



RENEW MIAMI CHAPEL
DAYTON CHOICE NEIGHBORHOOD

Transforming the Greater Miami Chapel Neighborhood

Renew Miami Chapel Addendum



Renew Miami Chapel Addendum

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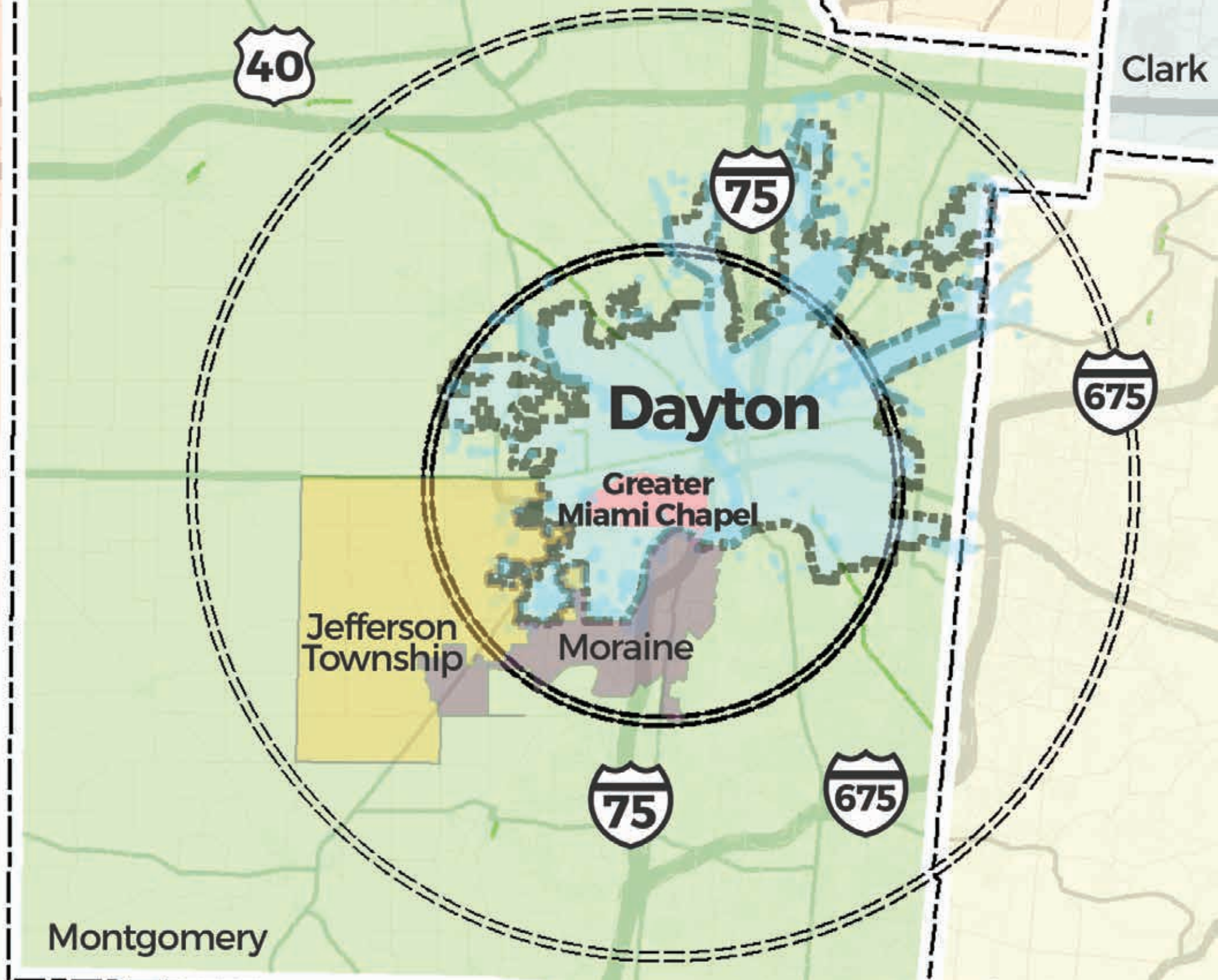
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Chapter 1

