

PINEVIEW



NEIGHBORHOOD PLAN
2020



VISION STATEMENT

**Create a thriving, beautiful, and
friendly community
that promotes safety, preserves
history, and values family for
residents today
and in the future.**



EXECUTIVE SUMMARY

Pineview is a small residential neighborhood in West Dayton, located just off US-35, that was developed during the 1950s by a group of African-American families who were unable to purchase housing in other middle-income neighborhoods. Today, Pineview is still a primarily residential neighborhood with a strong emphasis on homeownership. Many of the more than 400 single-family homes within the neighborhood are located on the highest ground in West Dayton with beautiful views of downtown. It is also surrounded by large institutional campuses that draw visitors, clients, and employees from around the region; these include the Dayton Job Corps and the Dayton VA Medical Center, which is the largest employer in West Dayton.

The residents of Pineview have been partnering with CityWide Development on neighborhood projects and planning since 2016. In the Fall of 2019, resident leadership sat down with CityWide to outline a series of more intensive visioning sessions that resulted in this plan. The process focused on identifying neighborhood priorities, developing long-term strategies to strengthen and grow the neighborhood, and prioritizing opportunities for additional placemaking. Goals identified by residents focused around the following:

- Strengthening boundaries through placemaking and beautification;
- Supporting and growing home ownership and stable, long-term residency in the neighborhood;
- Building resident capacity; and
- Supporting recreational assets.



DEDICATION



This plan is dedicated to longtime Pineview resident, Nevora Tubbs Parker, a tireless advocate for her community and city. Through many selfless acts of kindness, Mrs. Parker engaged others in her efforts to improve the Pineview Neighborhood. Never was this truer than when an ambitious effort to restore Lakeside Lake to its former glory was launched

in 2017. Unfazed by the magnitude of the task, Mrs. Parker was the driving force behind the lake project, successfully engaging and cajoling others to join Pineview residents in achieving their dream. It is impossible to put into words the privilege it was to work alongside this vibrant, dynamic woman. We are forever grateful for her steadfast hand, resilient spirit, and demonstration of community leadership. May we collectively live up to her example.

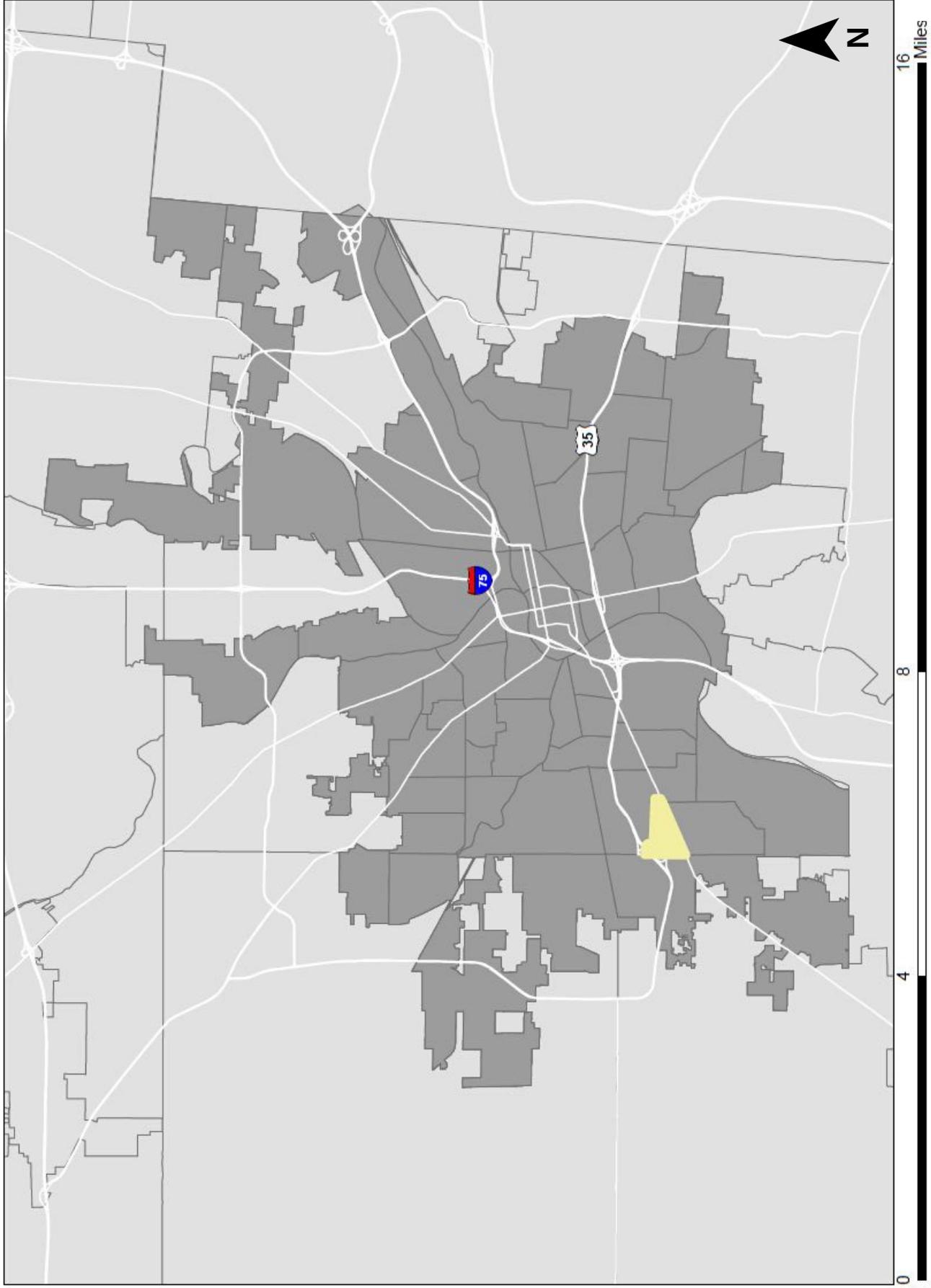


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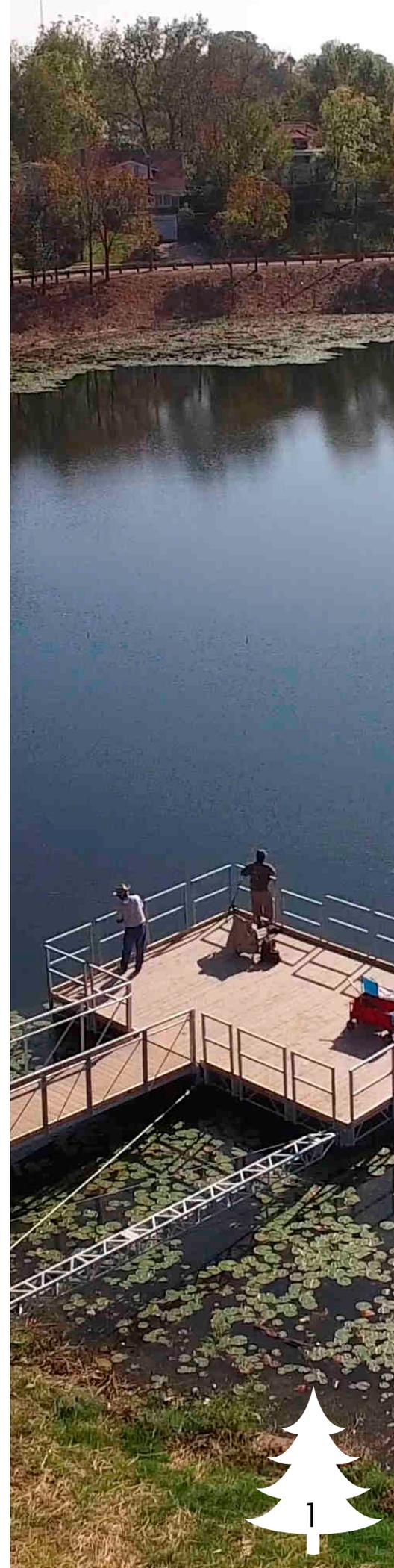


CITY OF DAYTON



CHAPTER 1: AREA CONTEXT & BACKGROUND

- Introduction
- Demographics
- Housing
- Community Assets
- Land Use and Zoning
- Connectivity



INTRODUCTION

LOCATION

Pineview is a small residential neighborhood in West Dayton, adjacent to US-35. It is bordered by major corridors: Gettysburg Ave. to the west, Germantown St. to the south, and Lakeview Ave., a residential boulevard, to the north.

HISTORY

The Pineview neighborhood was developed during the 1950s by a group of African-American families who were unable to purchase housing in other middle-income neighborhoods. These families worked with a developer named Les Pine, who began working on the development of the neighborhood in 1951. Unable to find a lender in Dayton, Pine eventually secured financing for the project from Prudential Insurance Company in Cincinnati and was able to build 400 homes in the neighborhood. When the neighborhood was originally developed, it stretched from Gettysburg Ave. to Mount Clair Ave. The City of Dayton later extended the eastern boundary to Dearborn Ave.

PINEVIEW TODAY

Pineview is still primarily a residential neighborhood with a strong emphasis on homeownership. Many of the more than 400 single-family homes within the neighborhood are located on the highest ground in West Dayton with beautiful views of downtown. The neighborhood has strong boundaries and is surrounded by large institutional campuses that draw visitors, clients, and employees from around the region; these include the Dayton Job Corps and the Dayton VA Medical Center, the largest employer in West Dayton.

From the beginning, Pineview has had engaged residential leadership. In recent years, Pineview has also been a part of Dayton's Choice Neighborhood Initiative, Renew Miami Chapel, which has helped reinvigorate momentum in the neighborhood through projects like the restoration of Lakeside Lake.



