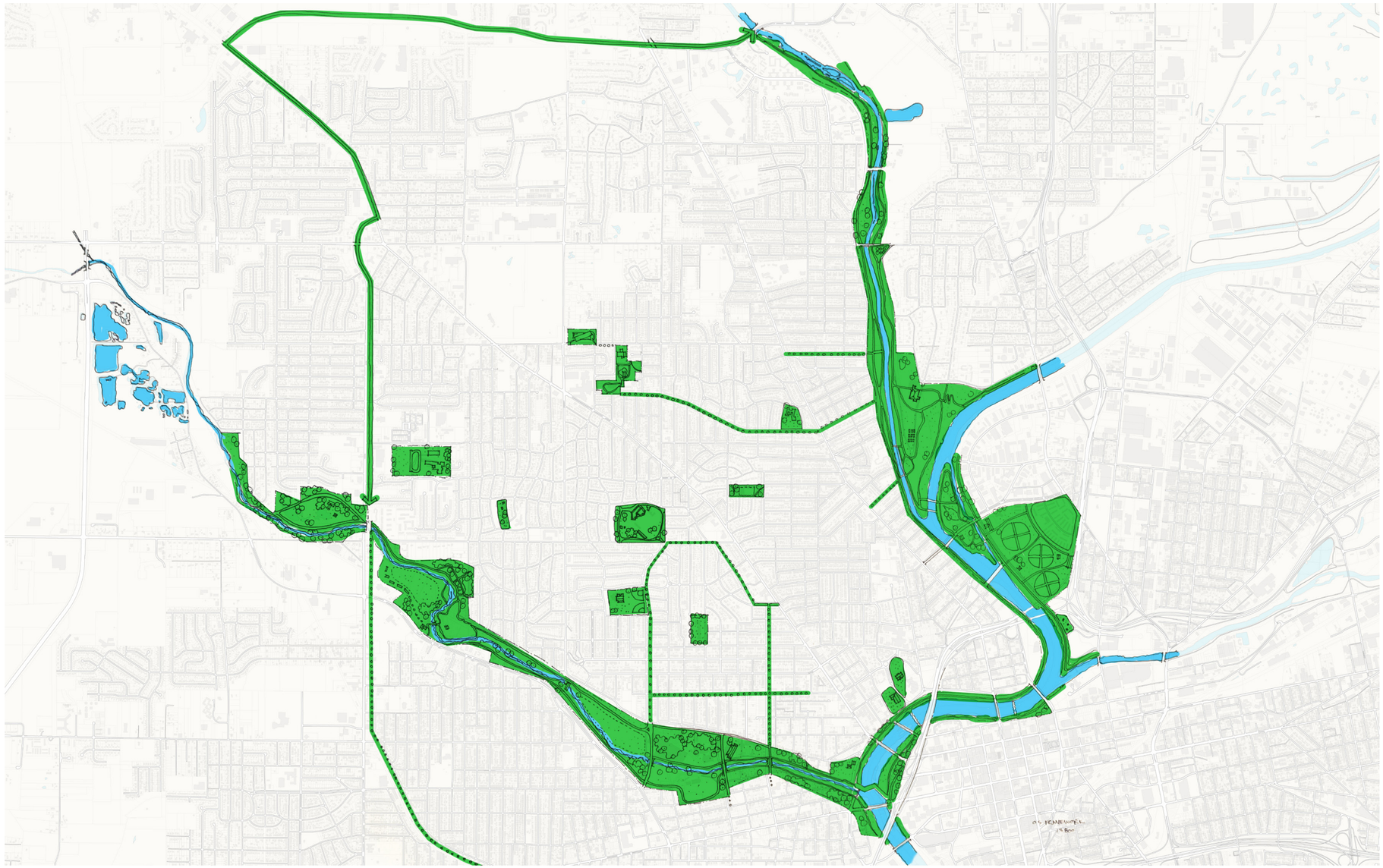


OPPORTUNITY SITES

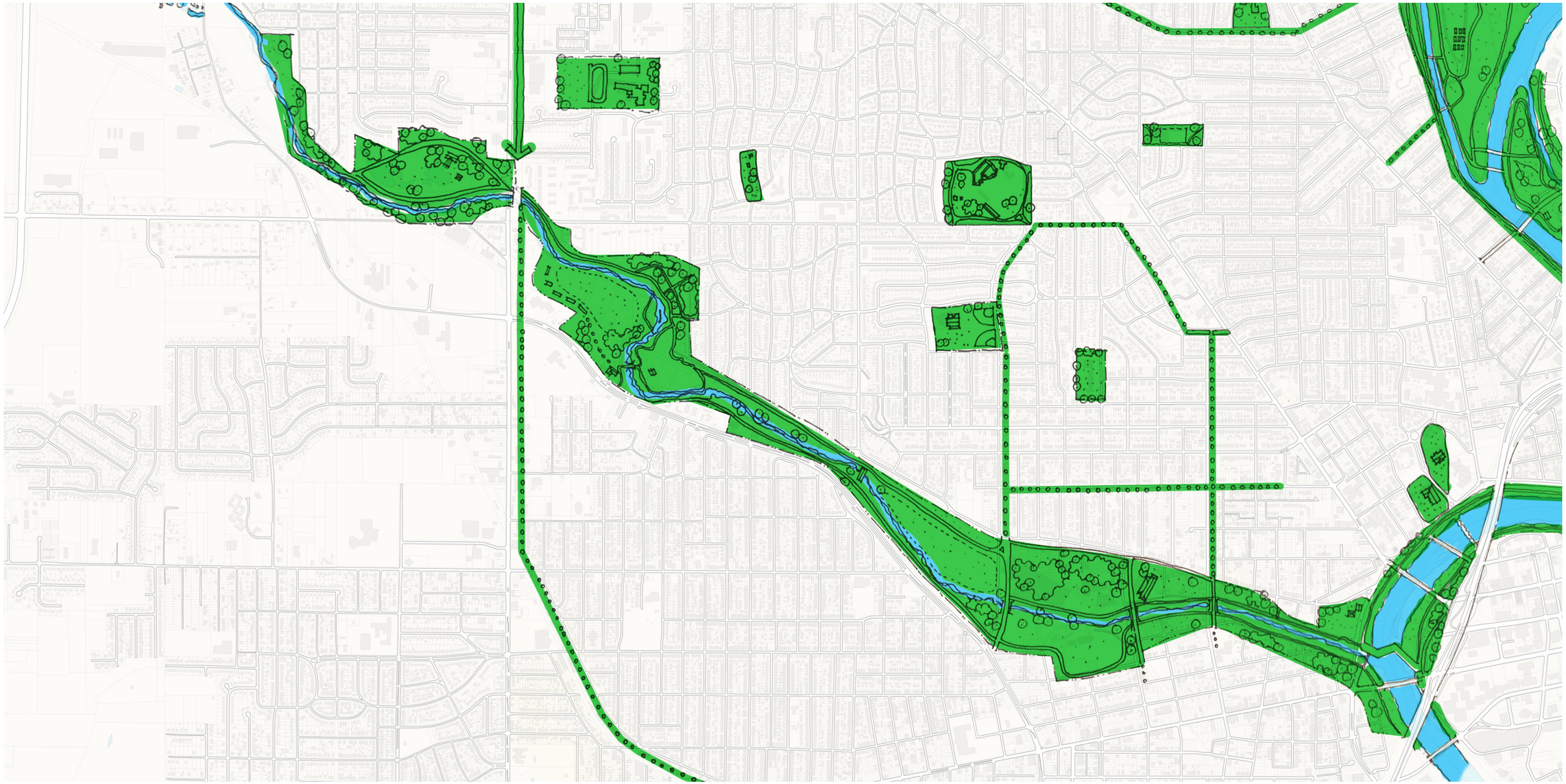


OPEN SPACE

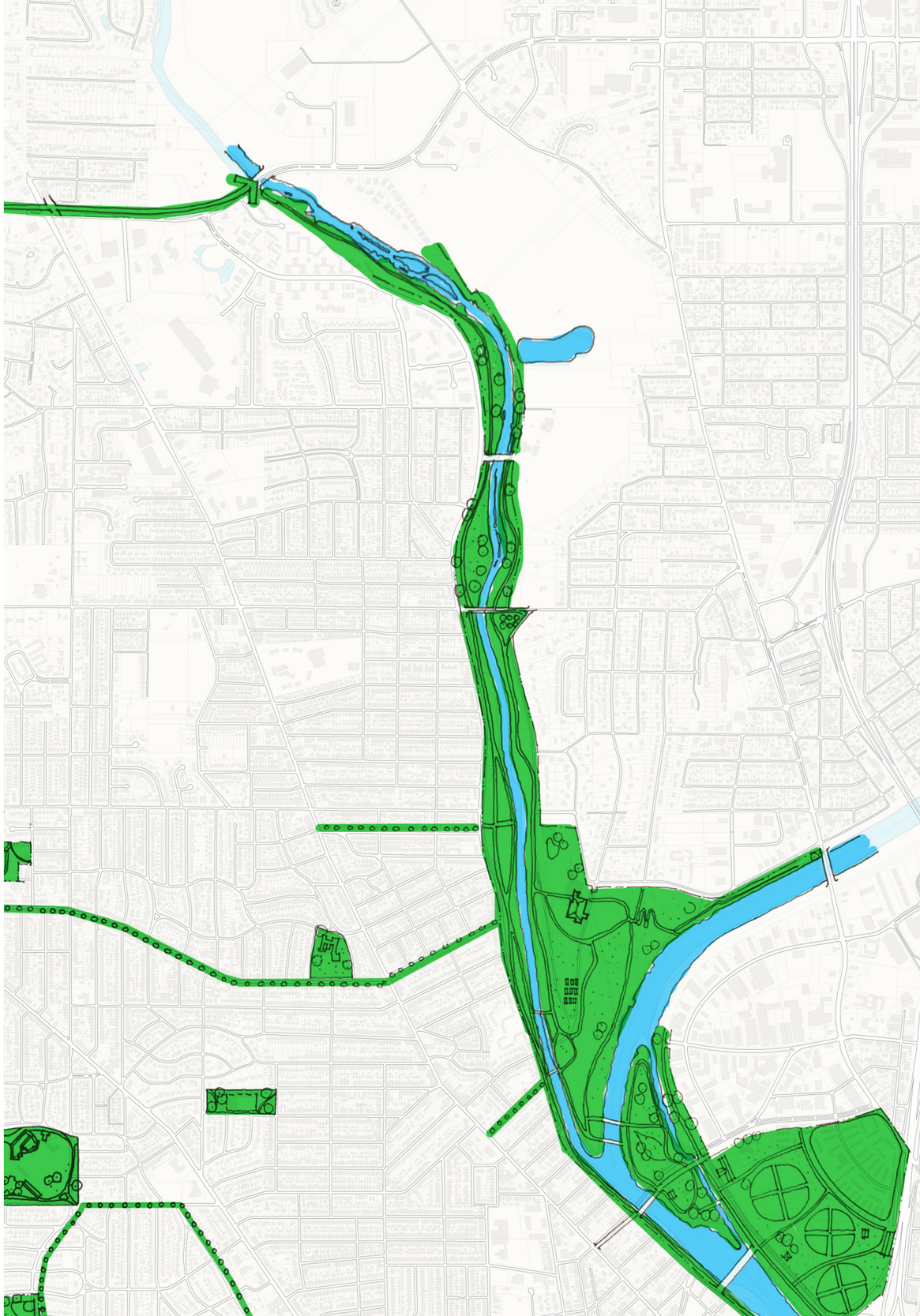