Overview



40

75

675

75

675

Clark

Dayton

Greater
Miami Chapel

Jefferson
Township

Moraine

Montgomery

Chapter 1

Updating the Renew Miami Chapel Plan

In 2016, Greater Dayton Premier Management (GDPM) was awarded a \$1.5 million Planning and Action Choice Neighborhoods grant from HUD to transform DeSoto Bass Courts and Hilltop Homes and the surrounding neighborhoods. The three core goals of Choice Neighborhoods are:

1. **Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood;
2. **People:** Improve outcomes of households living in the target housing related to employment and income, health, and children's education; and
3. **Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.

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 plan is organized around these three categories and the corresponding goals.

The Renew Miami Chapel plan involved the community from 2016-2018. Following the completion of the Plan, GDPM, the City, and CityWide have been working to refine and implement the Action Projects. This progress will be described in the Choice Neighborhoods Update chapter.

Updated Context

Since the finalization of the Renew Miami Chapel Transformation Plan, the economic, planning, and partnership context has involved.

James H. McGee and Germantown Road

At the time of the Transformation Plan, the intersection of James H. McGee and Germantown Street was designed as a mixed-use town

center. In the time following the Transformation Plan, the economic viability of ground floor retail was analyzed and GDPM, the City, and CityWide shifted their focus towards employment and jobs at that intersection. Creating living-wage jobs will benefit West Dayton residents and bring investment to the Choice Neighborhoods area.

Melissa Bess Buildings

The original Renew Miami Chapel Transformation Plan was not specific about the reuse of the Melissa Bess building and adjacent outbuildings. The community identifies with the history and cultural significance of these buildings and the role they have played in the neighborhood. The updated plan explores ways to adaptively reuse the buildings.