DEMOGRAPHICS

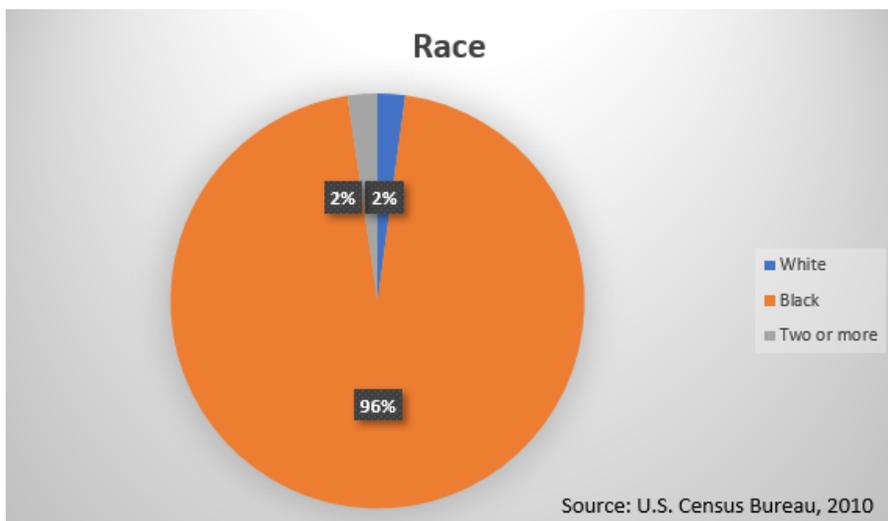
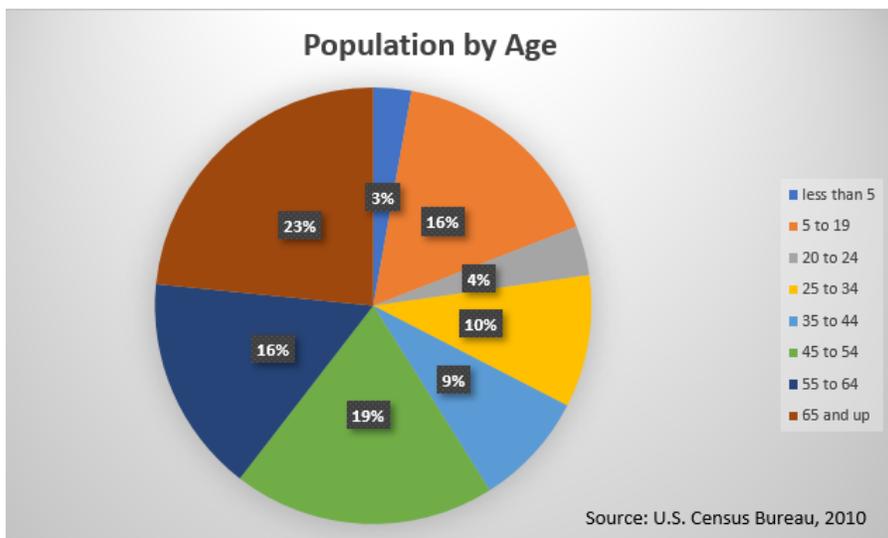
Pineview Neighborhood is located within Census Tract 42. It has a population of 582, with a median age of 52.5. The vast majority of residents are African American (96%), and there are slightly more females than males within the neighborhood. The median income is \$29,375. Approximately 90% of residents have received a high school diploma or higher; 35% of residents have received an associate's Degree, a bachelor's Degree and/or a graduate degree. There are 281 households in Pineview; 65% of those households are owner occupied.

POPULATION: 582

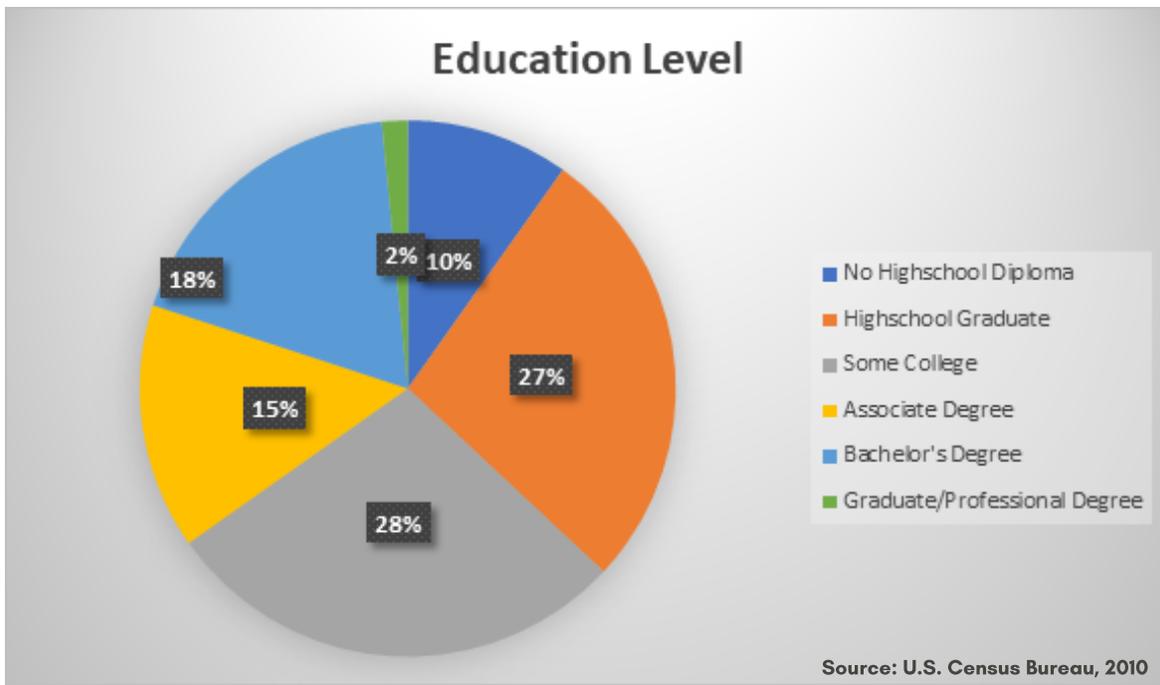
45% Male: 261

55% Female: 321

MEDIAN AGE: 52.5



DEMOGRAPHICS



MEDIAN INCOME:
\$29,375

PER CAPITA INCOME:
\$23,439

MEDIAN NET WORTH:
\$45,995

Households	281
Families	154
Average Household Size	2.06
Owner Occupied Housing Units	182
	65%
Renter Occupied Housing Units	99
	35%



HOUSING

CURRENT HOUSING

Pineview today is primarily characterized by post-WWII, suburban-style housing, except for some older, historic homes around Lakeside Lake and along Mount Clair Ave. that were built in the early 1900s. According to the 2010 Census, approximately 54% of the homes in Pineview are owner occupied.

HOUSING CONDITIONS

Housing condition data on the Pineview Neighborhood was collected by CityWide Development in 2018. Each home was rated using the City of Dayton's Housing Assessment Scale (see right). Of the 268 houses that were rated in the Pineview neighborhood, 84% of them were rated either a 1 or 2, meaning that 84% of the houses are in sound condition with only a few needed repairs. Only 12 homes of the 268 (about 4%) were rated a 4 or 5, while 12% of the homes received a rating of 3. Based on this data, the majority of the homes in Pineview are in good condition.

Rating	Description
1-SOUND	The Structure, Yard walks and steps are well maintained, and no exterior code violations are apparent.
2-MINOR REPAIR	Minor Maintenance task(s) need to be performed; spot painting of exterior siding, trim, doors, gutters, and/ or downspouts; the replacement of rusted gutter and downspouts; minor repair to steps, yard walks, driveways and/or fences.
3-MAJOR REPAIR	More extensive repairs need to be made, such as painting the complete building, re-roofing, installing all new gutters and/or downspouts, new porch posts or flooring, and all new yard walks or steps.
4-REHABILITATION	The repairs are more costly than the Major Repair category, but reinvestment may still make sense. Replacing such items as window, doors, roof sheathing, or porch and the rebuilding of sections of the foundation and chimney may be necessary.
5-DILAPIDATED	Rehabilitation of these structures is generally more expensive due to interior deterioration; extensive repairs like those cited in condition 4 structures are usually required.



HOUSING

THRIVING NEIGHBORHOOD INITIATIVE

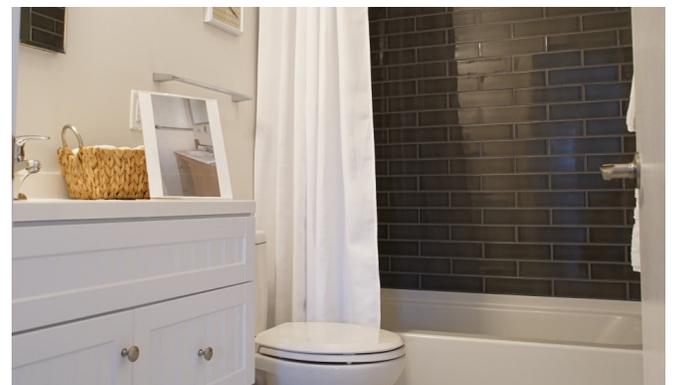
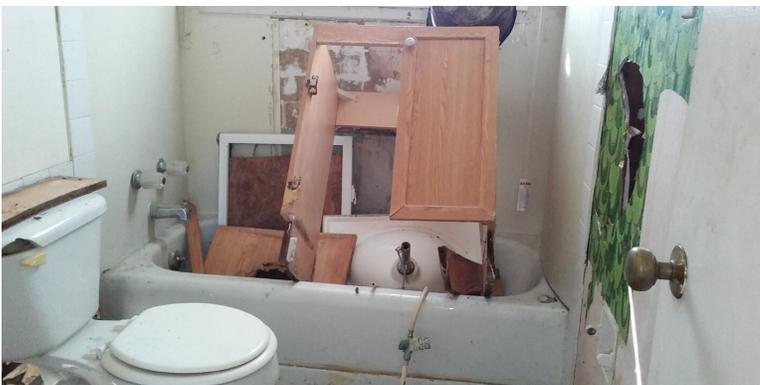
Pineview is the pilot site for the Montgomery County Land Bank's (MCLB) Thriving Neighborhood Initiative, a program focused on strengthening and stabilizing 10 low-income to moderate-income tipping point neighborhoods. The initiative strives to restore property values, encourage improvements, increase market confidence, and reinvigorate neighborhood pride through blight removal and home rehabilitation. So far, MCLB has demolished 10 blighted houses and has plans to demolish 2 more in Pineview. The first Thriving Neighborhood rehab project took place at 3585 Roejack and was successful: the renovated home was sold to an owner occupant for 50% more than the median sales value of the neighborhood. This sale is the first step in building up the housing market in Pineview. Spurred by this success, MCLB will continue to invest in Pineview through housing renovations and blight removal. Residents are currently discussing creative ways to transform the vacant lots that result from blight removal through placemaking and beautification.



MCLB Thriving Neighborhood demolition sites - before and after.

Top: 674 S. Gettysburg Ave.
Bottom: 700 S. Gettysburg Ave.

HOUSING



Thriving Neighborhood Renovation: 709 Enroe Dr. before and after the renovation.

