

May 2019

UDA

# RENEW MIAMI CHAPEL IMPLEMENTATION

*Dayton, Ohio*



# WELCOME

# AGENDA — WHAT ARE WE GOING TO TALK ABOUT TODAY?

1. Choice Neighborhoods Update
2. Neighborhood Plan Refinement
  - Employment & Jobs
  - Neighborhood Node
3. Housing Plan Refinement
  - Streets & Blocks
  - Melissa Bess Reuse
4. Listening to You



# **CHOICE NEIGHBORHOODS UPDATE**





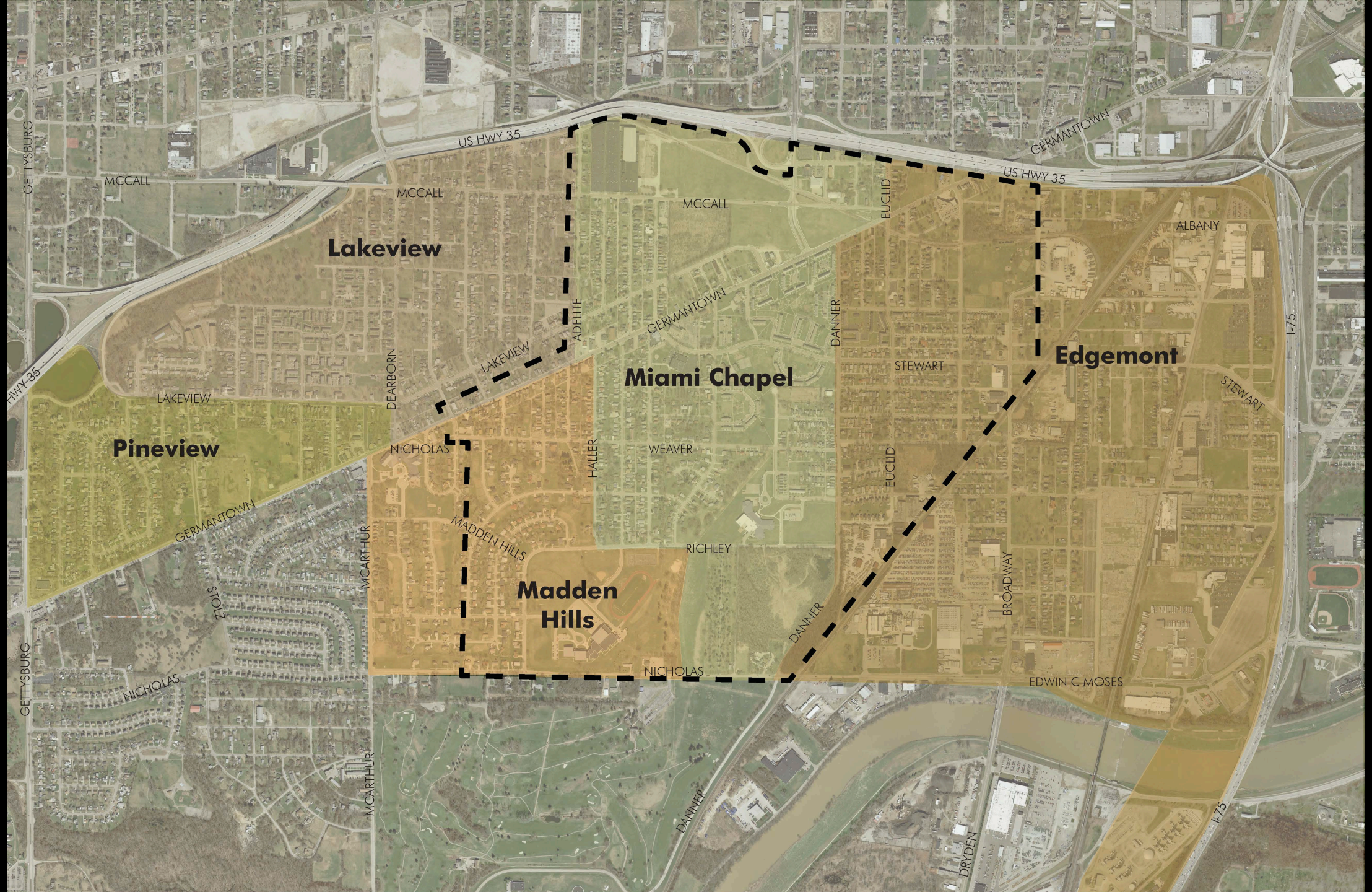
# Focus on DeSoto Bass and Hilltop

**Redevelopment Planning through Choice**

**Enhanced Resident Support to prepare for redevelopment transition and to increase overall self-sufficiency**

- Jobs Plus Program 2016-2020
- Expanded Social Service Network through Jobs Plus and FSS coordination







# TOP SIX PRIORITIES

## **Housing**

The neighborhood is renewed with high-quality, sustainable, mixed income housing options.

## **Identity**

The community is proud of the neighborhood and others recognize it as a positive place.

## **Education**

The community is improving educational outcomes for children and proud of its schools.

## **Well-being**

The community feels safe and is secure in their mental and physical well-being.

## **Asset & Economy Building**

The neighborhood has better job access, stronger social connections, increased wealth, and celebrated amenities.

## **Transportation**

The neighborhood is vibrant and well-connected for all modes of transportation.



# POST PLAN ACTIVITIES

- Continued resident supports
- Action Activities
- Fund development
- Refine transformation plan to advance goals of the plan and increase competitiveness for Implementation Grant



# RESIDENT SUPPORTS



- Jobs Plus
- On-site leadership training
- Entrepreneurship training coming soon
- After-school programming
- Special events

	4/19/19
Residents opted-in	163
Residents actively working with a Life Coach	81
Residents employed	92
Residents employed at a Living Wage	44
Residents employed full time	56
Residents employed part time	25
Residents employed for over 90 days	3
Residents employed for 180 days	46
Residents promoted	15
Residents Terminated	9

# MURALS

## Minimum of 3 murals planned

- US 35 Overpass & Germantown with LED lighting
- 1501 Germantown
- 2813 Germantown

## Citywide working with local artist on design and installation

- Additional feedback from community will be sought this month. Meeting to be held during the last half of the month.
- Designs & teams finalized at the end of May
- Installations likely to start in late June





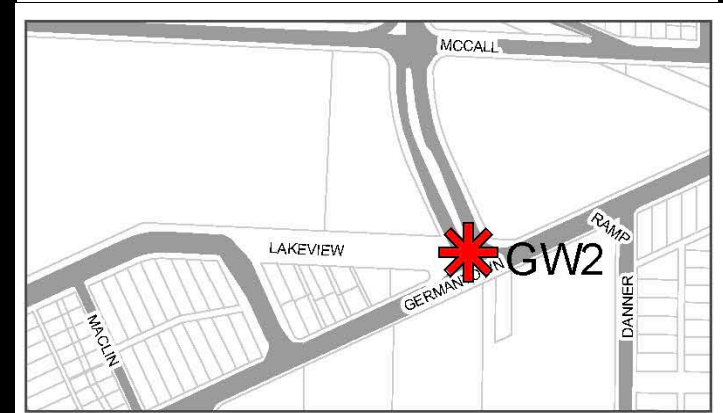
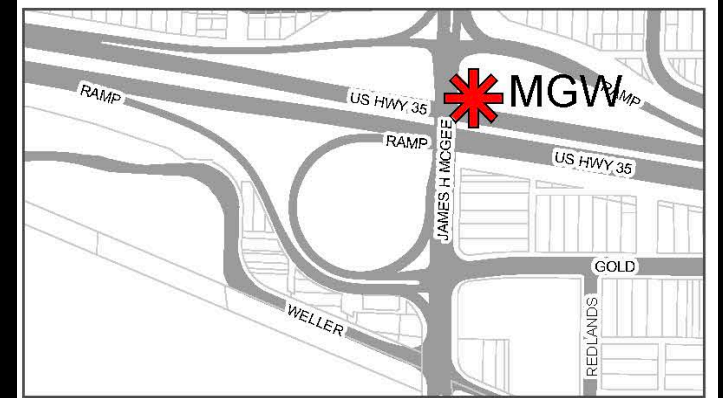
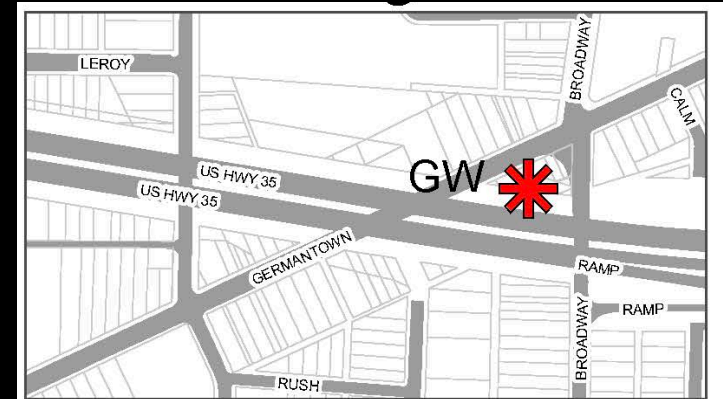
# NEIGHBORHOOD SIGNAGE