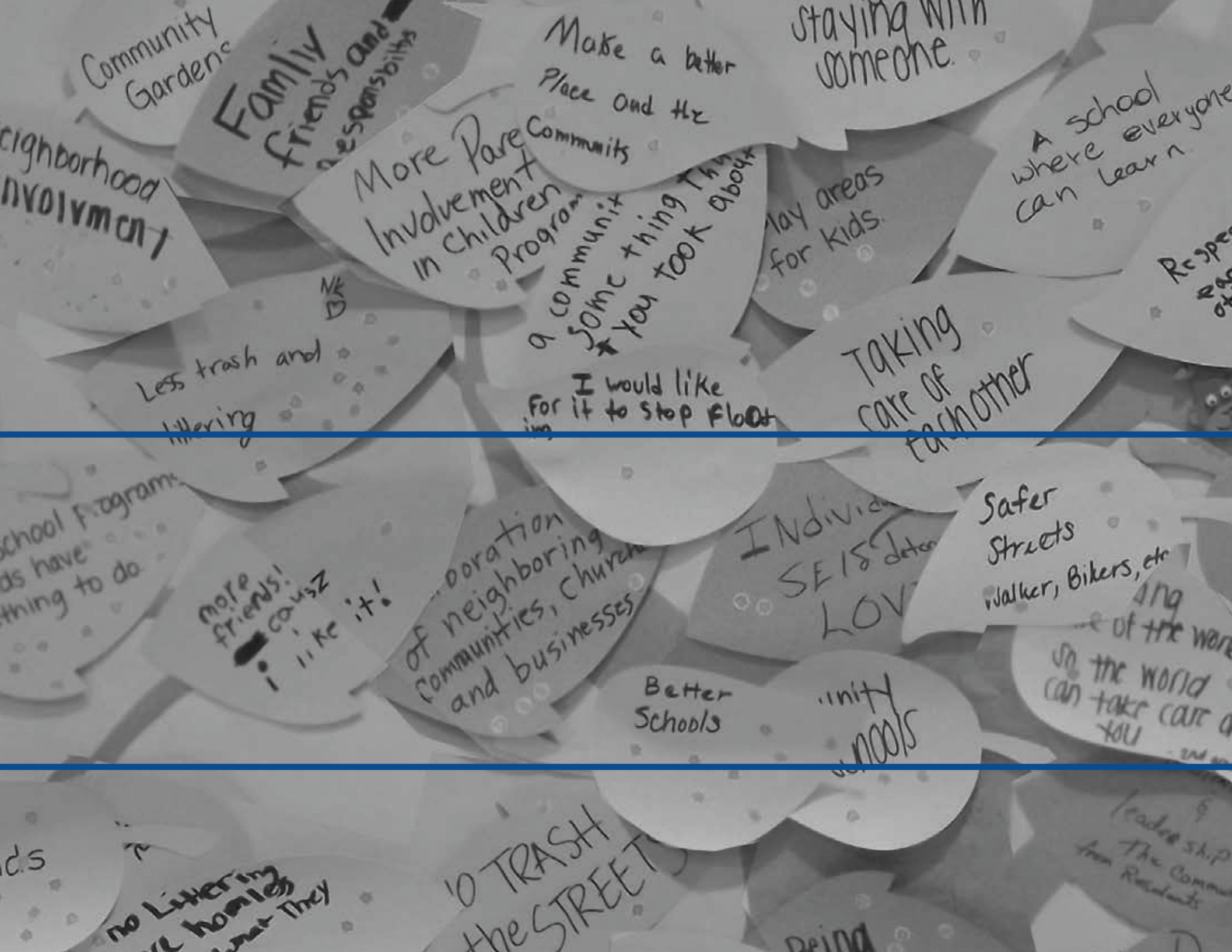
Boulevard Park

The Transformation Plan established the idea of a north/south boulevard park connecting Lakeview Avenue and Louise Troy Elementary School. The much-supported park was shown as a consistent width and character along the full length. This process provided an opportunity to give the design of the boulevard further thought.

Housing Plan

GDPM received feedback that refining the housing program would make the project attractive to future development partners and make a future CNI application more competitive.

This addendum to the Transformation Plan bridges the gap between the completed Renew Miami Chapel CNP Transformation Plan and a future CNI grant application. This process does not repeat the work done under the planning grant; rather it builds on that work, filling in gaps and providing imagery necessary to illustrate the shared vision. It continued the Renew Miami Chapel engagement process, involving residents and key stakeholders in the decision-making.



Community
Gardens

Family
friends and
responsibilities

Make a better
Place and the
Communities

staying with
someone.

A school
where everyone
can learn

Neighborhood
Involvement

More Parent
Involvement
in children
Program

a community
some thing that
you took about

play areas
for kids.

Less trash and
littering

I would like
for it to stop flood

Taking
care of
each other

School Program
kids have
thing to do

more
friends!
I like it!