PINEVIEW NEIGHBORHOOD ASSETS



COMMUNITY ASSETS

LAKESIDE LAKE

Lakeside Lake borders the Pineview neighborhood and is directly across the street from the Dayton VA Medical Center. The spring-fed, 10-acre lake was once part of Lakeside Amusement Park, which opened in 1890 and was an attraction for visitors to the Dayton Soldiers Home (today VA Medical Center). The amusement park was annexed to the City of Dayton in 1930 and closed in 1967. Many Dayton residents have fond memories of visits to the lake, which offered fishing, boating, and a beautiful vista before it was overtaken by honeysuckle and other invasive plants that made it a less attractive destination.

In 2016, after six months of community organizing and relationship-building work with CityWide Development, residents made it clear that the restoration of the lake was a top priority that would need to be a central component of any community development effort in the neighborhood. They began to organize regular clean-up events at the lake, picking up trash and clearing out brush. Their efforts attracted the attention of a range of partners, including the Dayton Regional Labor Council, and the Ohio AFL-CIO, who selected the lake restoration as their annual Union Sportsmen's Alliance project; a massive restoration project was launched. The result was a restored vista to the lake, the installation of a new fishing pier, iron benches, flower beds, signage, and parking lot and a renewed sense of engagement in the neighborhood. As Lakeside Lake has once again become an attractive recreation destination, it has led to additional investment and interest in the neighborhood and become the foundation for a new, energetic community vision.



Picture of Lakeside Lake today, including the fishing dock.



Picture of Lakeside Amusement Park in the late 1800s.



COMMUNITY ASSETS

MALLORY PARK

Mallory Park is a large city park located in Pineview. In 2017, the City of Dayton invested \$240,000 in upgrades to the park, including new equipment at the existing spray park, which has increased usage of the park. There are still some access issues that make the park feel somewhat disconnected from the neighborhood.



Pictures of the updated Mallory Park with a spray park.

DAYTON VA MEDICAL CENTER

The Dayton VA Medical Center was founded in 1867 and provides health care for Dayton veterans. The VA is located at 4100 W. Third St. and sits on a 334-acre tract of land that includes the National Cemetery. The VA's health care services include medical, surgical, mental health, home and community programs, geriatric, physical medicine and therapy services, neurology, oncology, dentistry, and hospice. The VA has both a Community Living Center and Residential Care.



Pictures of the Dayton VA today (left) and when it was first opened (right).

COMMUNITY ASSETS

DAYTON JOB CORPS

The Dayton Job Corps was founded in 1964 and is located at 3849 Germantown St. The Job Corps is a national no-cost education program, through the US Department of Labor, that provides career technical and academic training for young people from the ages of 16-24 to improve quality of life. The Dayton Job Corps' mission is to train young people to be independent and employable so they can secure a steady career or further their education. A strong partner to the Pineview neighborhood, the Job Corps has also sent groups of young people to participate in lake clean-ups and they provide meeting space to the neighborhood association each month.



The Dayton Job Corps building.

HOMEFULL

Homefull runs a Family Living Center off of Gettysburg Ave. that provides permanent housing and social services for families who were homeless. They also run multiple urban agriculture sites, where they offer training in farming and life skills to their clients. Homefull also recently purchased a 16.1 acre site at 807 S. Gettysburg Ave., where they hope to expand their campus in the future. Currently, Homefull provides services to more than 600 people daily.



Man working in one of the greenhouses owned by Homefull to help teach job skills.



LAND USE & ZONING

OVERVIEW

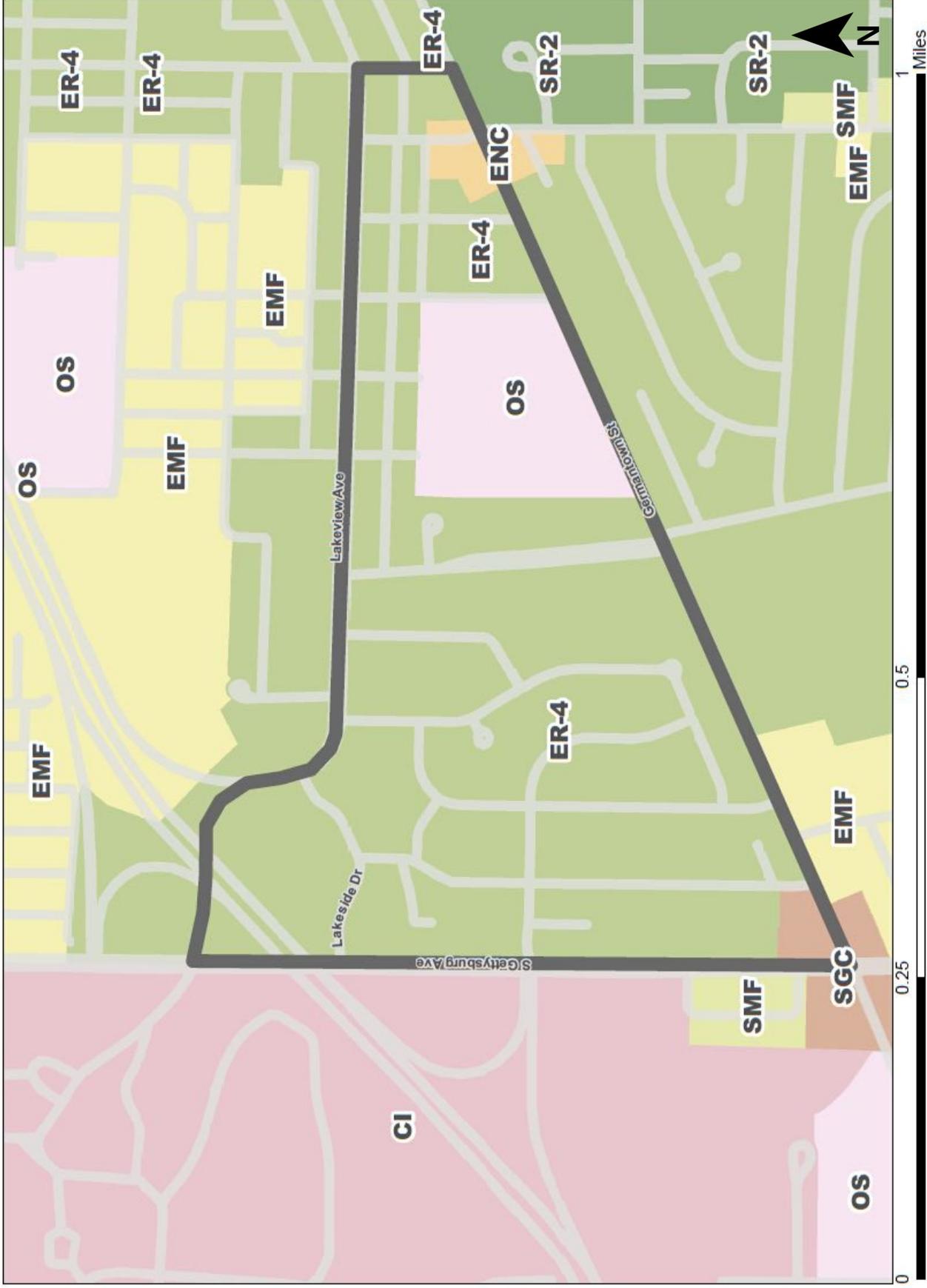
Pineview is primarily a residential neighborhood that consists almost exclusively of single-family homes. A vast majority of the homes, particularly in the heart of the neighborhood, were built in the late 1940s and early 1950s. The neighborhood is predominantly zoned ER-4, Eclectic Single-Family Residential. Mallory and McCabe Parks are zoned OS, Parks/Open Space. Zoning for Pineview is shown on the next page.

COMMERCIAL AREAS

Pineview has two small commercial areas within its borders. One consists solely of the Dollar General lot in the southwest corner of the neighborhood. The other consists of a few parcels at the corner of Germantown St. and Groveland Ave. where Westside Market is located. Westside is a small corner market that provides limited grocery options. Pineview residents do not commonly utilize Westside Market; the store has, however, partnered with the Dayton Choice Neighborhood efforts for a mural, improved parking lot, and facade improvements. Dayton and Montgomery County Public Health also engaged with the market to improve product offerings, such as fresh produce.



PINEVIEW NEIGHBORHOOD LAND USE AND ZONING



- CI = Campus Institutional
- EMF = Eclectic Multi Family
- ENC = Eclectic Neighborhood Commercial
- ER-4 = Eclectic Single-Family Residential
- OS = Open Space
- SGC = Suburban General Commercial
- SMF = Suburban Multi Family
- SR-2 = Suburban Single-Family Residential

CONNECTIVITY

OVERVIEW

Pineview has easy access to several major corridors, US-35, and multiple bus routes. The neighborhood itself is fairly walkable, although key stretches that connect residential sections to recreational assets are often missing safe walkable routes.

GERMANTOWN

Germantown St. is an historic corridor that has always been predominantly residential in character. During the 20th century, there were a number of manufacturing sites located along the street that today have mostly been demolished and await redevelopment. Much of the later development was built to an auto-oriented scale, with the focus on providing convenience to vehicular traffic. There are varied uses along the corridor, including residential, small strip commercial, and remnants of industrial nodes. Germantown's purpose has shifted since the opening of US-35, and there has been significant disinvestment along the corridor.

GETTYSBURG

Gettysburg Ave. is a West Dayton crosstown connector that is very similar in character, age, and layout to the East Dayton crosstown connector of Smithville Ave. While the history of Gettysburg Ave. is linked to the beginnings of the Dayton VA Medical Center (1867), it experienced explosive growth and vibrancy during the post-World War II era. Significant expansion of neighborhoods both east and west of the corridor helped create shopping and service demand during the postwar economic boom in Dayton. Given the postwar growth along the corridor, its commercial uses were generally developed in a suburban model. The corridor also had a number of manufacturing operations located more in the northern half. As jobs and residents diminished in West Dayton and throughout much of the city, however, so did the density of economic vibrancy. These changes have left some highly visible vacancies (large and small) along the corridor. Despite these changes though, there are still pockets of economic strength along the corridor, including the Dayton VA Medical Center, the vibrant community intersection at Hoover Ave., and the SugarCreek facility.



CONNECTIVITY

ACCESSIBILITY

Accessibility is one of Pineview's strengths. Easy access to US-35 from the Gettysburg Ave. on-ramps provide a short drive to I-75. Gettysburg Ave. also serves as a major thoroughfare, connecting Pineview to commercial areas north of Gettysburg and Third St. (like the Westtown Shopping Center) and providing a direct route south to Moraine and West Carrollton. Germantown St. provides another thoroughfare that connects Pineview directly to downtown Dayton.