## Three gateway signs planned

- Germantown & Broadway
- US35 WB & James H McGee
- James H McGee & Germantown
- Possible sign at Germantown and Danner

## Street banners strategically placed along Germantown

- Design being finalized from community branding work with Align to Market



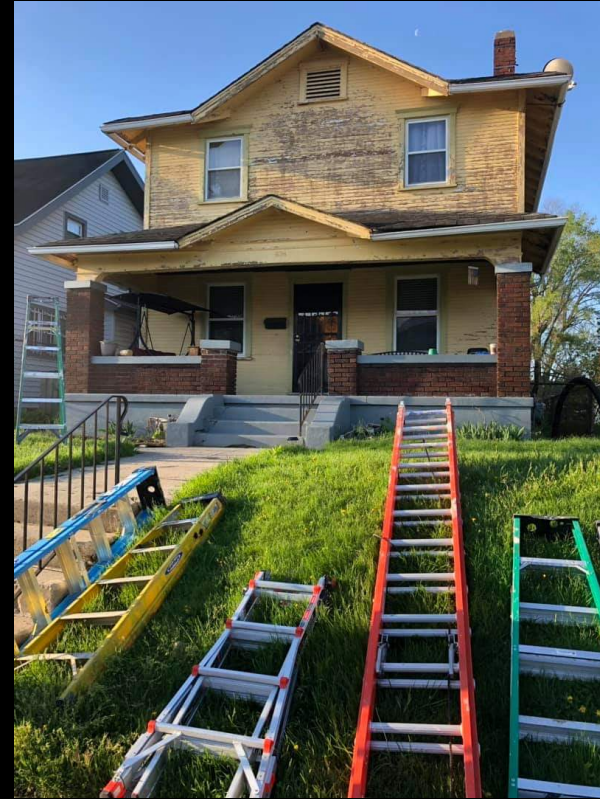
# HOMEOWNER IMPROVEMENTS

## Assist 30-40 homeowners with exterior improvements

- Citywide has recruited 35 owners
- CountyCorp will process the applications and implement the work starting this summer
- Co-sponsored Rebuilding Together Day and assisted 14 owners, along with Edgemont Solar Garden & Old Green Castle

## Street banners strategically placed along Germantown

- Design being finalized from community branding work with Align to Market





# **BUSINESS DISTRICT IMPROVEMENTS**

## **Assist businesses along Germantown with exterior improvements**

- Focus on core business district
- 3 businesses committed in core district
- 3 additional businesses along Germantown

## **Acquisition of 3 Properties within Core Business District**

- Remove blight
- Reactivate space
- Place-making
- Negotiations underway

# ACQUISITION & BLIGHT REMOVAL

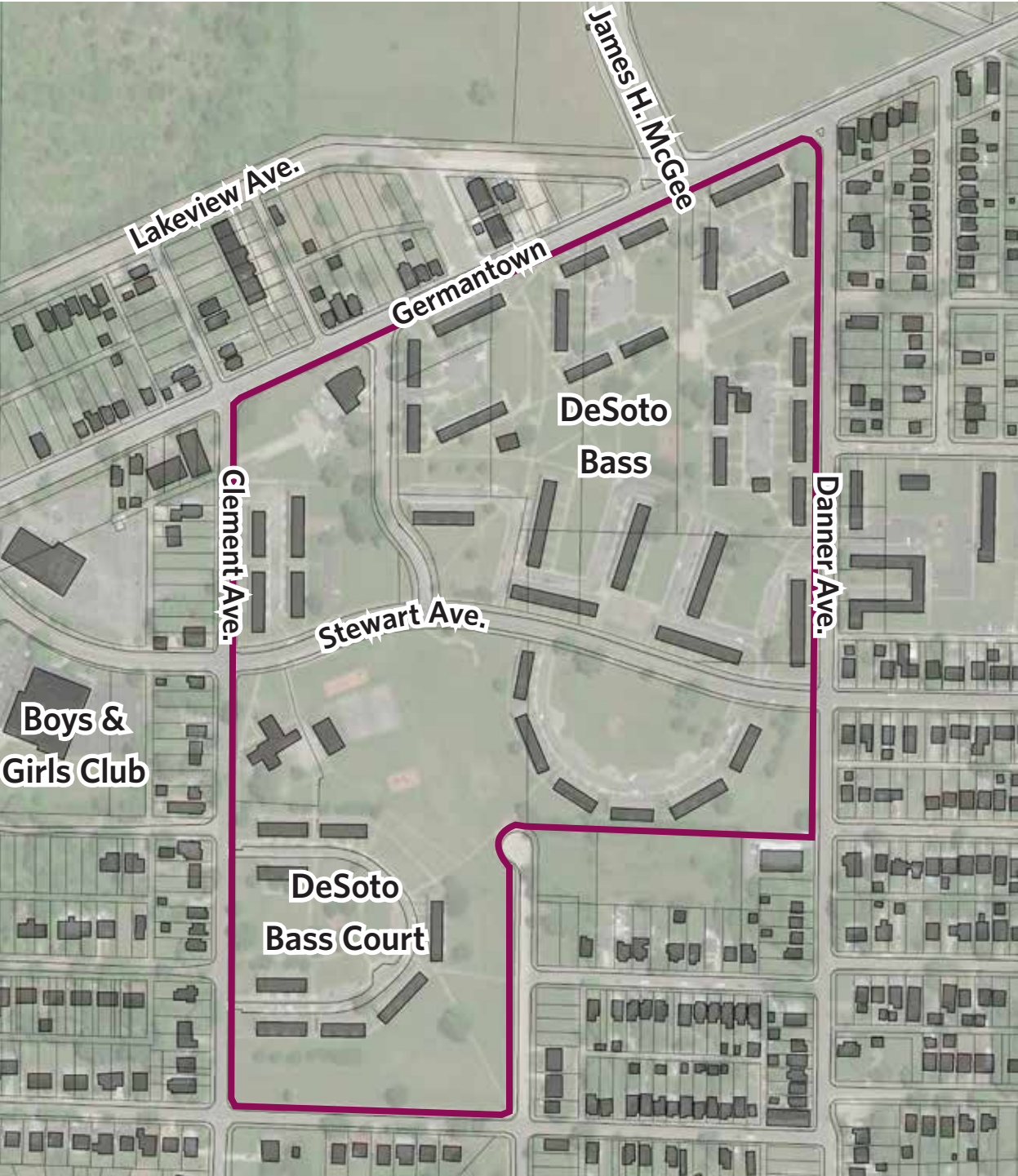
## **Acquire and demolition 2 properties**

- One for planned road improvements
- One for better connection to Boys & Girls Club
- Additional properties may be identified