OPEN SPACES



WOLF CREEK



STILLWATER RIVER CORRIDOR



RIVERSIDE DRIVE TODAY

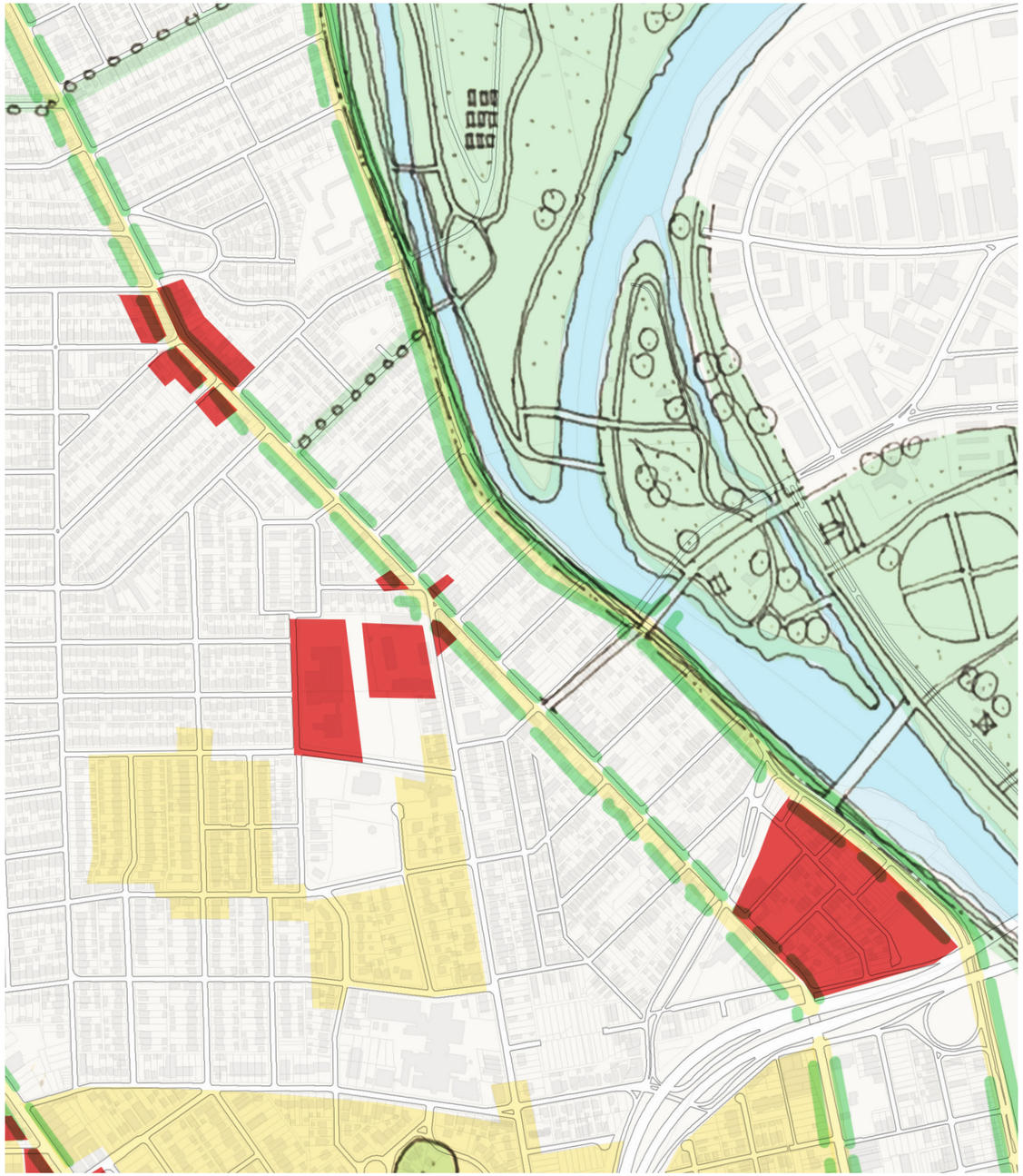
RIVERSIDE DRIVE TOMORROW

RIVERSIDE DRIVE TOMORROW

NORTH MAIN CORRIDOR

OPPORTUNITY SITES

- Riverdale Infill
- Five Oaks Neighborhood
- N. Main at Forest Ave. Node
- North Main Neighborhood Center