BUS ROUTES

A few RTA bus routes serve Pineview, providing good accessibility to public transit. Route 9 operates through key intersections on Germantown St., at McArthur Ave. and at Gettysburg Ave. Route 8 runs along the Lakeview Ave., one of the system's fixed trolley routes. Both routes connect Pineview to the Downtown and Westtown hubs. Route 24 runs north-south along Gettysburg Ave. and connects to the South hub at the Dayton Mall in Miami Township and north to Miami Valley North Hospital on N Main St.

WALK ABILITY

The Pineview neighborhood contains sidewalks on the majority of the residential streets. The west half of Pineview is easy to travel as a pedestrian, with sidewalks on all the connected streets; however, there are a few areas that are challenging to traverse. There is no sidewalk on Lakeview Ave. between LaSalle Dr. and Lakeside Dr., which is a key stretch in connecting the neighborhood to Lakeside Lake. Mount Clair Ave. is a divided street with one direction separated from the other by a steep berm. While northbound Mount Clair Ave. has a sidewalk, southbound does not. There are also no paths or steps that traverse the berm, so there is a 0.25 mile stretch of southbound Mount Clair Ave. with no ability to access a sidewalk.

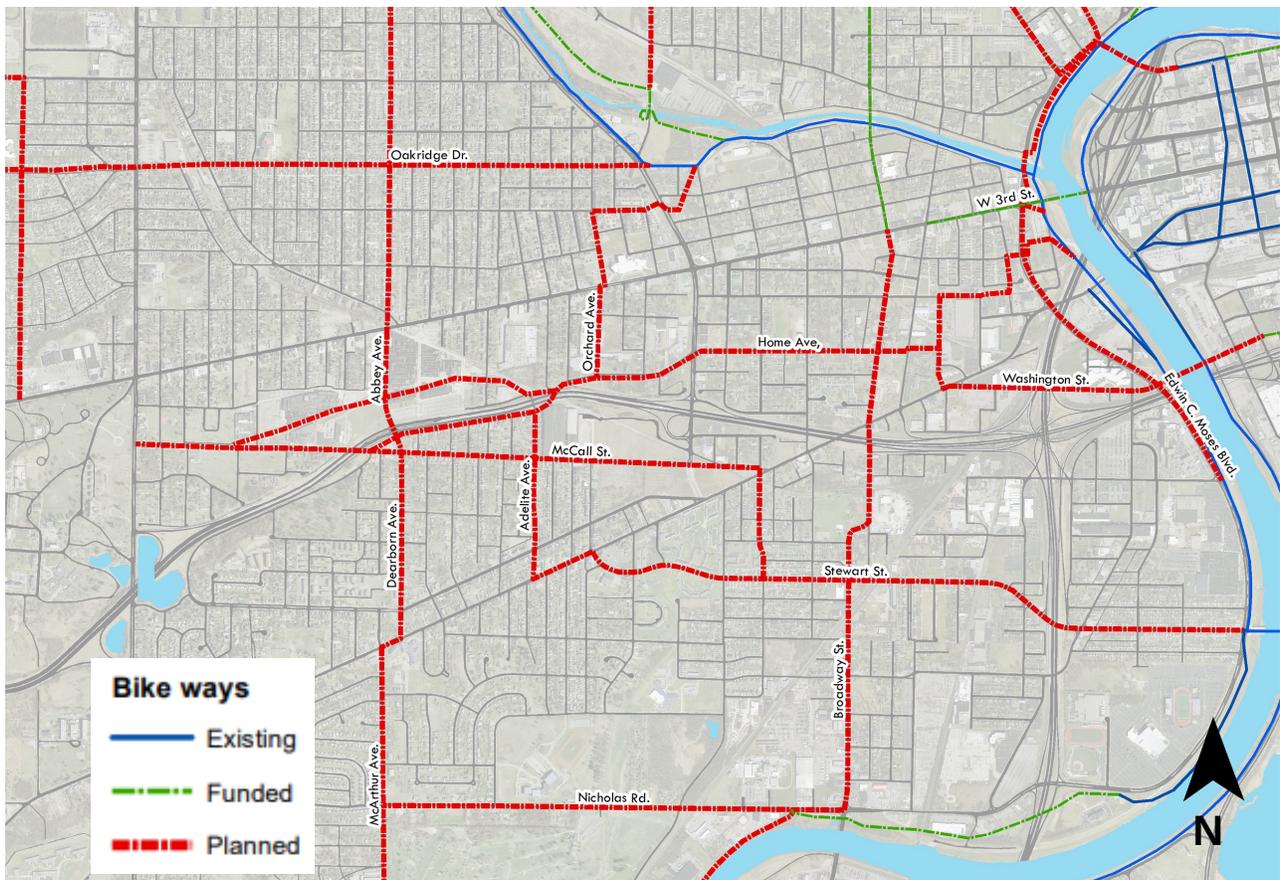
Mallory Park is the neighborhood's city park, but the west portion of the neighborhood is poorly connected to it. Because of the sloped topography, street design, and the location of the park entrance, a large portion of residents have to walk a 1/2 mile along Germantown St. (between Enroe Dr. and the park entrance) to access the park by foot. This stretch of Germantown St. has sidewalks, but they are fairly narrow and border a four-lane corridor, where traffic travels at high speeds. Better connectivity from Lakeview Ave. would make the park more accessible to Pineview residents.



CONNECTIVITY

BIKEWAYS

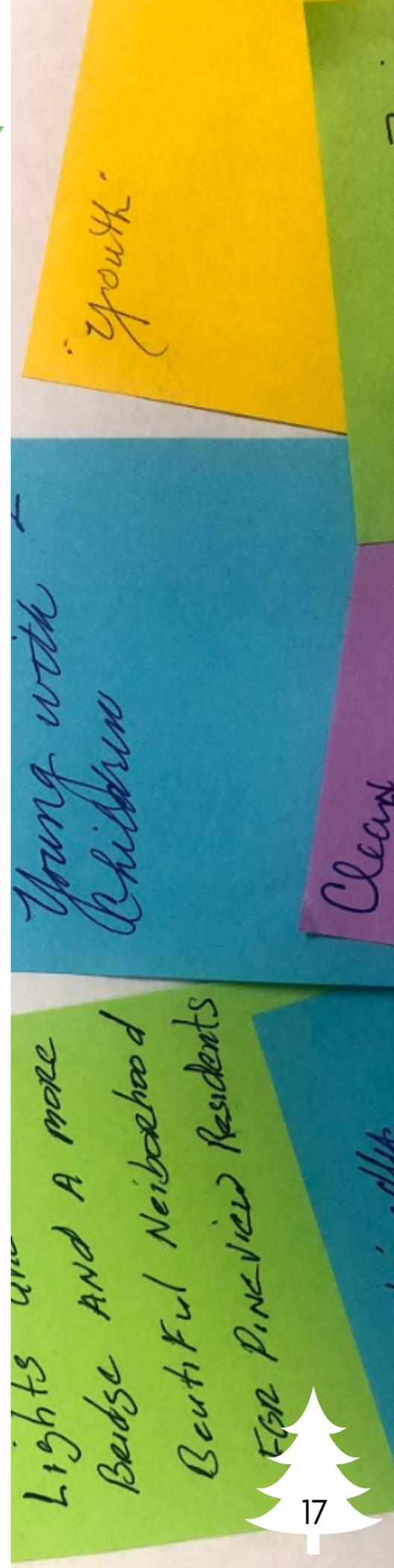
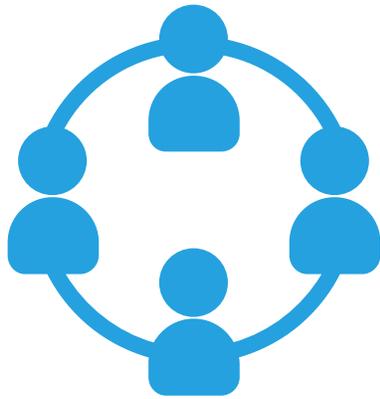
The City of Dayton hopes to connect West Dayton to the larger bicycle network by providing a series of interconnected improvements and enhancements along the parkways, thoroughfares, and collector streets that all feed to the corridors along the rivers. The West Dayton Bicycle Network will eventually include a bikeway along Dearborn Rd., which is the eastern border of the Pineview Neighborhood.



WEST DAYTON PLANNED BICYCLE NETWORK

CHAPTER 2: COMMUNITY ENGAGEMENT & PLANNING PROCESS

-
- Community Meetings & Discussions



COMMUNITY MEETINGS & DISCUSSIONS

OVERVIEW OF PAST MEETINGS AND DISCUSSIONS

CityWide Development first began working in the Pineview neighborhood in 2016 through a HUD Choice Neighborhood Planning Grant focused on the revitalization of five neighborhoods in southwest Dayton. Initial community organizing work with residents led CityWide to identify the restoration of Lakeside Lake, once a regional draw and attractive community asset, as a key priority for the neighborhood. In partnership with many community groups, City of Dayton Public Works, and Groundskeeper Landscaping, and with support from the Dayton Regional Labor Council and the Ohio AFL-CIO, Pineview launched a massive clean-up and restoration project. The lake project galvanized the neighborhood and restored a community asset.

Building upon this momentum, the residents then engaged with CityWide in a planning process that concluded in the Fall of 2019. The process began with research, including a housing condition survey, and time spent bringing additional partners into the neighborhood. CityWide then worked with neighborhood leaders to develop a series of planning sessions focused on identifying neighborhood priorities, developing long-term strategies to strengthen and grow the neighborhood, and creating opportunities for additional placemaking.