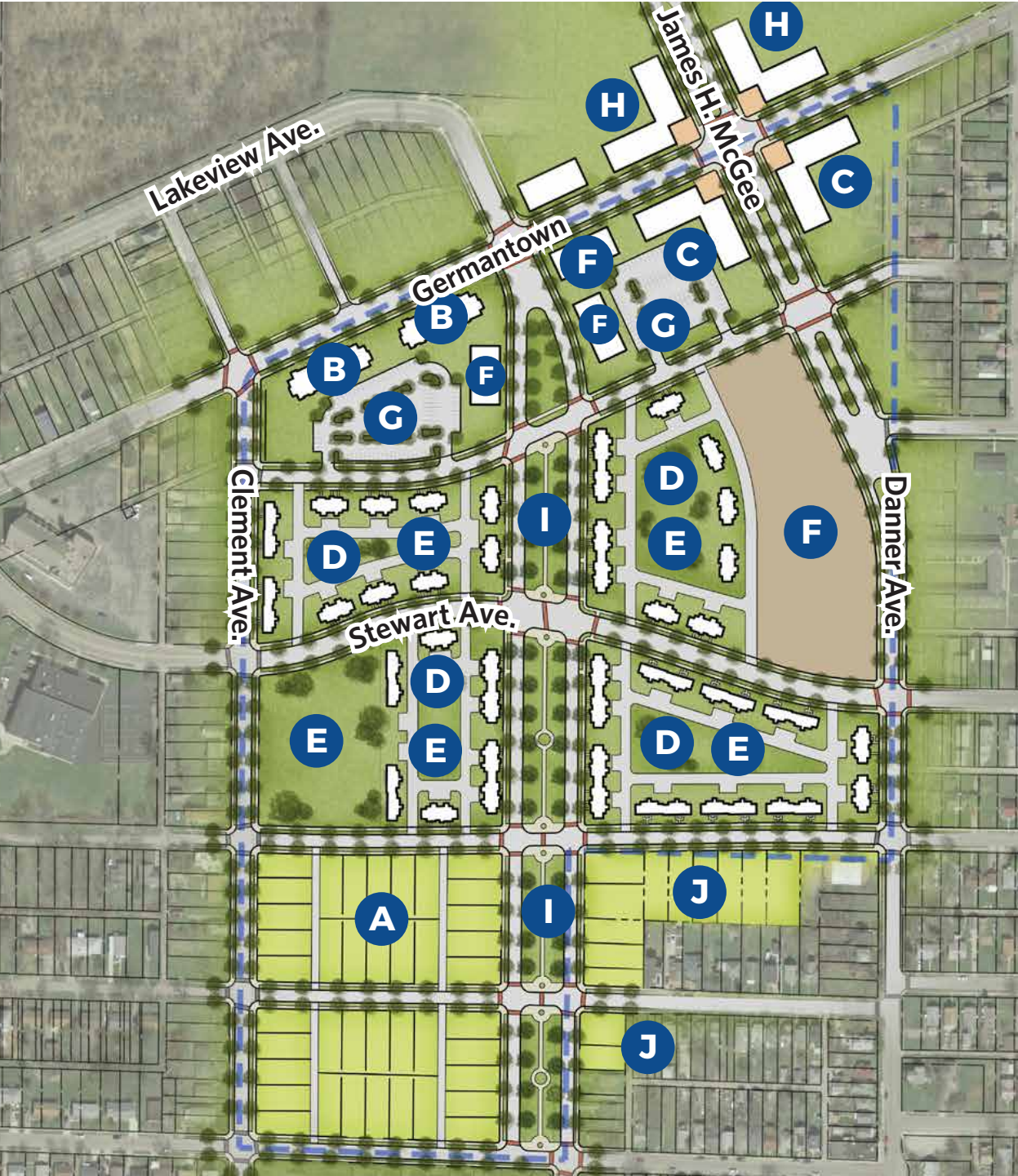


# REVITALIZATION OF DESOTO BASS

DESOTO BASS TODAY



DESOTO BASS TRANSFORMATION PLAN





# WHAT'S CHANGED?

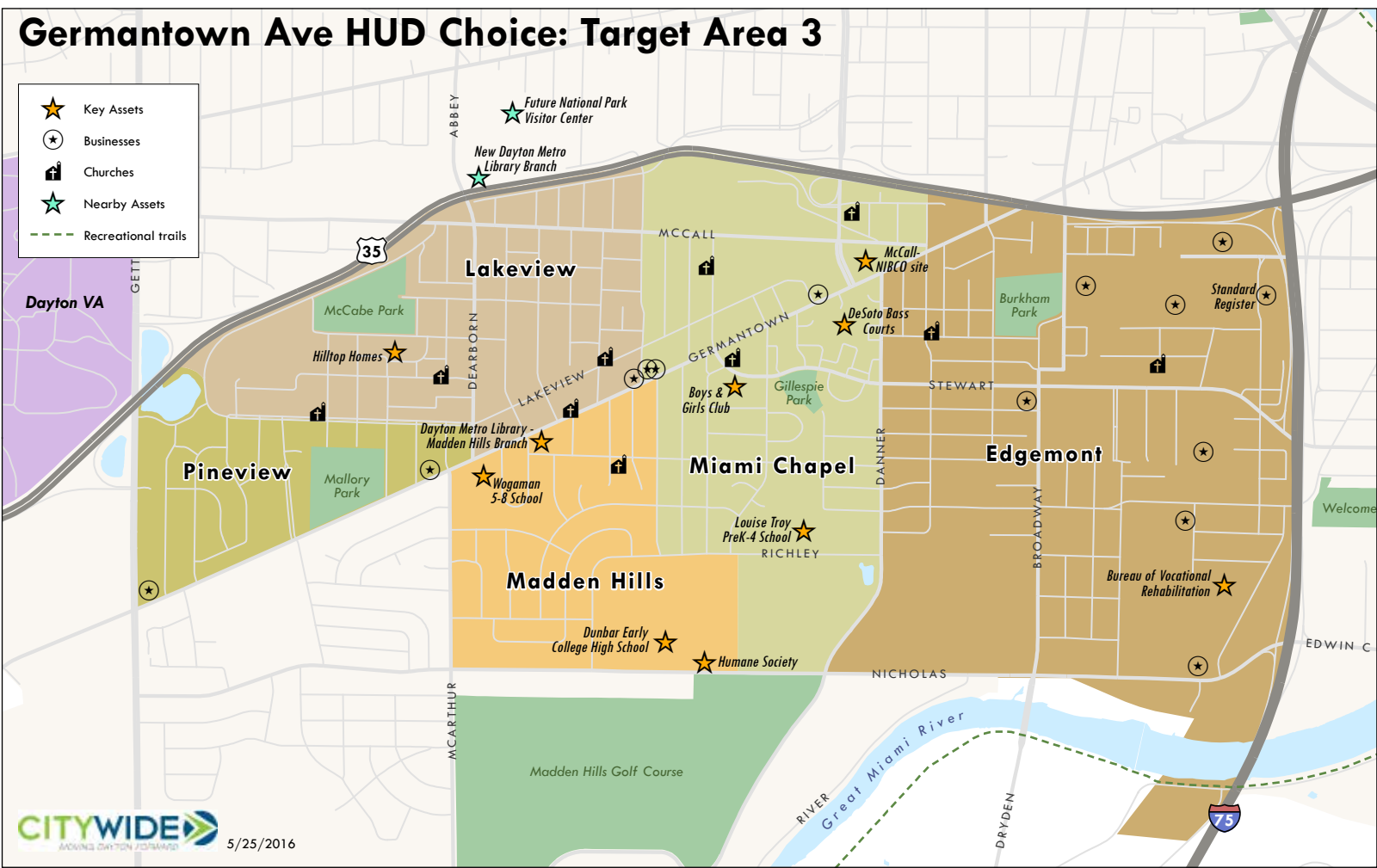
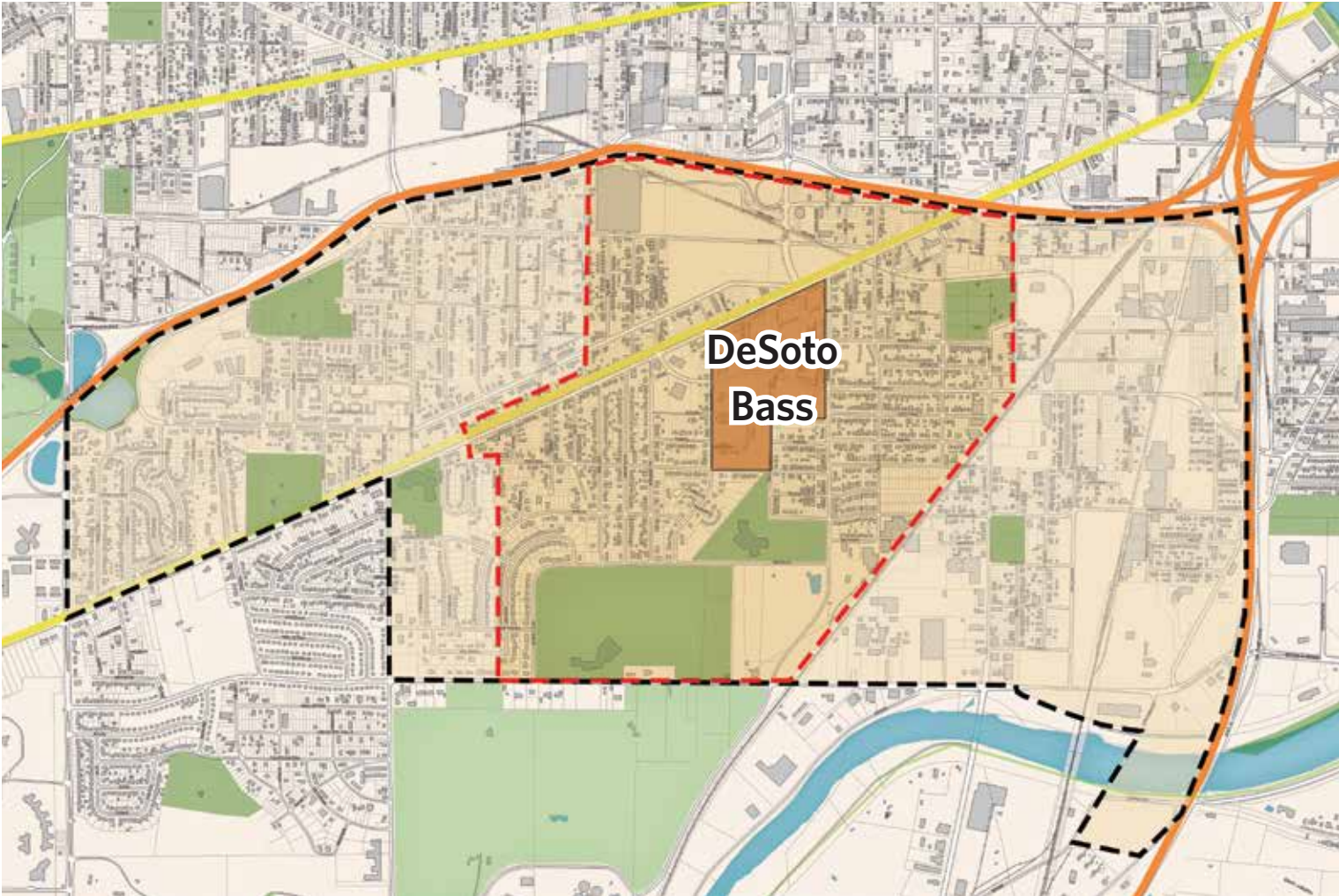
- Focus on Employment at James H. McGee & Germantown
- Opportunity to keep Melissa Bess buildings
- Thinking about the boulevard park — what kind of space should that be?
- Need to refine the block sizes, building types, and parking layouts