N. MAIN STREET IMPROVEMENTS

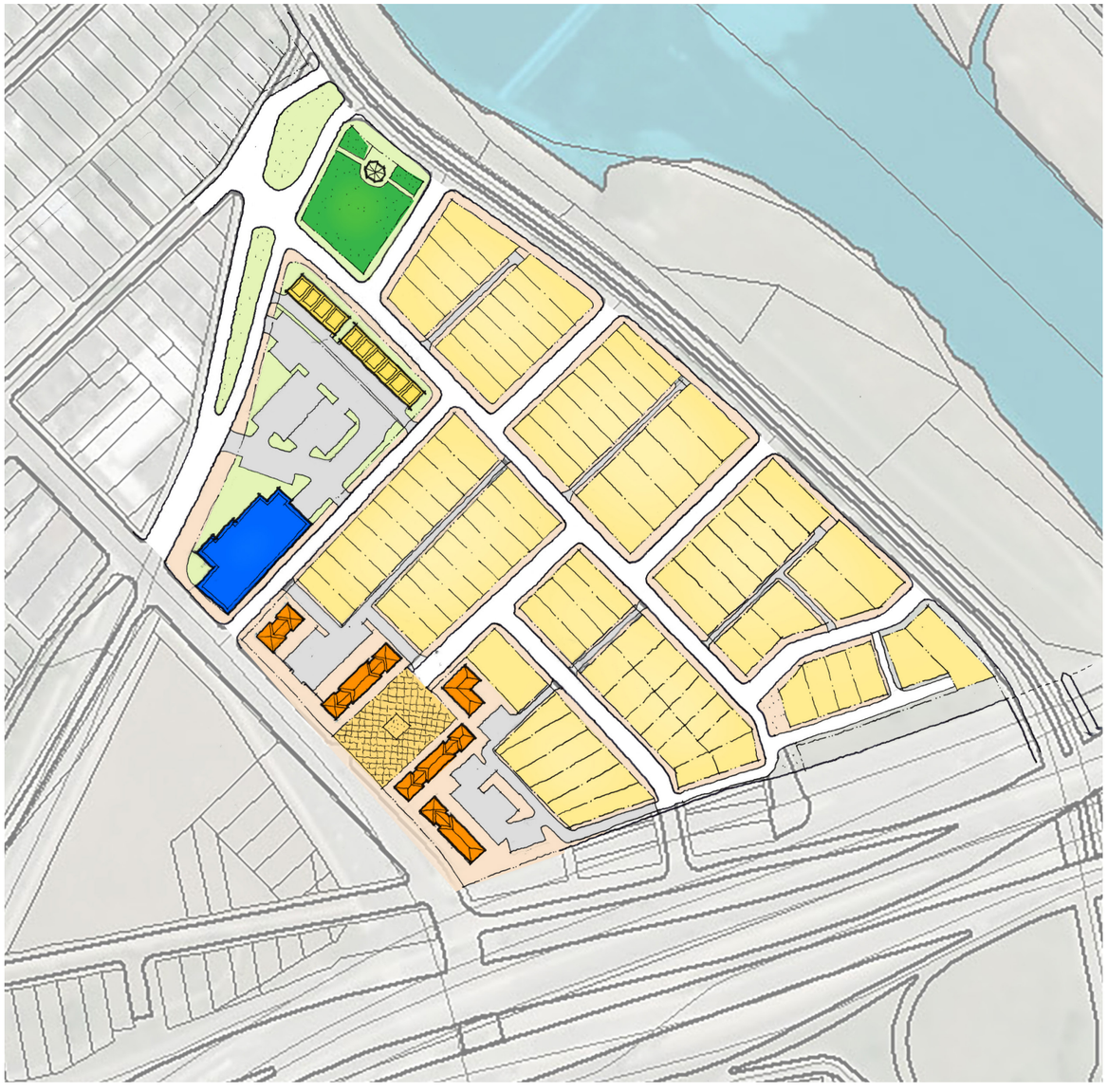
- Fatalities
- High speed traffic
- No on-street parking
- No street trees

RIVERDALE TODAY

- Challenges
  - Difficult Access to Riverside Dr.
  - Vacant Properties
  - Separated by I-75
- Opportunities
  - Close to downtown
  - Adjacent to trail network
  - Existing infrastructure