COMMUNITY MEETINGS AND DISCUSSIONS

SEPTEMBER 10, 2019

During previous meetings, it was decided that CityWide would help Pineview create a neighborhood plan with strategic priorities for the future. Time was set aside during three neighborhood meetings for CityWide to assist neighborhood leaders with visioning exercises. At the Sept. 10 meeting, the MCLB



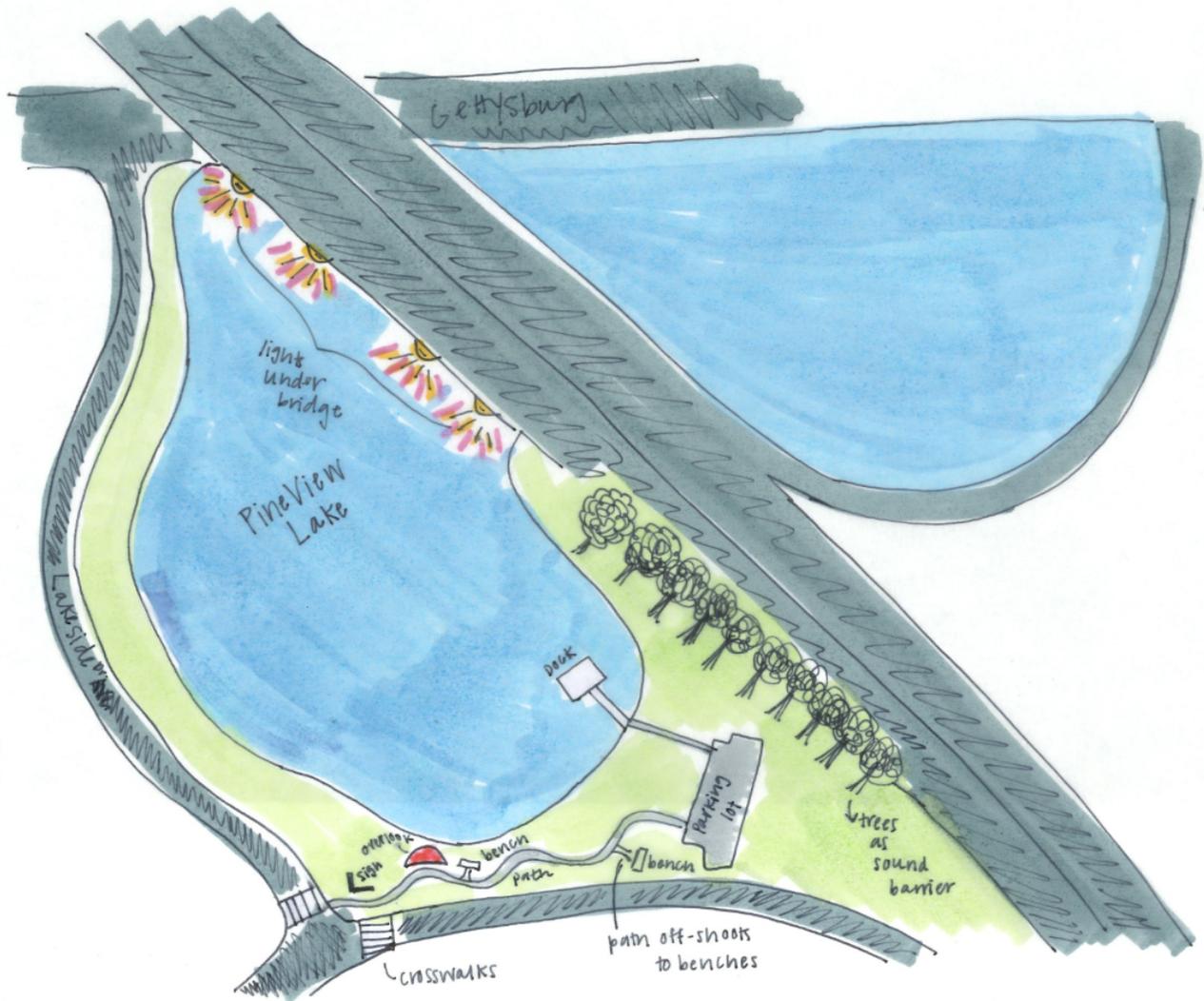
Photoshop Image of Pineview Lake with meandering path, parking lot, crosswalks and tree sound barrier.

came to discuss vacant lots on

Gettysburg that will be available to purchase at a very low price for adjacent neighbors, which provides residents with opportunities for further placemaking. CityWide also presented possible ideas for placemaking opportunities around Lakeside Lake, including new pathways and an overlook.

Residents emphasized the importance of repairing the current limestone wall that is on the edge of the lake and the importance of green space and recreation in the neighborhood.

COMMUNITY MEETINGS AND DISCUSSIONS



After the Sept. 10 meeting an initial rendering of a vision for Pineview Lake was created and shared for additional feedback. The rendering includes a meandering walking path, added benches, an overlook, lighting under the bridge, a wall of trees as a sound barrier along US-35, and crosswalks at the intersection of Home Ave. and Lakeside Dr.

COMMUNITY MEETINGS AND DISCUSSIONS

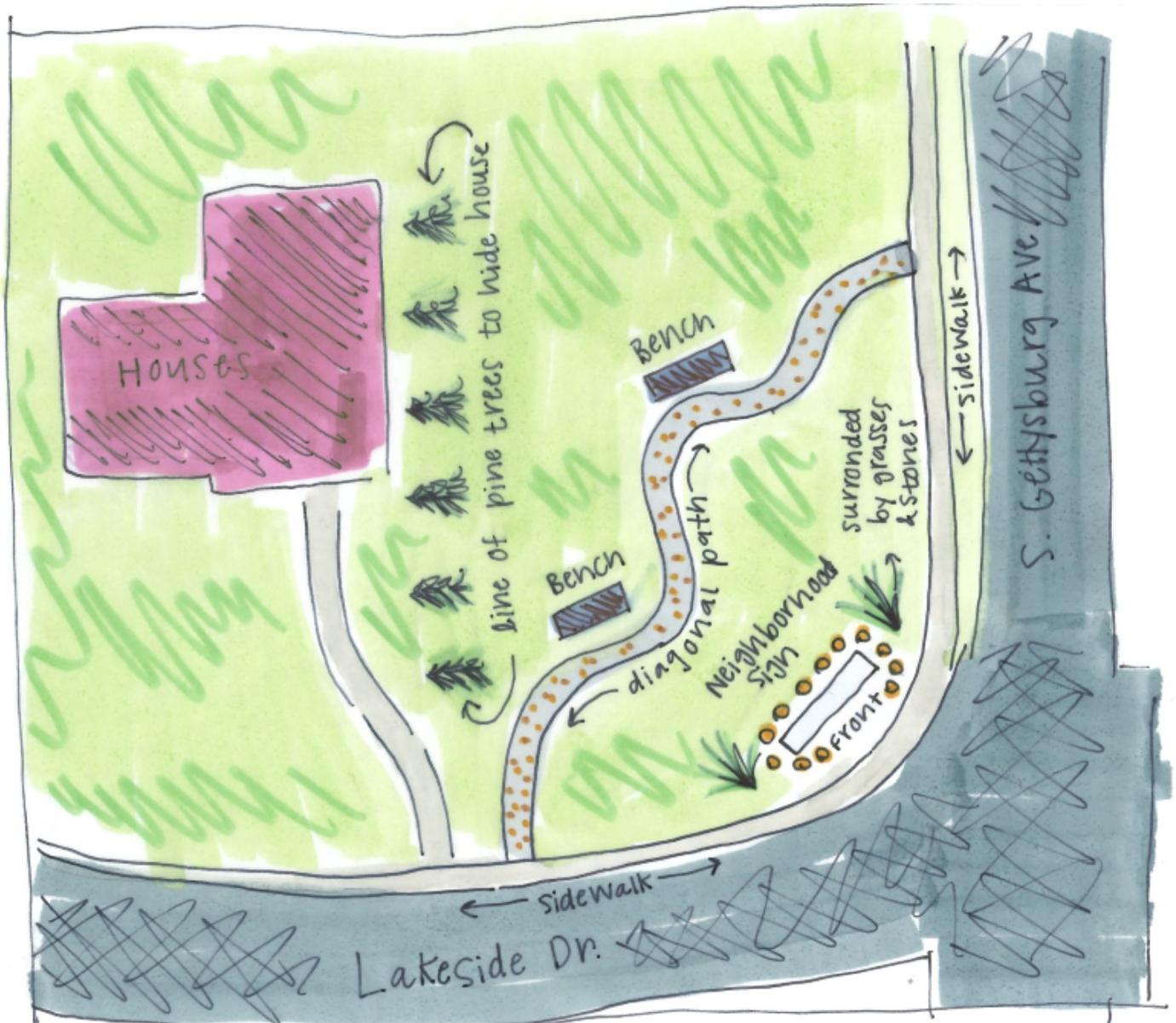
OCTOBER 8, 2019

At the Oct. 8 meeting at the Job Corps building, CityWide presented visioning boards for two vacant lots on Gettysburg Ave. that act as neighborhood gateways. Residents provided feedback on different design ideas for the lots, including a neighborhood sign, a path, trees, grasses, and a berm, with a goal of creating options that are aesthetically pleasing but still easy to maintain.



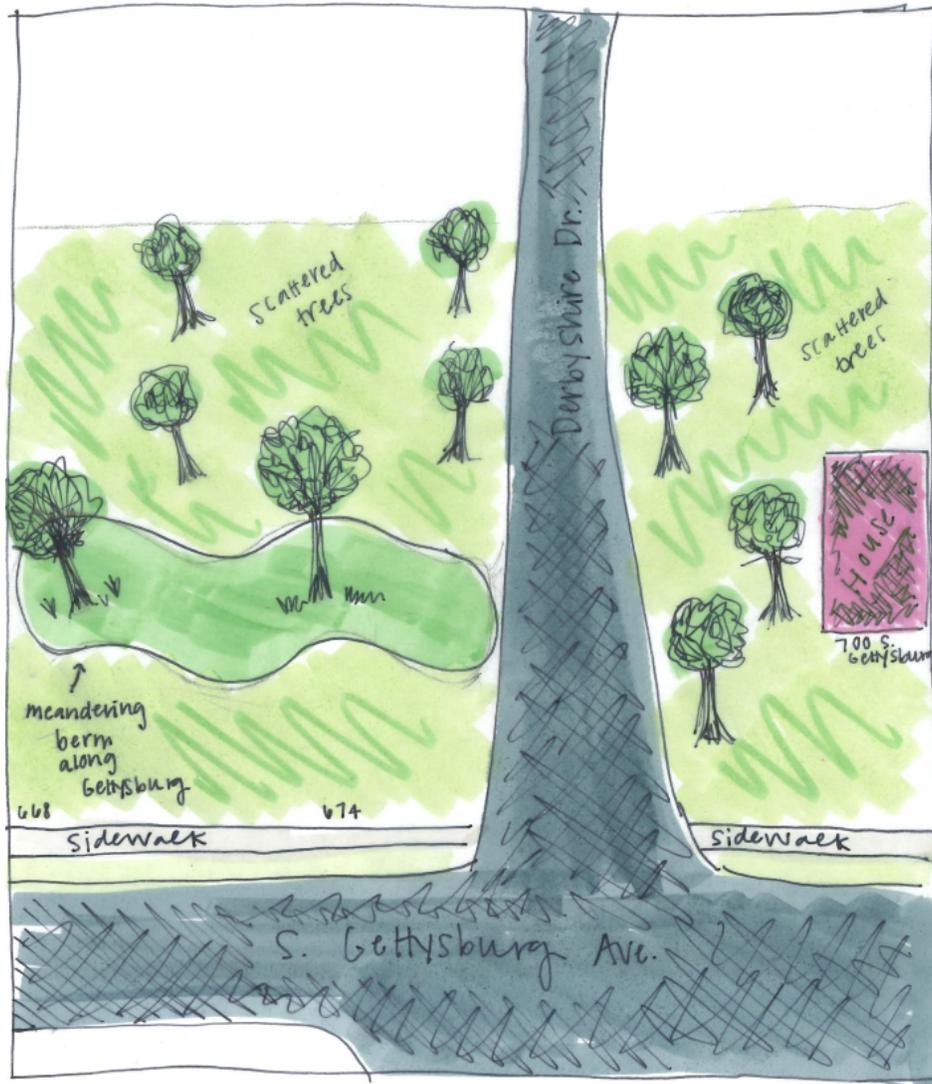
Visioning boards with feedback for vacant lots along Gettysburg Ave. Top left: corner of Derbyshire Dr. and Gettysburg Ave. Bottom left: corner of Lakeside Dr. Above: placemaking ideas with comments from a neighborhood meeting.