# NEIGHBORHOOD PLAN

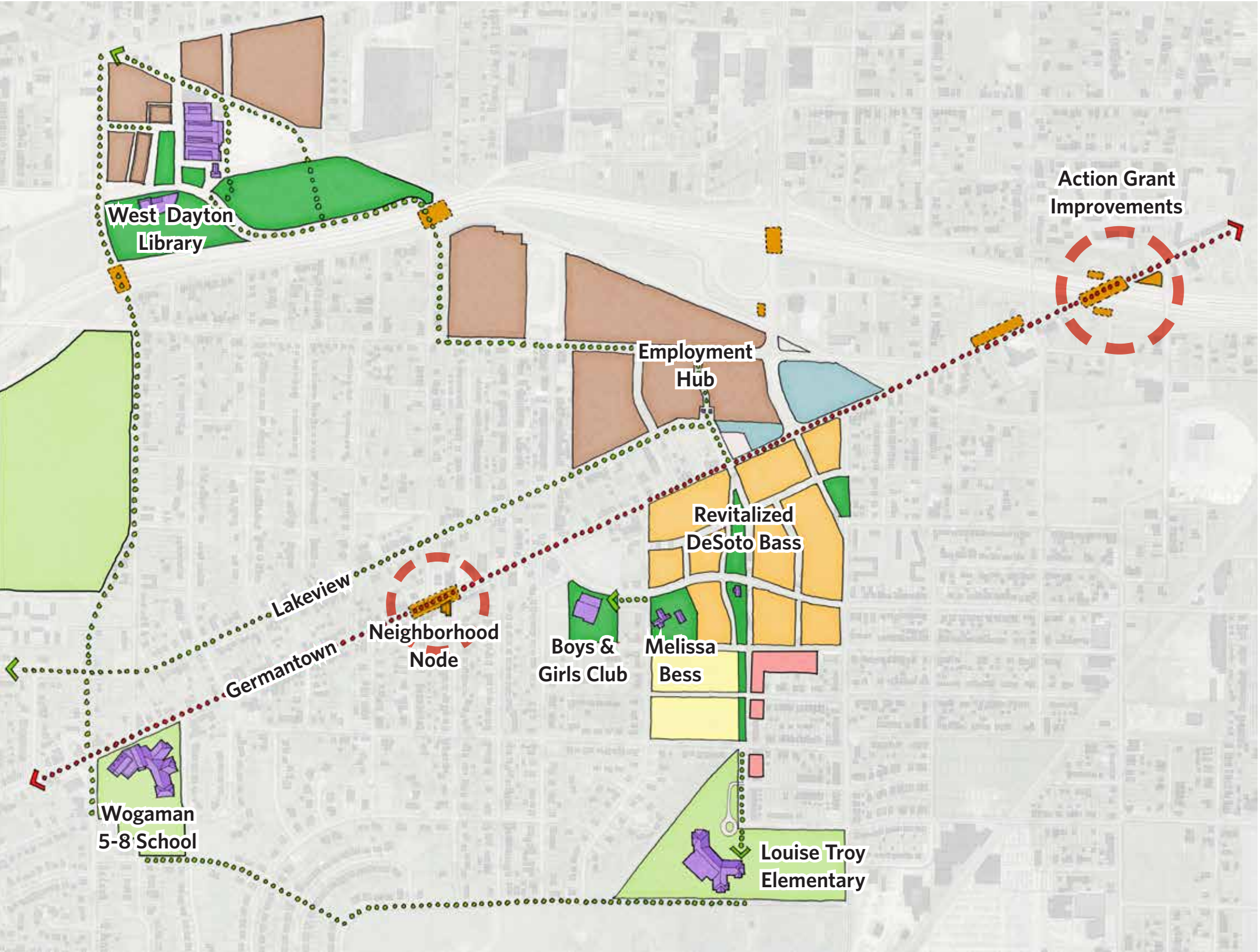


# NEIGHBORHOOD MAPS



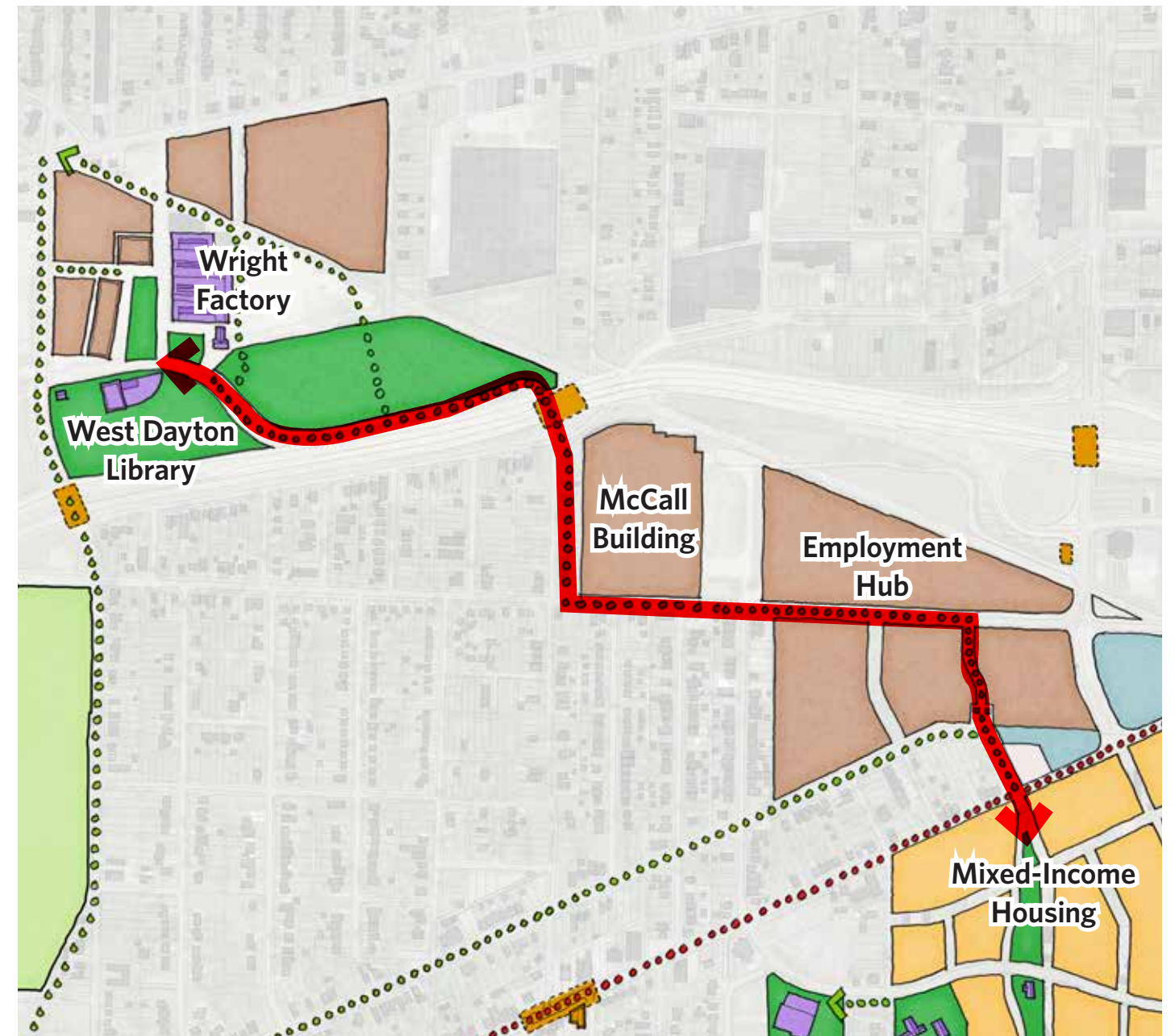
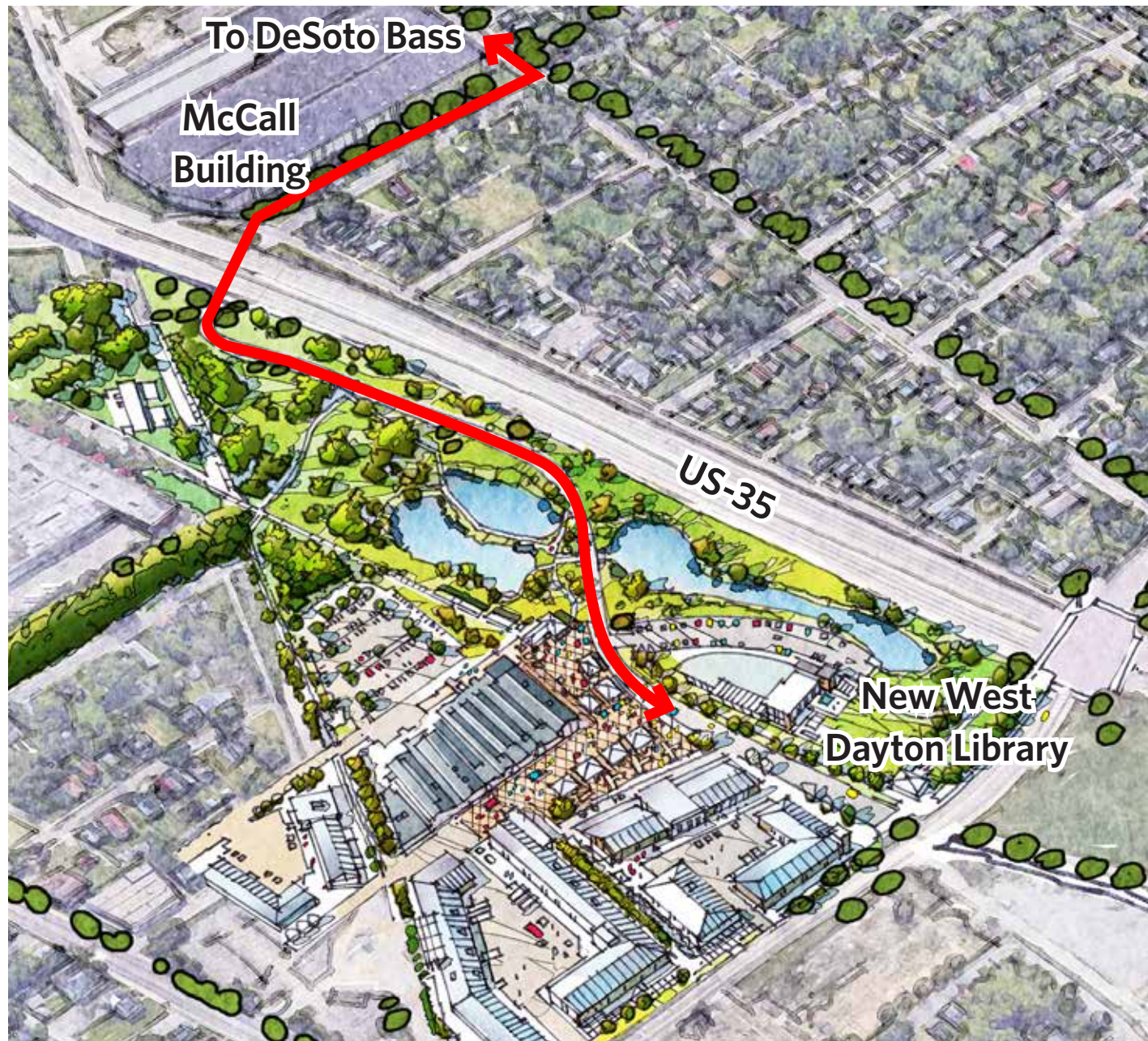