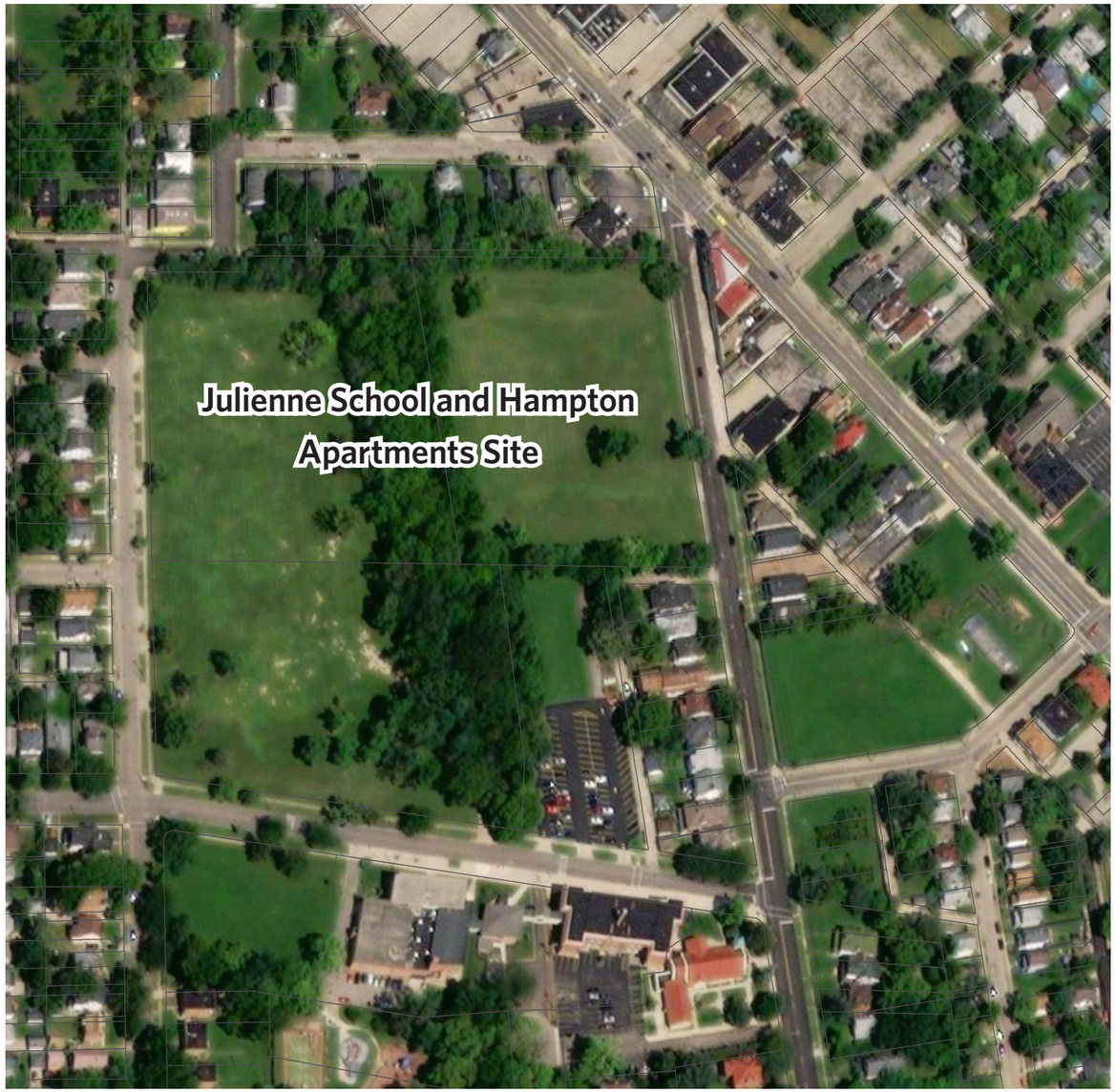
RIVERDALE TOMORROW

- Single-Family Housing
- Light at Great Miami & Riverside
- Open Space along River



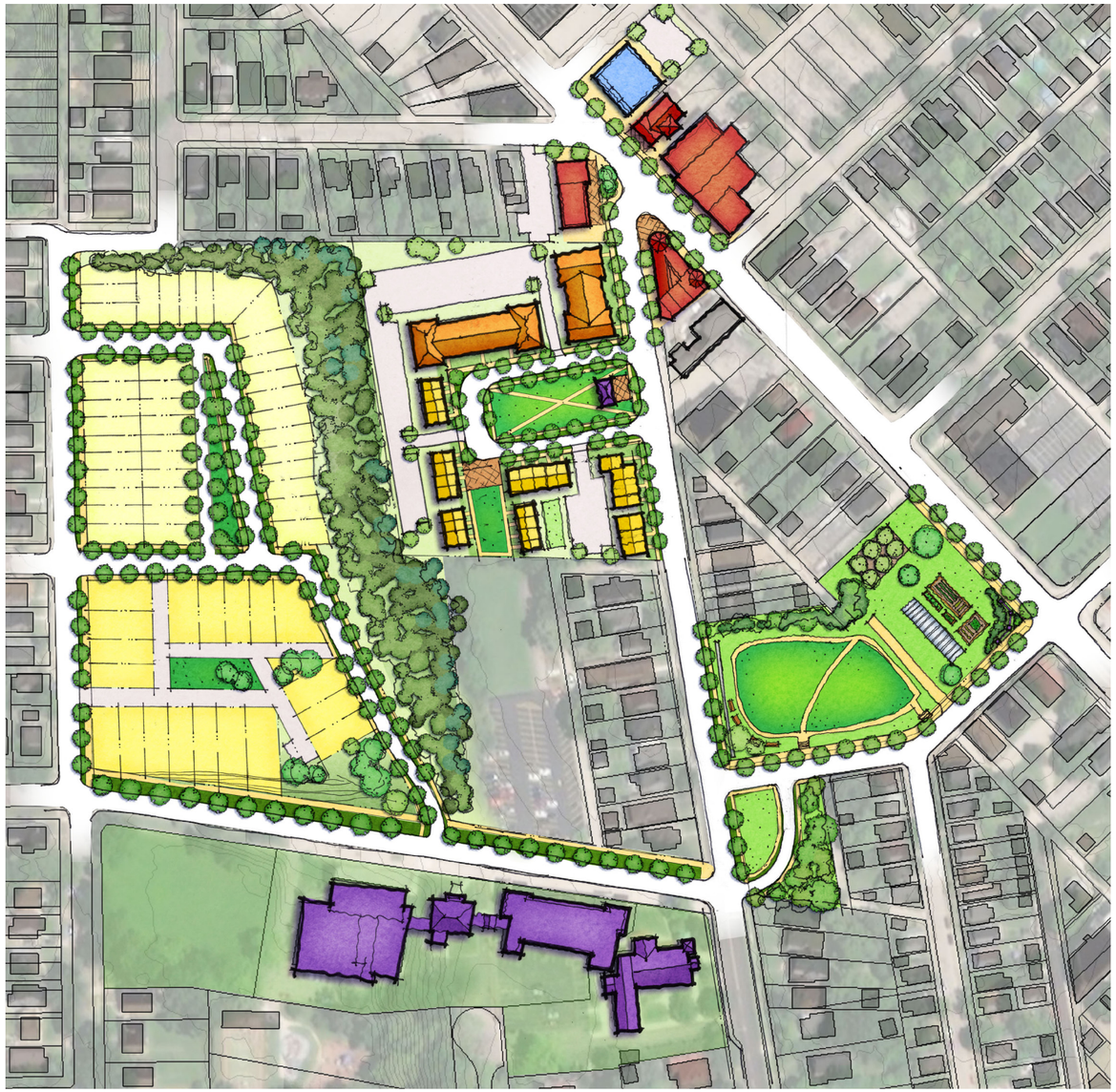
FIVE OAKS & RIVERDALE TODAY

- Challenges
  - Safety of the neighborhood and traffic on N. Main
- Opportunities
  - Views to downtown
  - Adjacent to DECA Prep
  - Opportunities for new housing



FIVE OAKS & RIVERDALE TOMORROW

- Smaller lots for families, tiny houses, and/or seniors
- Enhancement of former Van Cleve School site
- Commercial node at Forest Ave.
  - Renovation and reuse of historic firehouse
  - Renovation of flatiron building



MAIN ST. AT FOREST AVE. TODAY

MAIN ST. AT FOREST AVE. TOMORROW

N. MAIN ST. NEIGHBORHOOD CENTER TODAY

- Challenges
  - Dangerous traffic & fatalities
  - Vacant storefronts
  - Safety
- Opportunities
  - Beautiful buildings
  - Available funding for street improvements
  - Interested entrepreneurs developers

N. MAIN ST. NEIGHBORHOOD CENTER TOMORROW

- Reduced number of travel lanes
- On-street parking
- Wider, safer sidewalks
- Community health oriented businesses