COMMUNITY MEETINGS AND DISCUSSIONS



After the Oct. 8 meeting, initial renderings of visions for the vacant lots were created. Above: a lot at the corner of Lakeside Dr. and Gettysburg Ave. The vision includes a meandering wood chip path with stones, a neighborhood sign surrounded by stones and grasses at the intersection, benches along the path, and pine trees at the left border of the lot.

COMMUNITY MEETINGS AND DISCUSSIONS



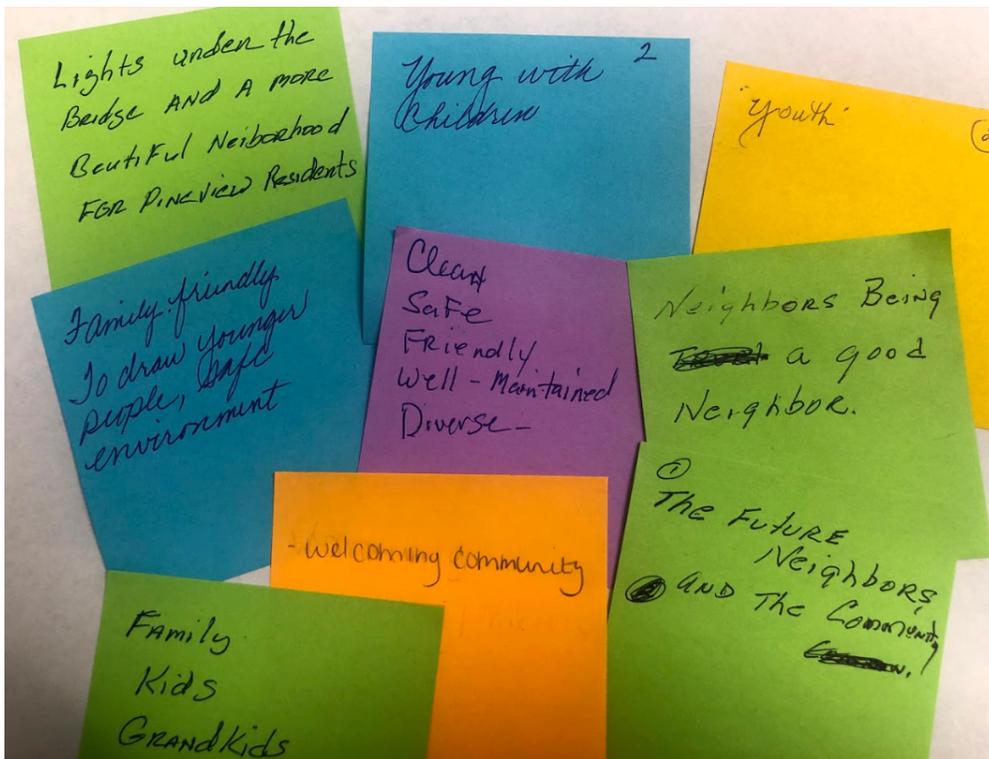
Above: a vision for the lot at the corner of Gettysburg Ave. and Derbyshire Dr. This vision includes a meandering berm and colorful trees, including sweet gum and tulip poplar trees, throughout the lot. The residents expressed that they wanted the lots to be colorful and easy for the City to maintain.

COMMUNITY MEETINGS AND DISCUSSIONS

NOVEMBER 12, 2019

At the Nov. 12 meeting, the residents compiled their ideas for a vision statement. They recorded words that described the following: 1) what they want their neighborhood to look like and 2) for whom they were creating the plan. The common themes were beautification, neighborhood safety, preservation of values and history, and a friendly/family neighborhood with an eye to the future. Almost every resident shared that this would impact their grandchildren and future generations.

A draft of the plan was also distributed and residents were asked to provide any feedback, edits, or additions they may have. There was a focus on the recreational assets, improving safety, and preserving history. Lastly, residents discussed their concerns regarding safety at Mallory Park and their hopes to make it more accessible.



Resident's ideas on sticky notes for a vision statement for their neighborhood.

CHAPTER 3: STRATEGIC PRIORITIES

- Strengthening boundaries through placemaking and beautification
- Supporting continuous home ownership
- Building resident capacity
- Supporting recreational assets



STRENGTHENING BOUNDARIES THROUGH PLACEMAKING AND BEAUTIFICATION

GOAL: Improve the boundaries of the Pineview Neighborhood through targeted beautification and placemaking efforts.

1. Improve the pedestrian experience along Germantown St.

Overgrowth along the north side of the sidewalk makes it difficult to walk along Germantown St and creates a unkempt look. Strategies to improve the area include cutting back overgrowth on the sidewalk and strengthening the slope structurally.

2. Identify and beautify neighborhood entrances.

The only "official" neighborhood entrance to Pineview is at Mount Clair Ave. and Germantown St. Many residents enter their neighborhood at the intersection of Gettysburg Ave. and Lakeside Dr., where recent demolition has created an empty corner lot. Residents have expressed interest in creating a second neighborhood entrance, marked by an identity sign and other placemaking elements.



The lot at Gettysburg Ave and Lakeside Dr.

STRENGTHENING BOUNDARIES

3. Continue placemaking along Gettysburg Ave.

The section of Gettysburg Ave. that borders Pineview, south of US-35, has a quieter, more pastoral feel than much of the corridor. The east side of the street in this portion is almost entirely residential and the west side is largely occupied by the Homefull campus, which contains several apartment buildings and an open green site that they have plans to develop in the future. As discussed earlier, there is a small commercial section at the intersection of Germantown St. and Gettysburg Ave. with uses that include a gas station, a drive through, and convenience stores. Residents have struggled to build relationships with these entities when attempting beautification efforts. Long-term work on this section of Gettysburg Ave. should enhance its current pastoral image and could include facets of the potential Urban Parkway Overlay discussed in the *Greater West Dayton Corridor Plan* (see page 38 for details). The Montgomery County Land Bank has demolished several homes along Gettysburg Ave. as a part of their Thriving Neighborhood Initiative (see page 6 for more information). This has had an immediate positive effect on the aesthetic appearance of the western neighborhood boundary and provided residents with the opportunity to make further improvements. Residents have defined a vision for this entrance to their neighborhood and surrounding areas that 1) creates a vibrant and attractive entrance to the neighborhood and 2) supports current neighborhood residential uses and high quality of life.

4. Partner with neighborhood volunteers to create adopt-a-block program along Lakeview Ave, focused on targeted beautification on boulevards.

Lakeview Ave has a series of boulevards that used to be a point of pride for the neighborhood. Currently, the primary features on these boulevards are an inconsistent tree line and a series of RTA poles. Revitalizing this once-vibrant feature of the neighborhood should include a more consistent tree line and low-maintenance garden design that can be maintained easily by neighbors. Residents could adopt and maintain boulevard blocks in small groups.

Measures:

- Cut back overgrowth and increase pedestrian usage along Germantown St., west of Mallory Park, between Mount Clair Ave. and Oakleaf Dr.
- Complete gateway on Gettysburg Ave./Lakeside Dr. that includes neighborhood sign.
- Install new trees and landscaping along Lakeview Ave. that is maintained by neighborhood groups.



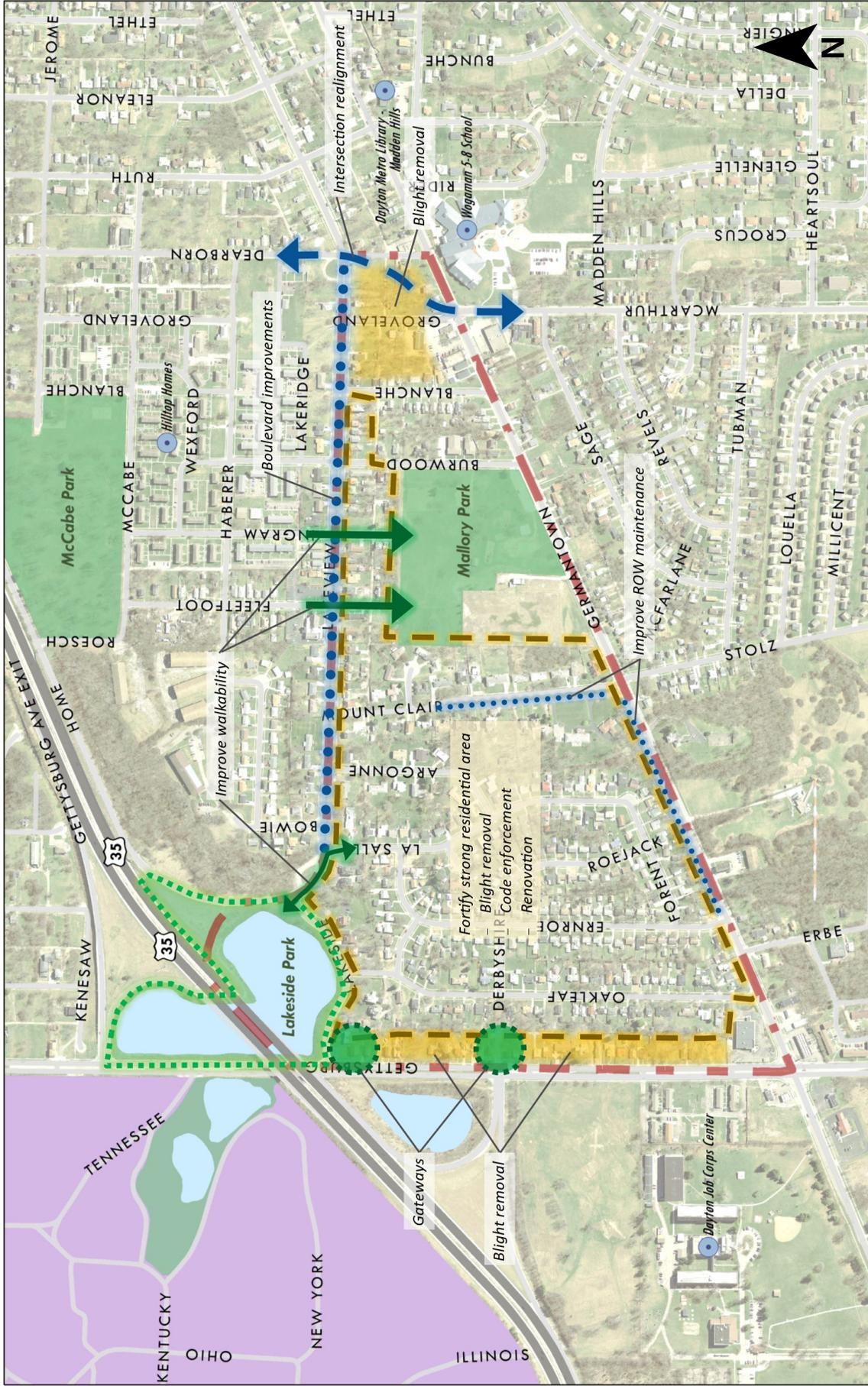


Rendering of lot at Gettysburg Ave. and Lakeside Dr. It includes a meandering path with benches along it, a neighborhood sign surrounded by stones and grasses, and a wall of pine trees at the left border of the lot.