cooperation
of neighboring
communities, churches
and businesses

INDIVIDUAL
SEIS
LOVE

Safer
Streets
Walker, Bikers, etc

Better
Schools

Unity
Schools

of the world
on the world
can take care of
you

no Littering
the homes
that they

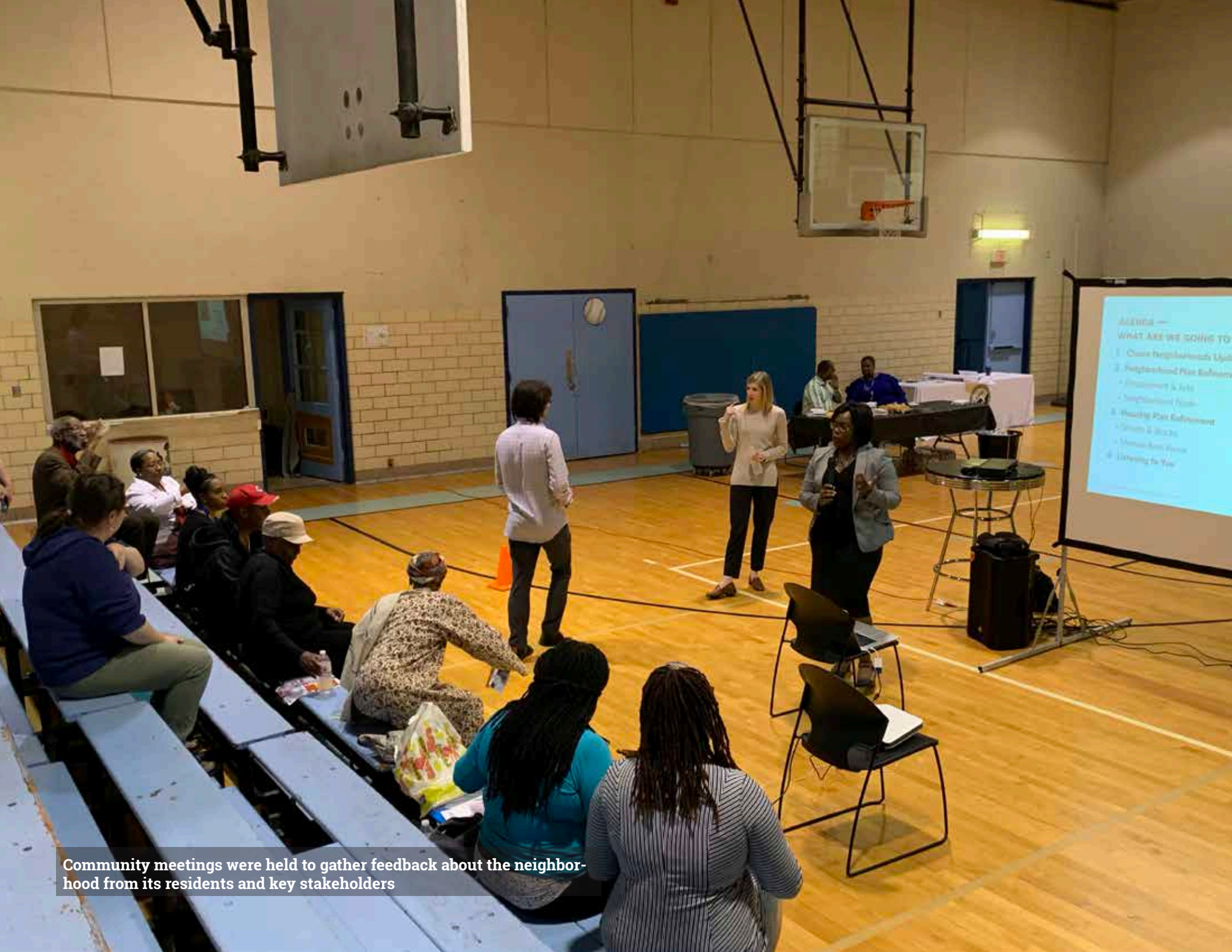
NO TRASH
the STREET

Leadership
The Comm
from Residents

Chapter 2

Planning Process





Community meetings were held to gather feedback about the neighborhood from its residents and key stakeholders

Chapter 2

Building a Consensus Plan

GDPM, the City, and CityWide worked with the team to establish a three-step process for updating the Transformation Plan and building consensus around an implementable plan that will move the Miami Chapel neighborhood forward and improve the quality of life for residents.

The GDPM team listened to resident and stakeholder input, invited feedback, and allowing stakeholders and community members to participate in decision-making at key points. The input was incorporated into the design and policy recommendations.

Three Step Process

Step 1: Listening & Assimilating

This first step built on previous analysis and planning work to establish a common understanding of the issues, existing conditions, and physical, social, and funding gaps. The first step included the following tasks and deliverables:

- Analysis of Neighborhood Investments
- Review of Renew Miami Chapel
- Analysis and documentation of current conditions at DeSoto Bass
- Meetings with key partners
- Identification of plan components to be refined

Step 2: Testing Ideas (Workshop)

During the second step, GDPM hosted a 3-day workshop at DeSoto Bass to explore ideas and confirm the consensus direction for the implementation plan. Stakeholders including economic development partners, City Departments, local business owners, housing partners, and neighborhood leaders.