COMMUNITY SUGGESTED USES

- Fresh produce
- Restaurants, Coffee
- Shoe store
- Clothing boutiques
- Youth-friendly uses
- Arcade, games
- Event space
- Splash pad, recreational uses
- Gym
- Dance or Yoga studio
- Art studio, lessons
- Police substation
- Internet cafe
- City resource center
- Pop-up stores (3-6 month lease)

N. MAIN TODAY

N. MAIN TOMORROW

N. MAIN ST. NEIGHBORHOOD CENTER TODAY

N. MAIN ST. NEIGHBORHOOD CENTER TOMORROW

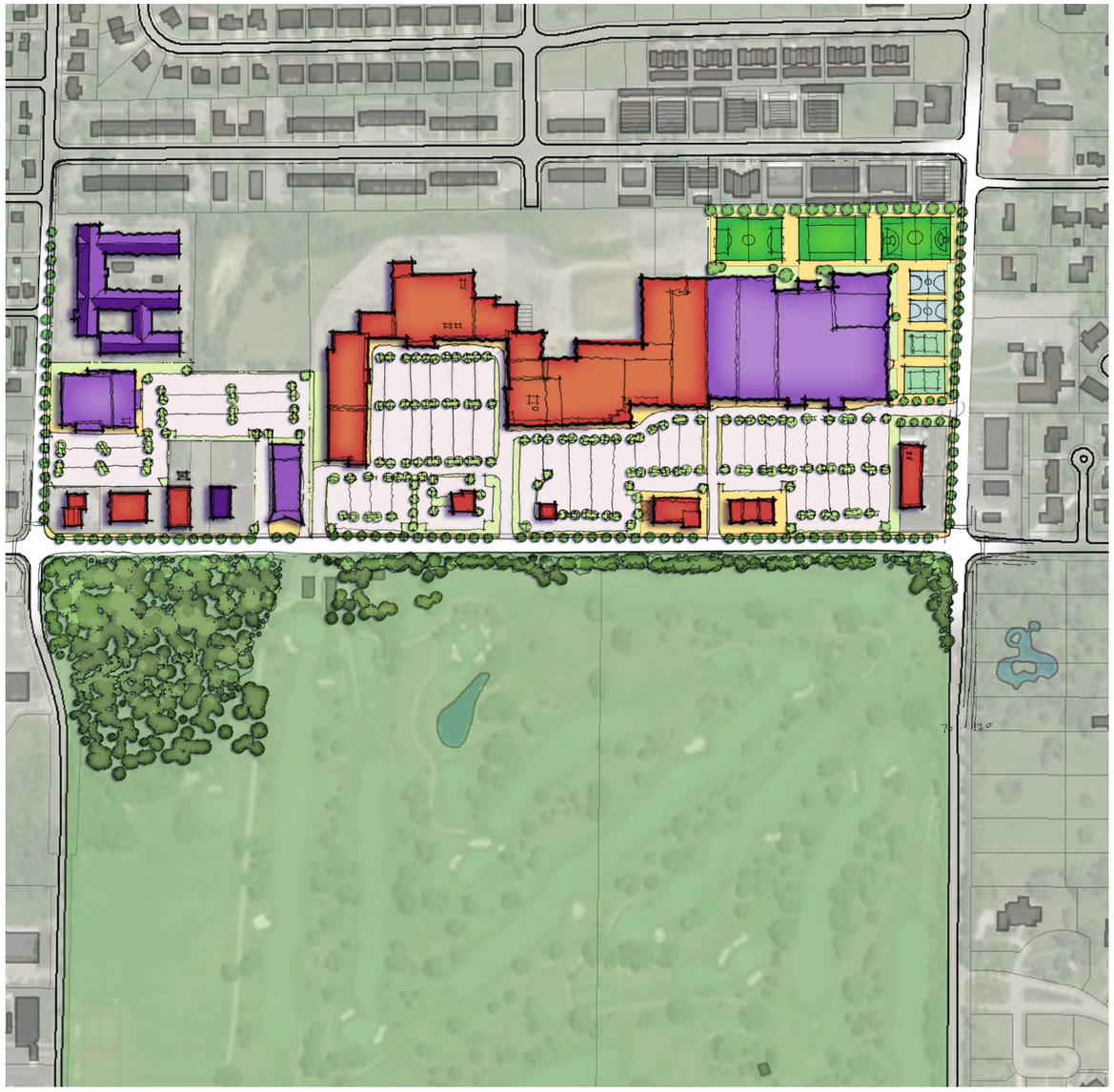
PHILADELPHIA WOODS NEIGHBORHOOD IMPROVEMENTS

NORTHWEST PLAZA TODAY

- Challenges
  - Very large parking lots with no trees
  - Lack of sidewalks along Siebenthaler Ave.
  - Underutilized buildings
- Opportunities
  - Community serving uses
  - Walking and biking opportunities
  - Mt. Calvary Baptist Church led development