Rendering of lot at Gettysburg Ave. and Derbyshire Dr. It includes meandering berm and colorful trees scattered throughout the lot.

PINEVIEW NEIGHBORHOOD STRATEGIES



Above is a map of the boundaries of Pineview and proposed projects meant to strengthen boundaries including gateways, blight removal, improving right-of-way maintenance, boulevard improvements, intersection realignment, and walkability.

SUPPORTING CONTINUOUS HOME OWNERSHIP

GOAL: Support stable homeownership and long-term residency in the neighborhood.

1. Identify home improvement funding for residents.

Home improvement programs will help residents maintain their homes, keep up the exterior appearance, improve property values, and allow senior residents to age in place. These could range from partnerships with banks or non-traditional lenders to rehab programs from groups like Rebuilding Together or County Corp.



2. Continue partnerships with the MCLB and others to support rehabilitation of homes.

The MCLB has already rehabbed and sold two properties in the Pineview neighborhood and is interested in continuing these rehab efforts. Other partners who can support and leverage these efforts should also be identified.

3. Use code enforcement tools to address poor housing conditions or negligence.

Identifying problem properties where code enforcement will have an impact will help the overall appearance of the neighborhood. This is not an effort to punish legitimate homeowners who cannot afford to make necessary improvements, but a focus on property owners who have the ability to make changes and choose not to.

Measures:

- # of homes rehabbed and sold
- Improved property conditions
- % of owner-occupied units

BUILDING RESIDENT CAPACITY

GOAL: Build resident capacity to ensure continuous and energetic leadership.

1. Create welcome packet for new residents.

This will build on Pineview's welcoming and engaged environment, providing an opportunity to help new residents forge connections and learn about their community. It will also help to engage families as they move into the neighborhood and help ensure new leaders are identified.

2. Continue to provide a variety of ways that residents can engage with their neighborhood, including formal meetings, clean ups, social events, welcome groups, lake maintenance, beautification, etc.

A healthy neighborhood provides a number of different ways that residents can engage and participate, allowing people to connect with something that is most closely aligned with their schedules and interests. It also provides opportunities to build a varied leadership structure, with different people taking on small projects that they are passionate about.



Resident Leaders trimming overgrowth at lake.

Measures:

- # of residents attending events and engaged in leadership.



Rendering of placemaking opportunities at Pineview Lake.

SUPPORTING RECREATIONAL ASSETS

GOAL: Improve access to nearby parks from Pineview neighborhood.

1. Reposition Mallory Park and improve pedestrian access from the neighborhood.

Mallory Park is located within the Pineview neighborhood and, in 2017, received a \$240,000 renovation to its basketball court, playground equipment, and spray park. The park is still underutilized, and residents have shared that they feel disconnected from it due to poor access from the neighborhood. Creating better pedestrian access in the northwest portion of the park and focusing neighborhood improvements around this important asset could help the park reach its potential.

2. Improve connections between Pineview and McCabe Park.

Historically, Pineview families also used McCabe Park for recreation, but there is no longer an easy and safe pedestrian route to McCabe from Pineview for most residents. Long-term, residents would like to reclaim that park and create new, safe paths to access it. This is also mentioned in the West Dayton Neighborhoods Vision, a plan adopted by the City of Dayton Plan Board and City Commission in 2019 that proposes the eventual development of a Lakeside/McCabe Preserve. This would not only create better access to the park but also better connect residents to the larger parkway system.

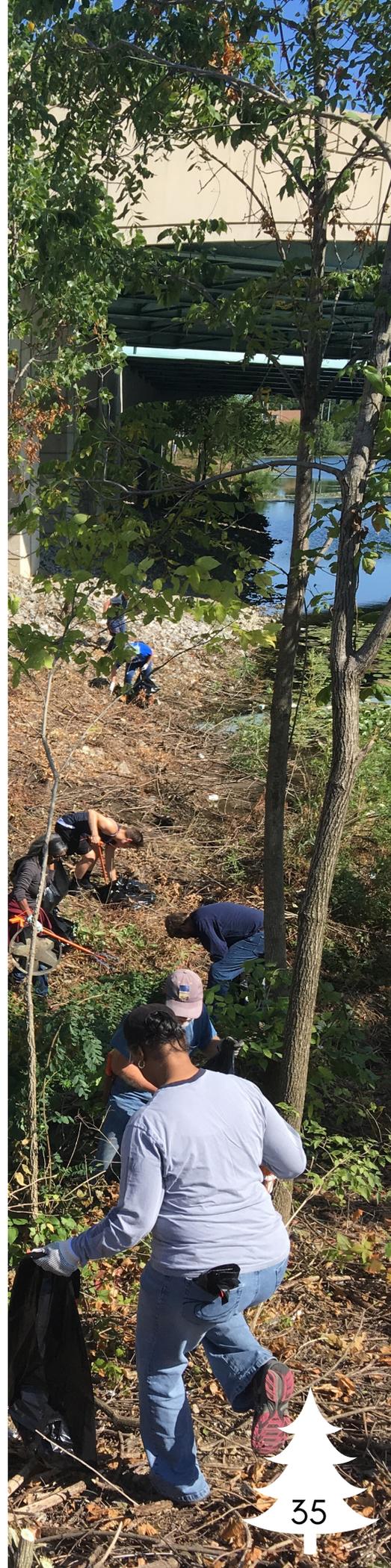
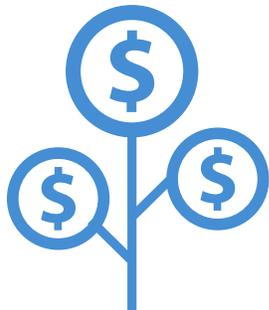
Measures

- # of residents utilizing parks for recreation.



CHAPTER 4: IMPLEMENTATION & FUNDING

-
- Leveraging other investments
 - Conclusion
 - Implementation Plan



LEVERAGING OTHER INVESTMENTS

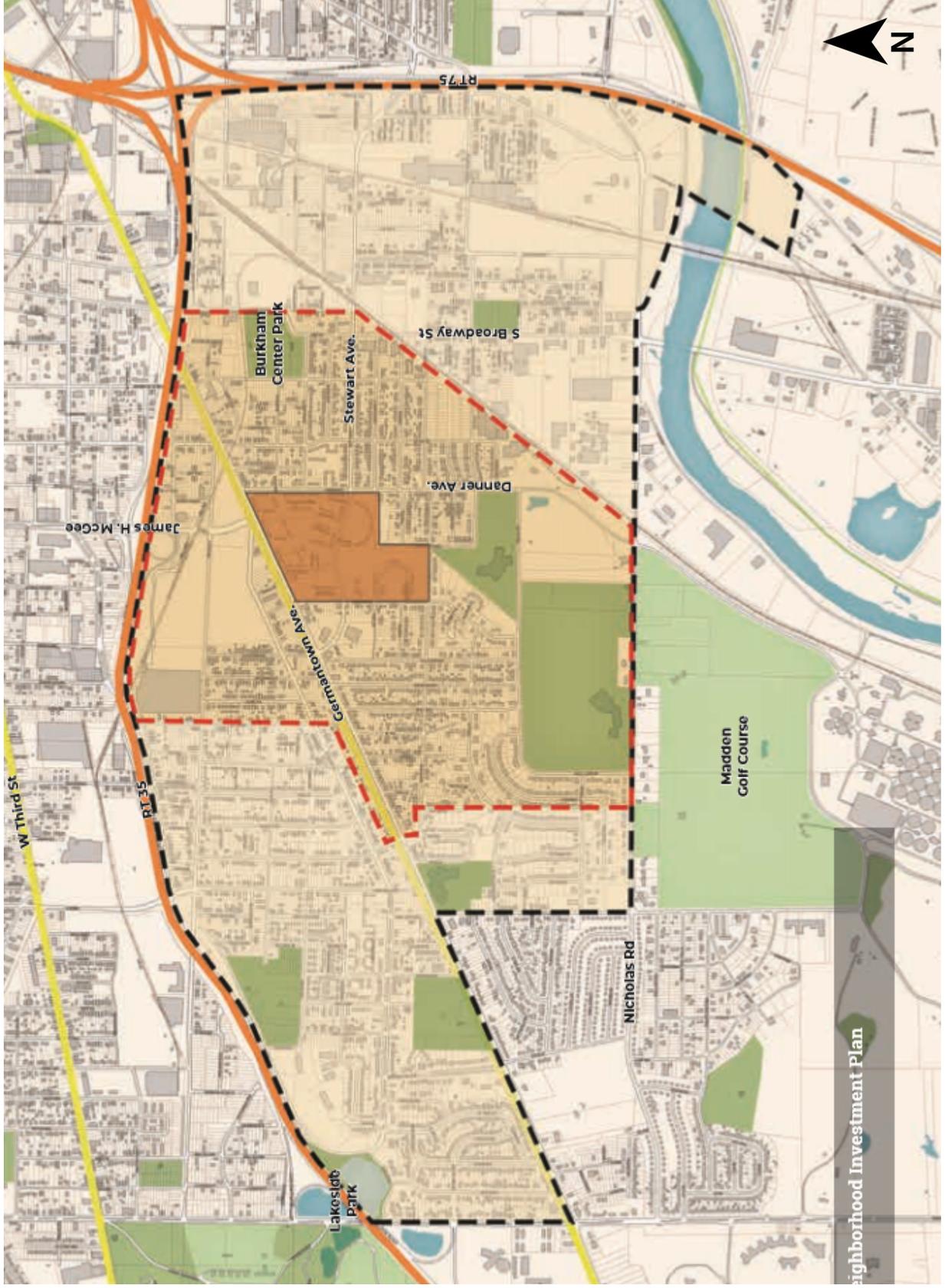
In addition to implementing its own goals, Pineview will also work to leverage investment and planning from other sources, including several existing plans focused on West Dayton: *Renew Miami Chapel*, the *West Dayton Corridor Plan*, and *the West Dayton Neighborhoods Vision*. All three of these plans include strategies that will directly impact the Pineview Neighborhood.