On the first and second day of the workshop, stakeholders were invited into a design workshop to share their ideas about the implementation plan. The team worked concurrently to incorporate the ideas and updates into the plan in real-time.

On the final evening, the ideas were presented to community members and residents and stakeholders had an opportunity to ask questions and share their thoughts. The plan received broad-based support and the residents were especially receptive to the ideas of renovating and reusing the Melissa Best building and revitalizing Germantown Street.

Step 3: Documenting

Step 3 entailed documenting the vision and direction that emerged from the Workshop with consensus. This addendum further explains the concepts and direction established with the project partners. This addendum supplements the Renew Miami Chapel Document with illustrations and drawings to add clarity and a more defined vision for the future.

The Renew Miami Chapel Addendum will serve as the starting point for putting together a Choice Neighborhoods Implementation (CNI) grant application to HUD.

Who participated?

- | | |
|--------------------------------------------|---------------------------------|
| • Greater Dayton Premier Management (GDPM) | • Housing & Neighborhood Groups |
| • City of Dayton | • Dayton Police Department |
| • CityWide | • Sunlight Village |
| • Residents | • Boys & Girls Club |
| • Local business owners | • West Dayton Strong |
| • Neighborhood leaders | • Jobs Plus |
| • Economic development | |



Chapter 3

Choice Neighborhood

A black and white photograph of a row of brick houses under construction. The houses are two stories high with gabled roofs. In the foreground, there is a dirt road with some tracks. To the left, a sign reads "DE SOTO BASS COURTS". Another sign to the far left says "HARRIS CONSTRUCTION CO.". Utility poles are visible in the background.

oods Update

DE SOTO BASS COURTS
NEW BURT HOUSING PROJECT, BURT & J
STATIONED BY
DAYTON METROPOLITAN HOUSING AUTHORITY
UNDER CONTRACT NO.
UNITED STATES HOUSING AUTHORITY

HARRIS CONSTRUCTION CO.
DAYTON, OHIO



Chapter 3

Choice Neighborhoods Action Projects

The six Renew Miami Chapel priorities continue to guide the process. These priorities include:

1. **Housing:** The neighborhood is renewed with high-quality, sustainable, mixed-income housing options;
2. **Identity:** The community is proud of the neighborhood, and others recognize it as a positive place;
3. **Education:** The community is improving educational outcomes for children and is proud of its schools;
4. **Well-being:** The community feels safe and is secure in their mental and physical well-being;
5. **Asset & Economy building:** The neighborhood has better job access, stronger social connections, increased wealth, and celebrated amenities; and
6. **Transportation:** The neighborhood is vibrant and well-connected through multiple modes of transportation.

Jobs Plus and Enhanced Family Self-Sufficiency

In 2016, HUD awarded GDPM a Jobs Plus grant of \$2.4 million, which was leveraged with an additional \$2 million.

The Jobs Plus Pilot program develops locally-based, job-driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, and financial literacy for residents of public housing.

The program addresses poverty among public housing residents by incentivizing and enabling employment through income disregards for working families, and a set of services designed to support work including employer linkages, job placement and counseling, educational advancement and financial counseling. These incentives are intended to impact the target developments, building a culture of work and making working families the norm.