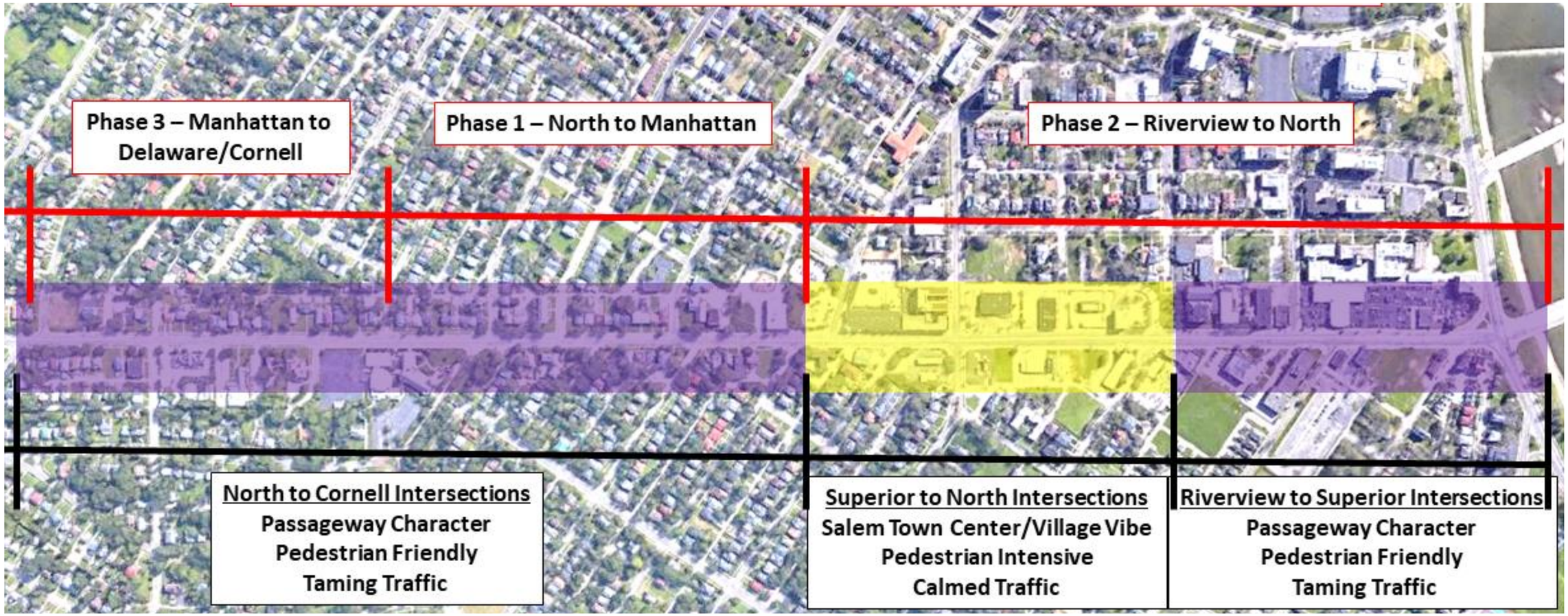
NORTHWEST PLAZA TOMORROW

- BJ Winston Community Center
  - Early childhood education center
  - Multi-purpose event space
  - Community services hub
- Arts & Recreation youth center
  - Safe place for kids to play
  - Indoor/Outdoor courts and fields
  - Art programming
- Sidewalks and Connectivity
- Northwest Plaza refresh



SALEM AVE. PEACE CORRIDOR

LOWER SALEM AVE. IMPROVEMENTS

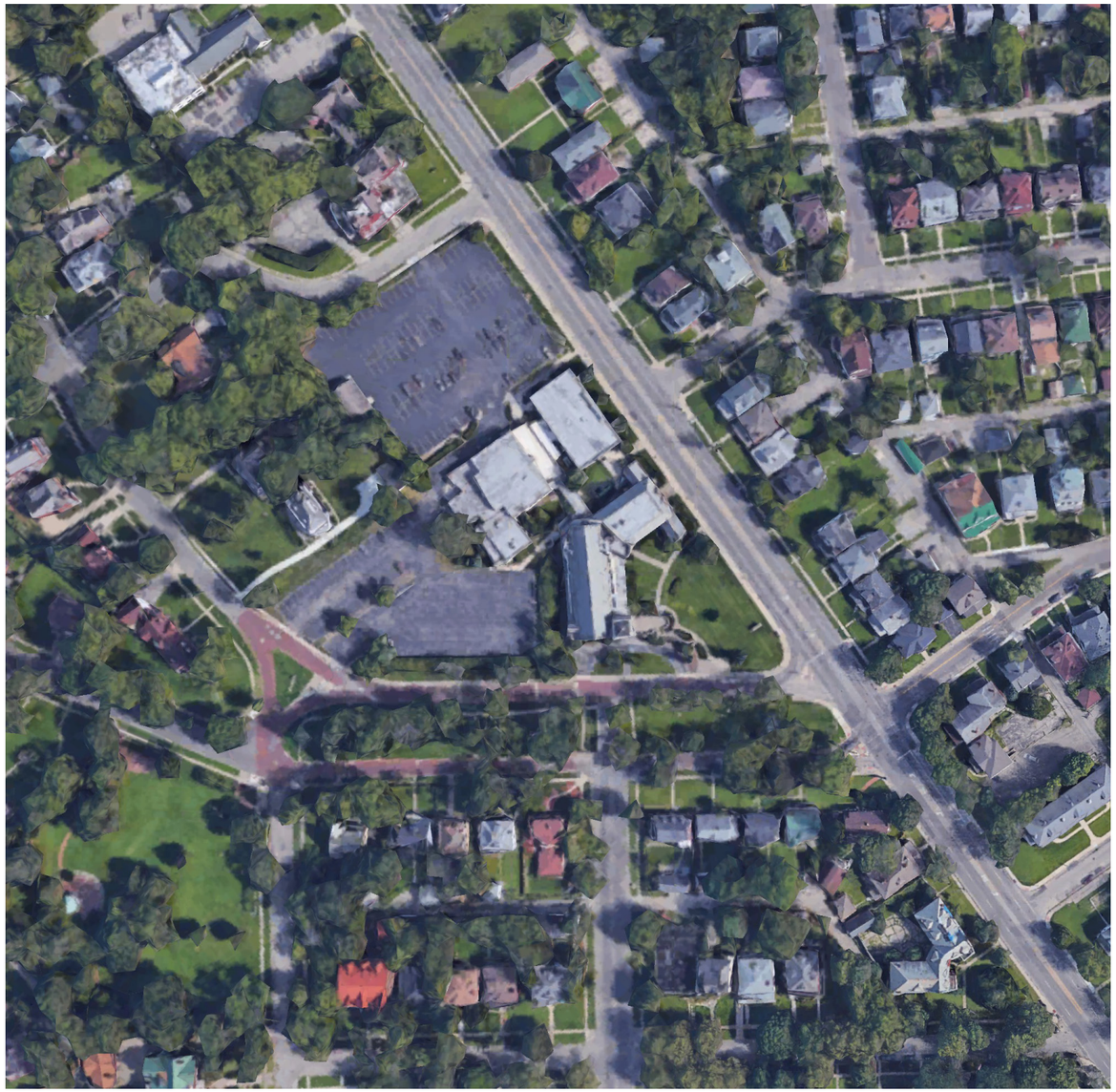


LOWER SALEM AVE. IMPROVEMENTS

- Lane Reduction
- Addition of Cycle track
- Street Lighting
- Median with Planter Boxes
- Street Trees
- Wider Sidewalks