# CONNECTING TO NEIGHBORHOOD ASSETS





# CONNECT TO THE NEW LIBRARY SITE



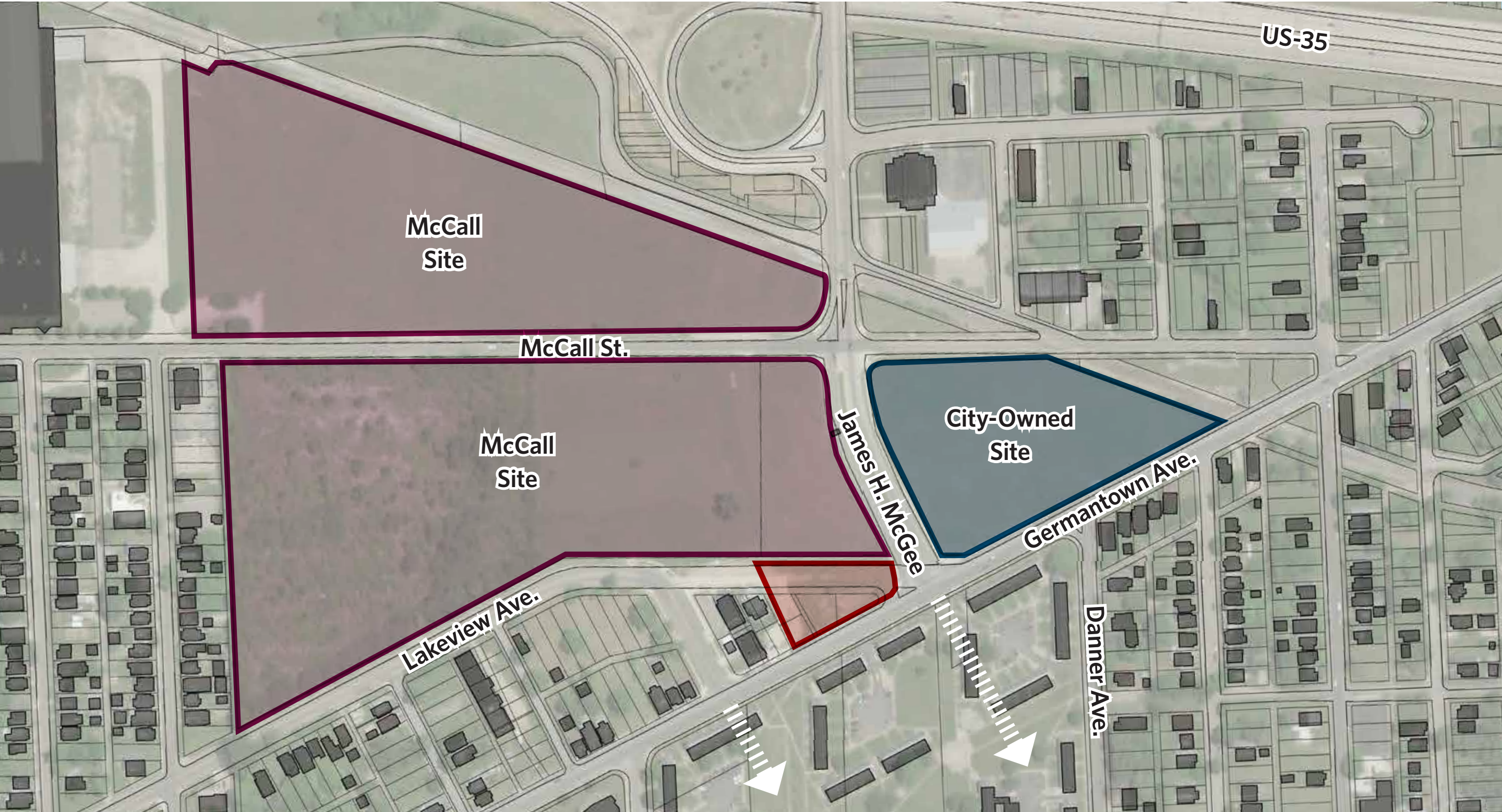


# BRINGING JOBS TO WEST DAYTON



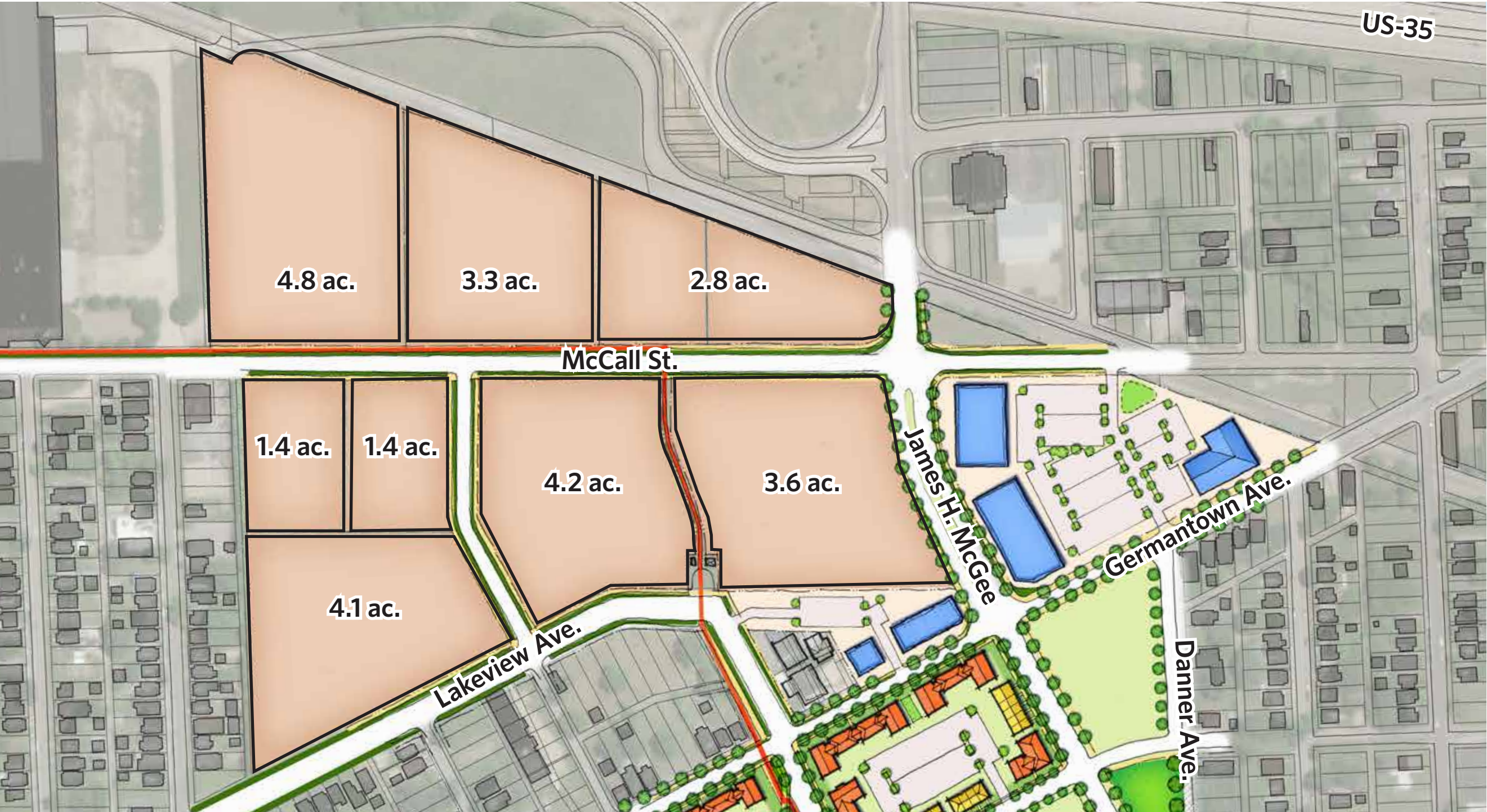