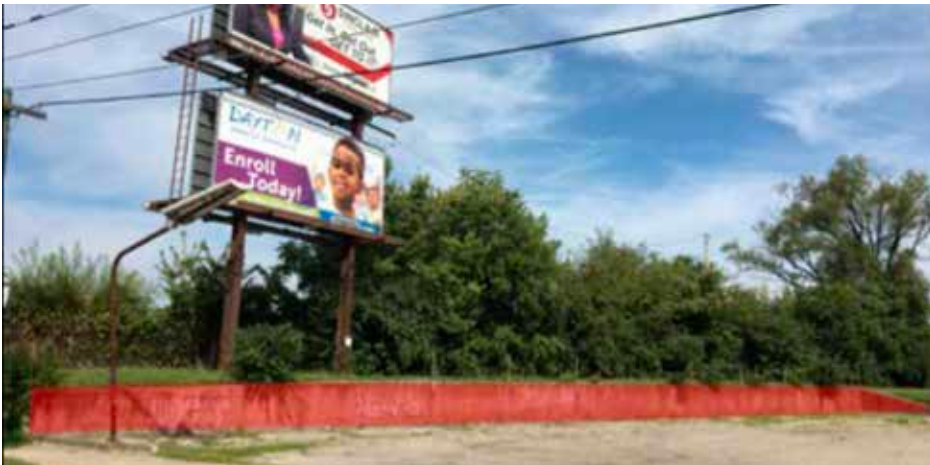
GDPM is committed to dramatically changing the landscape of public housing in the City of Dayton. Significant losses in the manufacturing economy over a decade ago increased for skills training and job search assistance. At the onset of the grant, roughly 74% of the adult population were adults able to work, and only 30% of families reported earned income. With an average annual income of \$6,419, specific focus on job training/readiness was crucial. GDPM combined past experience with self-sufficiency programs to deliver an extensive program and create a culture of work, reduce social isolation, build and expand social networks and organize residents so that they may support one another.

The Jobs Plus program was critical in supporting residents and preparing them for the transitions that come with redevelopment. Jobs Plus offers on-site leadership training, entrepreneurship training, after-school programming, and special events. The following achievements demonstrate the success of the program:

- 163 total resident participants
- 81 residents actively working with a life coach
- 92 residents employed, with 44 employed at a living wage and 46 employed for 180 days or more
- 15 residents promoted at their place of employment

Jobs Plus Partners

- Goodwill Easter Seals Miami Valley (GESMV)
- Ohio Means Jobs Montgomery County (OMJMC)
- Montgomery County Development Services
- Greater Dayton Premier Management (GDPM)
- Human Relations Council
- Triune Skilled Development Services
- Wesley Community Center
- Urban Minority Drug and Alcohol Abuse Outreach Program (UMADAOP)
- University of Dayton



Murals

Throughout the planning and engagement process, it became clear that the overall public impression of the Miami Chapel neighborhood did not match the residents' perception. The area's rich history in the arts, manufacturing, small businesses, and even the Underground Railroad serve as a touchstone for the neighborhood's legacy. Providing space for residents to tell their own vibrant story and rebrand their community with murals celebrates the neighborhood, helping outsiders recognize it as a positive, culturally-significant place.

A minimum of three murals are planned in highly-visible locations to solidify and rewrite the identity of this neighborhood at key points:

- US 35 Overpass & Germantown with LED lighting;
- 1501 Germantown; and
- 2813 Germantown.

Dayton CityWide has begun to work with local artists on the particulars of the designs and installation issues. Additional feedback from the community was seeking to gather ideas and consider options for community identity/ Proposed designs and artist teams were finalized in May 2019 and installations are likely to begin in the following month.

Neighborhood Signage

For residents and outsiders alike, the boundaries of the Miami Chapel neighborhood are not clear. The identity of the neighborhood should be celebrated to tell the community's vibrant story—signage is an effective way to achieve this unity. Three to four gateway signs are planned at highly-trafficked intersections along the perimeter of the neighborhood. Signage will be located at:

- Germantown & Broadway
- US 35 WB & James H McGee
- James H McGee & Germantown
- Germantown and Danner (possibly)

Street banners will be strategically placed along Germantown to connect the gateway signs and show positive activity. The design of these banners is in the final stages of development. The designs and brand will reflect the community's ideas that grew from the engagement.

Homeowner Improvements

Well-cared-for residences are critical to stabilizing a neighborhood. Assisting homeowners with exterior home improvements is an important investment that can alter negative perceptions of the community. Citywide has recruited 35 homeowners to apply to an exterior home improvement assistance program. CountyCorp will process applications and implement work starting in the summer of 2019. This effort is co-sponsored by Rebuilding Together Day, Edgemont Solar Garden, and Old Green Castle.