GRACE UNITED METHODIST CHURCH TODAY

- Challenges
  - Grace is looking for partnerships
  - Vacant Dartmouth Hospital
- Opportunities
  - New housing that shares amenity space with the church



GRACE UNITED METHODIST CHURCH TOMORROW

- 2-3 Story housing connected to the existing church buildings
- Partial closure of Dartmouth Street and creation of pedestrian connection/garden
- Shared amenities

GRACE UNITED METHODIST CHURCH TODAY

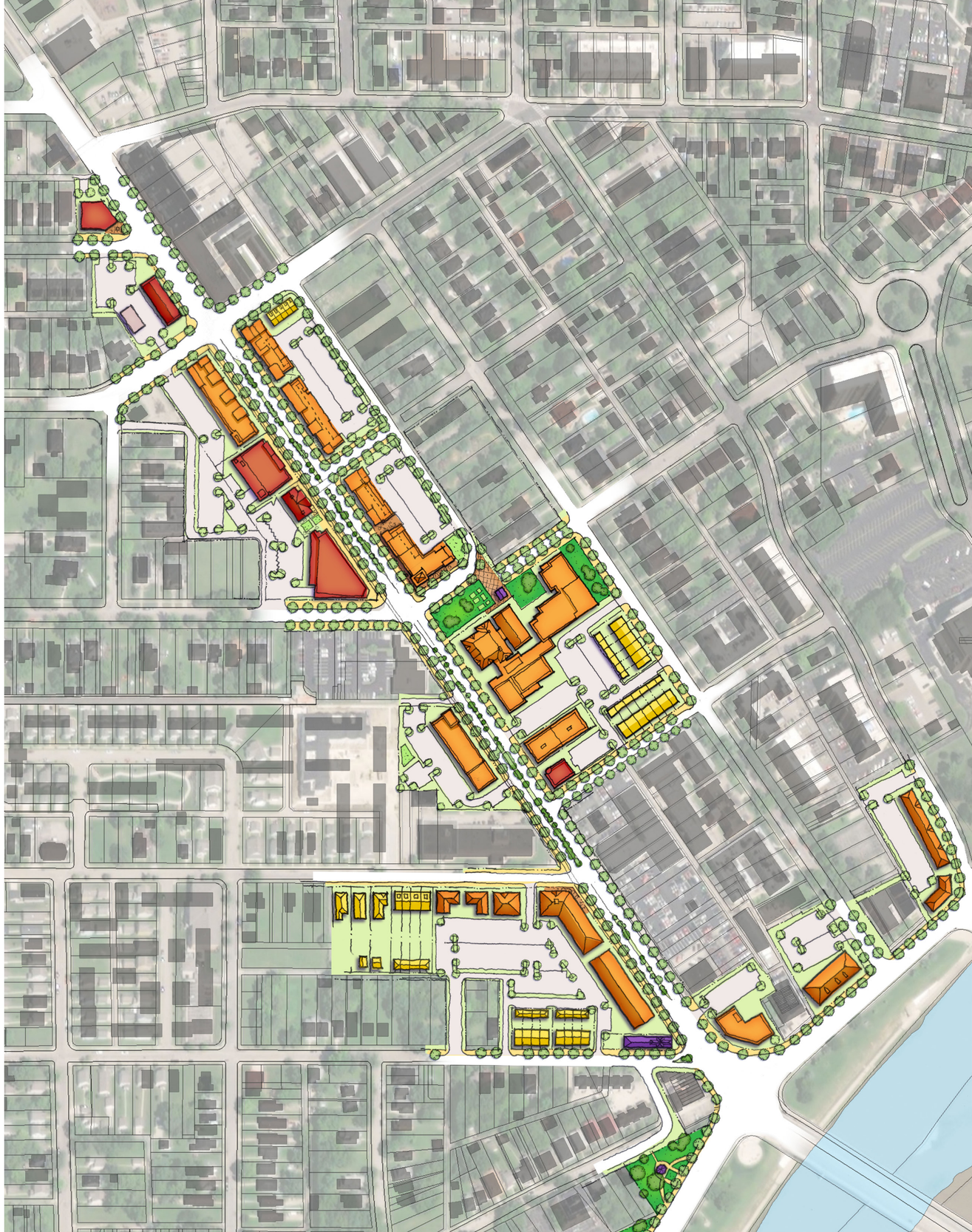
GRACE UNITED METHODIST CHURCH TOMORROW

LOWER SALEM AVE. TODAY

- Challenges
  - Current St. Section
- Opportunities
  - Gem City Market
  - Downtown Market Spillover
  - Historic Adaptive Reuse

LOWER SALEM TOMORROW

- Mixed-Use Corridor
- Adaptive Reuse of the Longfellow School Site
- Infill multi-family along River
- Realignment of Riverview Ave.



LOWER SALEM TODAY

LOWER SALEM TOMORROW

WE WANT TO HEAR FROM YOU

- What did you hear or see that you liked?
- What did you hear or see that you don’t like?
- Do you have any other ideas that we didn’t show?