# EMPLOYMENT HUB AT MCCALL & JAMES H. MCGEE



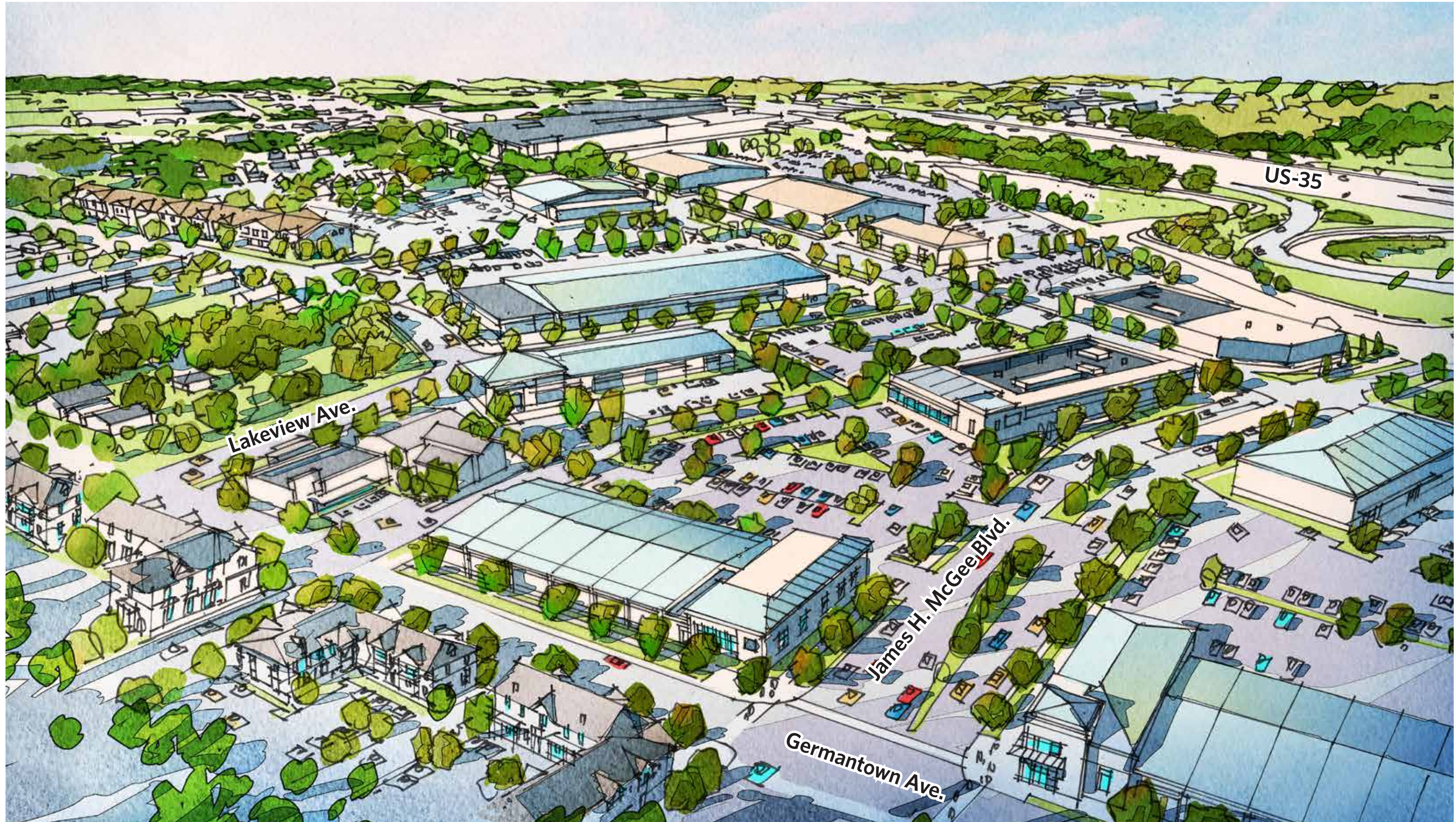


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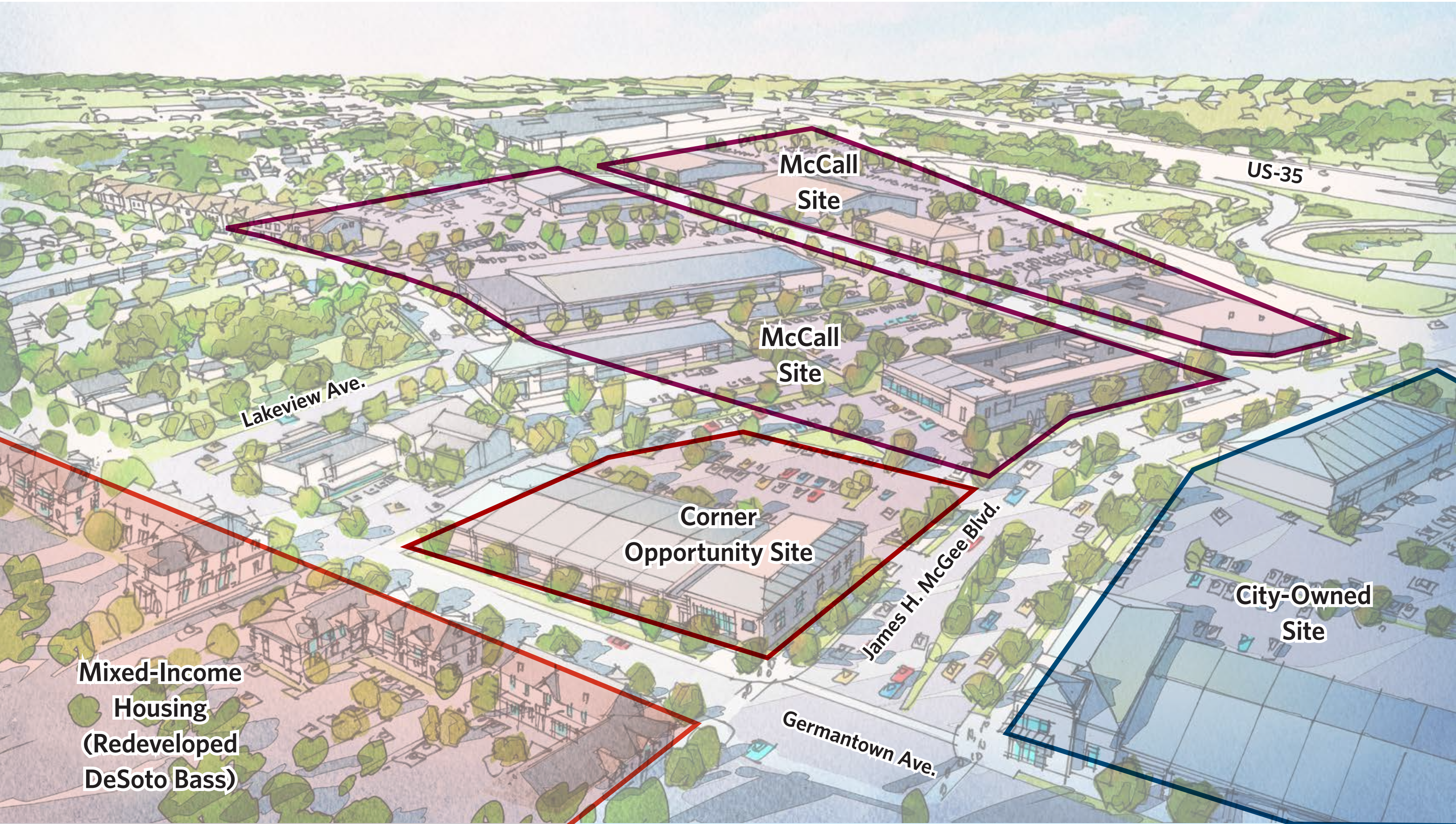