CHOICE-RENEW MIAMI CHAPEL

In 2016, Greater Dayton Premier Management was awarded a \$1.5 million Planning and Action Choice Neighborhoods grant from HUD to transform the Miami Chapel area. *Renew Miami Chapel* is the Transformation Plan for the Greater Miami Chapel area, which includes the neighborhoods of Miami Chapel, Pineview, Madden Hills, and Edgemont. The main priorities of the plan are centered around providing affordable housing, preserving identity, improving education, promoting well being, and asset and economy building. The plan includes the future transformation of the Hilltop Homes area, which could possibly provide the opportunity to expand McCabe Park and connect it to Lakeside Lake recreation area. The Choice Plan also discusses the realignment of Dearborn Ave. into McArthur Ave. creating greater access to the planned West Dayton Library and Wright Factory Site.



CHOICE NEIGHBORHOODS INVESTMENT MAP



LEVERAGING OTHER INVESTMENTS

GREATER WEST DAYTON CORRIDOR PLAN

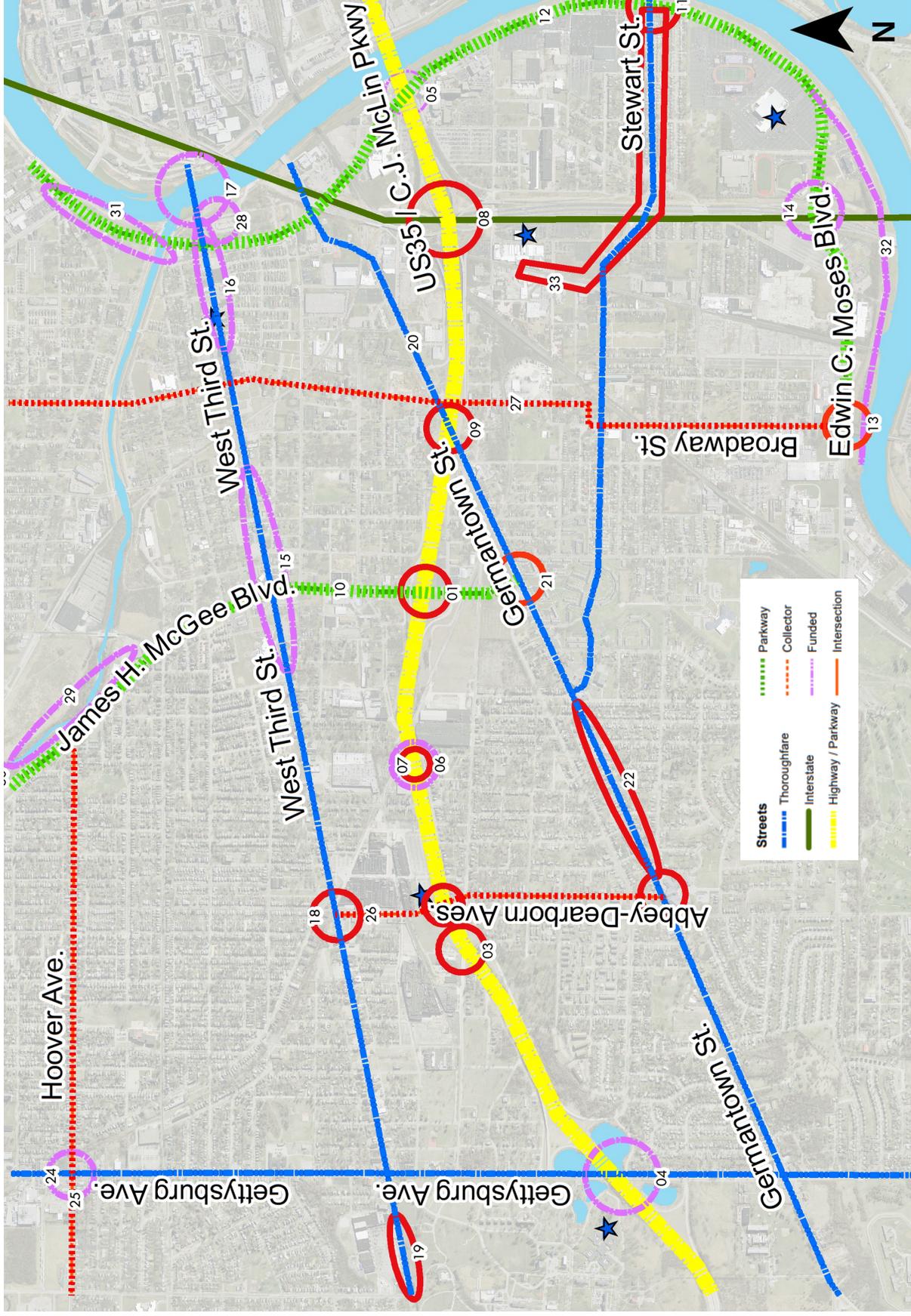
The guiding principles of the *Greater West Dayton Corridor Plan* include: to advance efforts to fund, improve and reshape the strategic corridors in West Dayton; to strengthen Dayton’s place- and asset-based investment strategy by focusing, improving, and enhancing the strategic corridors and linkages of West Dayton to leverage and expand economic activity; to integrate related City of Dayton plans and policies into all realms of impactful decision making; and to plan and design for physical and functional connectivity within the target geography. Two important thoroughfares in the *Greater West Dayton Corridor Plan* that play a significant role in the Pineview neighborhood are Gettysburg Ave. and Germantown St. The transportation strategies in this plan are aligned with the *Greater West Dayton Corridor Plan*.

UDA WEST DAYTON NEIGHBORHOODS VISION PLAN

In March of 2019, Urban Design Associates (UDA) worked with the City of Dayton to unite multiple plans for West Dayton into one document that creates a widely shared vision for the community. One priority in this document is to build support for recreation opportunities and build better connections between existing and potential green spaces. The Lakeside/McCabe Preserve (which borders Pineview) is a proposed area that surrounds US-35 and is the key connection between the Wright Company Factory Site and the Dayton VA Medical Center. This area could be transformed into open, green space, with McCabe Park remaining a focal point of the preserve. This vision includes a connection from McCabe up to Wesleyan Nature Center, as well as access to the new library at US-35 and Abbey Ave.



WEST DAYTON CORRIDOR PLAN



CONCLUSION

Pineview Neighborhood Association has created this plan as a guide to the development they would like to see over the next 10 years. The proposed goals aim to build market confidence and encourage more families to consider Pineview as their home.

Pineview will review the plan annually to assess progress toward the goals, make amendments as needed, and seek ongoing support from the City of Dayton and CityWide to advance their plan.



IMPLEMENTATION

Goals	Activities	Measures	Funding	Partners
Improve the boundaries of Pineview Neighborhood through targeted beautification and placemaking efforts.	<ol style="list-style-type: none"> 1. Improve pedestrian experience along Germantown St. 2. Identify and beautify neighborhood entrances. 3. Continue placemaking work along Gettysburg Ave. 4. Partner with neighborhood volunteers to create adopt-a-block program along Lakeview Ave. 	<ol style="list-style-type: none"> 1. Overgrowth cut back and increased pedestrian usage of Germantown. 2. Completed gateway on Gettysburg/Lakeside that includes neighborhood sign. 3. New landscaping along Lakeview Ave that is maintained by neighborhood groups. 	<ul style="list-style-type: none"> • COD Mini Grant • The Dayton Foundation • Greenlight Grant • WDDF 	<ul style="list-style-type: none"> • Montgomery County Land Bank • Residents • CityWide • City of Dayton
Support stable homeownership and long-term residency in the neighborhood.	<ol style="list-style-type: none"> 1. Identify funding for home improvement efforts. 2. Continue partnerships with MCLB and others to rehab homes. 3. Use code enforcement tools to put pressure on absentee/negligent property owners. 	<ol style="list-style-type: none"> 1. # of homes rehabbed and sold 2. Improved property conditions: a higher percentage of houses received a 1 or 2. 3. % of owner-occupied units. 	<ul style="list-style-type: none"> • Nationwide Home Improvement funding • CDBG 	<ul style="list-style-type: none"> • Montgomery County Land Bank • County Corp • Local banks • City of Dayton • Rebuilding Together
Build resident capacity to ensure continuous and energetic leadership.	<ol style="list-style-type: none"> 1. Create welcome packet for new residents. 2. Continue to provide a variety of ways that residents can engage with their neighborhoods, including formal meetings, clean ups, social events, welcome groups, lake maintenance, beautification, etc. 	<ol style="list-style-type: none"> 1. # of residents attending events and engaged in leadership. 	<ul style="list-style-type: none"> • COD Mini Grant 	<ul style="list-style-type: none"> • Dayton Neighborhood Corps • University of Dayton
Implement Phase 2 of Lakeside Lake Restoration and develop a sustainable plan for long-term maintenance.	<ol style="list-style-type: none"> 1. Continue placemaking and site enhancements. 2. Research funding options and set up a fund for long-term maintenance of the lake. 	<ol style="list-style-type: none"> 1. Final placemaking elements at the Lake have been implemented. 2. Long-term funding plan is in place for maintenance. 	<ul style="list-style-type: none"> • WDDF • Private Philanthropy 	<ul style="list-style-type: none"> • City of Dayton • CityWide Development • AFL-CIO
Improve access to nearby parks from Pineview Neighborhood.	<ol style="list-style-type: none"> 1. Reposition Mallory Park and improve pedestrian access to park from neighborhood. 2. Improve connects between Pineview and McCabe Park. 	<ol style="list-style-type: none"> 1. # of residents utilizing parks for recreation. 	<ul style="list-style-type: none"> • Transportation funding 	<ul style="list-style-type: none"> • Montgomery County Land Bank • CityWide Development • City of Dayton