# VISION FOR EMPLOYMENT HUB





# OPPORTUNITY SITES





# GERMANTOWN AVE. — NEIGHBORHOOD NODE





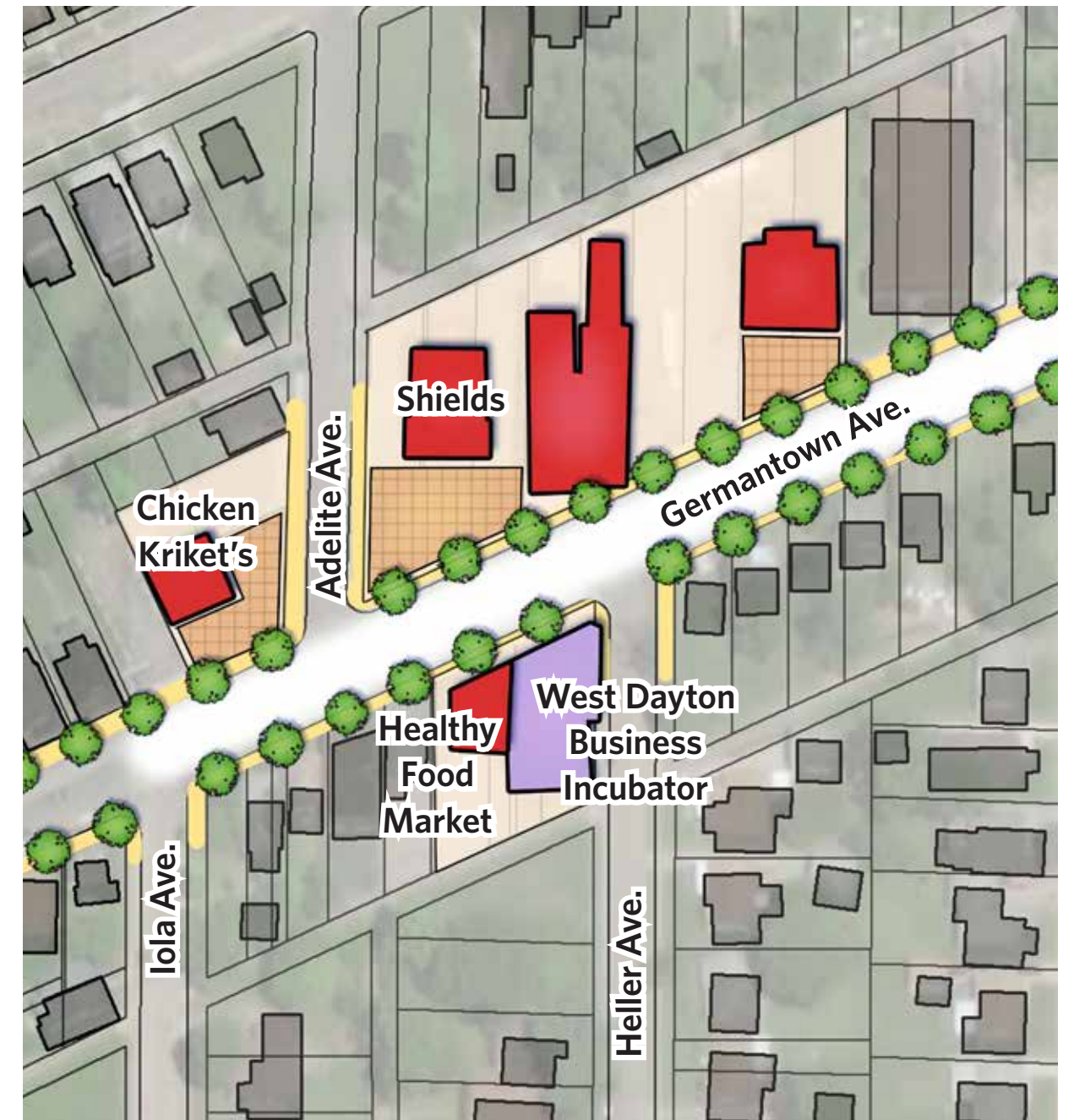
# GERMANTOWN CORRIDOR — TODAY





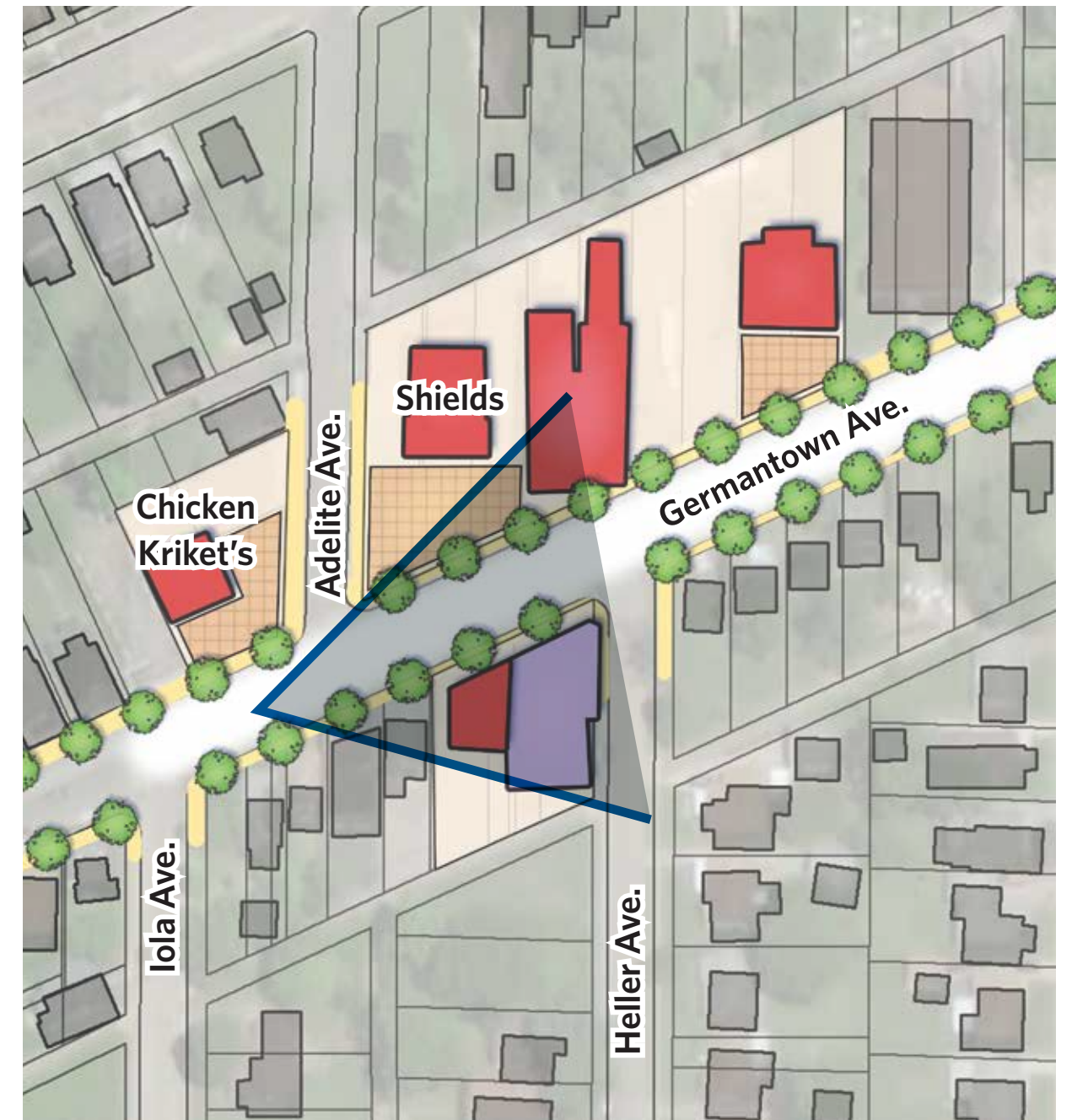
# REACTIVATION OF GERMANTOWN AVE.

- Renovation and reuse of B & D Entertainment building
  - West Dayton Business Incubator
  - Fresh food market
- Streetscape improvements (lighting, bump-outs, street trees, banners)



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# GERMANTOWN — TODAY





# GERMANTOWN — REACTIVATED





# HOUSING PLAN



# HOUSING PLAN

- 300 family rental units
- 80 senior rental units
- 40 single-family houses (rental)
- 20 single-family houses (ownership)
- Management office/community space

-  PUBLIC SPACE
-  COMMUNITY BUILDINGS
-  APARTMENTS (RENTAL)
-  TOWNHOUSES (RENTAL)
-  SINGLE-FAMILY (RENTAL)
-  SINGLE-FAMILY (OWNERSHIP)





# CENTRAL PARK SPACE

- Varying widths
  - Enough space for kids to play and families to gather in the wider sections
- Thoughtfully programmed
  - Activities and events planned
- Natural surveillance
  - Eyes on the park - front doors and windows overlooking the spaces
  - Streets on all sides





# CENTRAL PARK SPACE





# **SAFETY AND SECURITY**

## **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

- **Natural surveillance**  
Eyes on streets & spaces
- **Natural access control**  
Differentiate between public and private space
- **Natural territorial reinforcement**  
Social control through definition of space
- **Maintenance**  
Places that owners and residents take care of
- **Activity support**  
Active involvement in the community



# NEIGHBORHOOD BLOCKS

- Buildings fronting streets & parks
  - Front doors
  - Front porches
  - Eyes on public spaces
- Parking behind buildings
  - Secure, controlled resident parking
  - Guest parking on streets





# WHAT COULD THESE BUILDINGS LOOK LIKE?

- Single family houses
- Townhouses
- Mansion houses
- Pitched roofs and porches





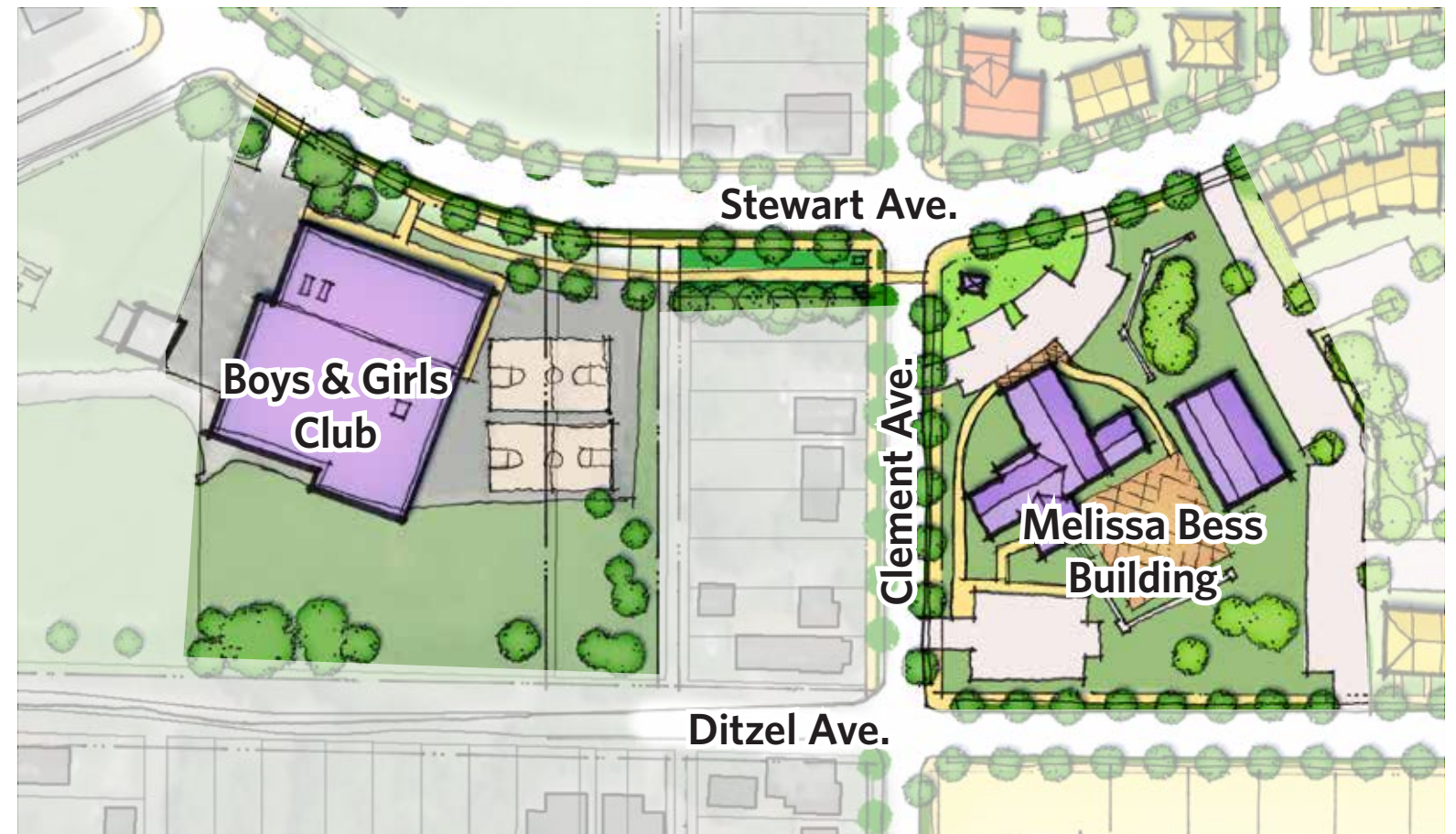
# MELISSA BESS BUILDING





# CONNECT TO THE BOYS & GIRLS CLUB

- Acquire vacant house
- Create a safe, clean, well-lit walking connection





# USES FOR MELISSA BESS

- Early Childhood Education/  
Family Center
  - Common facility for smaller providers
  - Create market-rate draw
  - Family events and programming
- Family and Youth Art Center
  - After school/summer programming
- Other ideas?





# MELISSA BESS BUILDING — TODAY





# MELISSA BESS BUILDING — REACTIVATED

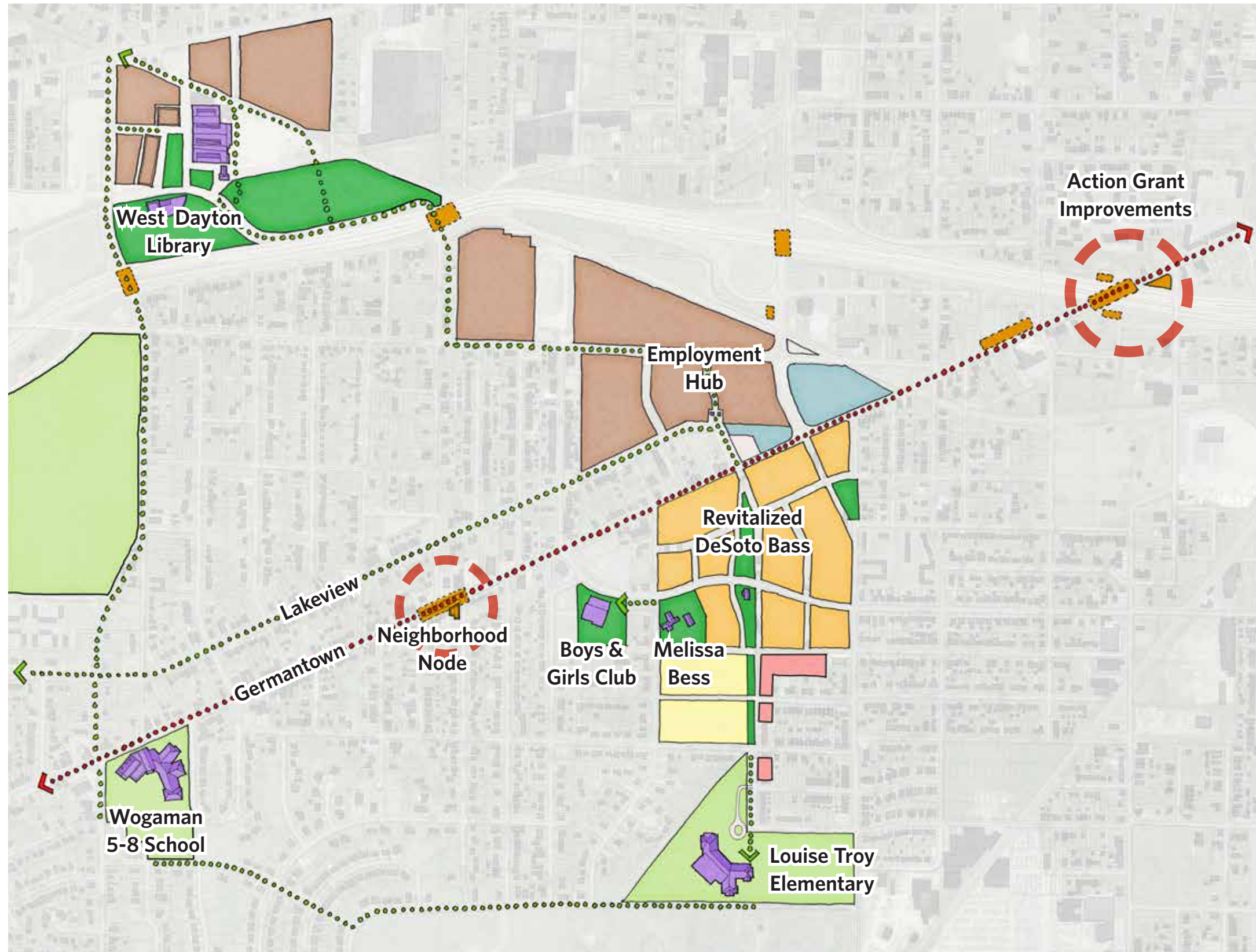




# **SUMMARY**



# CONNECTING TO NEIGHBORHOOD ASSETS





# EMPLOYMENT HUB AT GERMANTOWN & JAMES H. MCGEE





# REACTIVATE NODES ALONG THE GERMANTOWN CORRIDOR





# HOUSING PLAN

- PUBLIC SPACE
- COMMUNITY BUILDINGS
- APARTMENTS (RENTAL)
- TOWNHOUSES (RENTAL)
- SINGLE-FAMILY (RENTAL)
- SINGLE-FAMILY (OWNERSHIP)





# REACTIVATE MELISSA BESS BUILDING





**WE WANT TO HEAR  
FROM YOU**