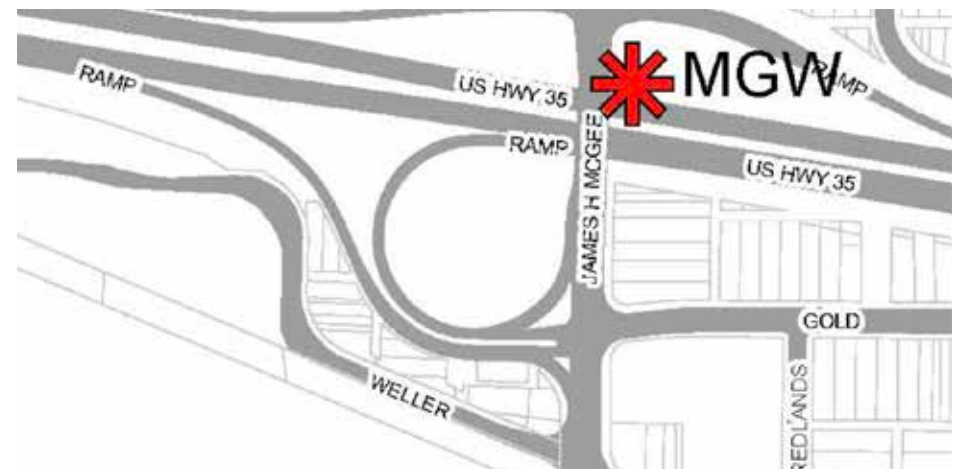
Business District Improvements

The condition of businesses along commercial corridors also impacts impressions of neighborhoods and the willingness of others to invest. To assist long-time businesses along the Germantown corridor, financial assistance for exterior improvements will be offered to three businesses in the core commercial district and an additional three businesses along Germantown.

Additionally, the ongoing acquisition of three properties within the Core Business District will continue to remove blight. Acquired spaces will be reactivated using placemaking strategies.

Acquisition and Blight Removal

The acquisition and demolition of two properties are ongoing. One property is designated for road improvements and the other is planned to provide a better connection to the Boys & Girls Club, as described later in this addendum. Additional properties may be identified as revitalization efforts continue.





DeSoto Bass Transformation Plan

Analysis of Transformation Plan

As part of the Choice Neighborhood Panning and Action Grant, the community identified the DeSoto Bass site as a key opportunity site in the neighborhood for redevelopment. The site plan sought to redevelop the site as a preferred living community with appropriate density, housing types, and amenities that support development along Germantown Street. As a part of the refinement process, the team analyzed the plan's strengths and weaknesses.

Strengths

These aspects of the plan should be preserved as the design is refined:

Street Connectivity: The proposed street layout reintroduces a grid that connects the immediate neighborhood to the west with the neighborhood to the east. Stewart Street is retained and Hotchwalt and Tampa Avenue are reconnected.

Boulevard Park: The idea of creating a green address for the residents as a new neighborhood center has been widely supported and embraced by residents. The new boulevard park connects Lakeview to the north to Trieschman Avenue to the south. A walking and bicycling trail would connect through the boulevard park.

Reintroduction of Single-Family Houses: The proposed extension of Hochwalt Avenue to Ditzel Avenue creates single-family blocks that are sized for new single-family lots.

Prevalence of green space: In addition to the boulevard park, the plan includes several other open spaces, including a placeholder around the

Melissa Bess building. Tot lots and other green play areas were located on residential blocks throughout the plan.

Weaknesses

These aspects of the plan should be improved as the design is refined:

Block Size: The proposed blocks are not efficiently sized to accommodate the likely building types, the amount of off-street parking required, and adequate on-block play space.

Lack of Interior Block Parking: Some blocks appear to have too little parking to accommodate multi-family buildings that will be required to reach the replacement program targets.

Building Setbacks: For townhouses and smaller multi-family units, 12 to 15 feet is an ideal range for front setbacks. Further, the side setbacks and spaces between buildings are too large to reinforce continuous street frontage.

Creating Two Sides of a Street: Similar buildings should face one another across a street. In a few instances, such as along Banker Street, townhouses face parking lots and do not create a high-quality public realm for pedestrians.

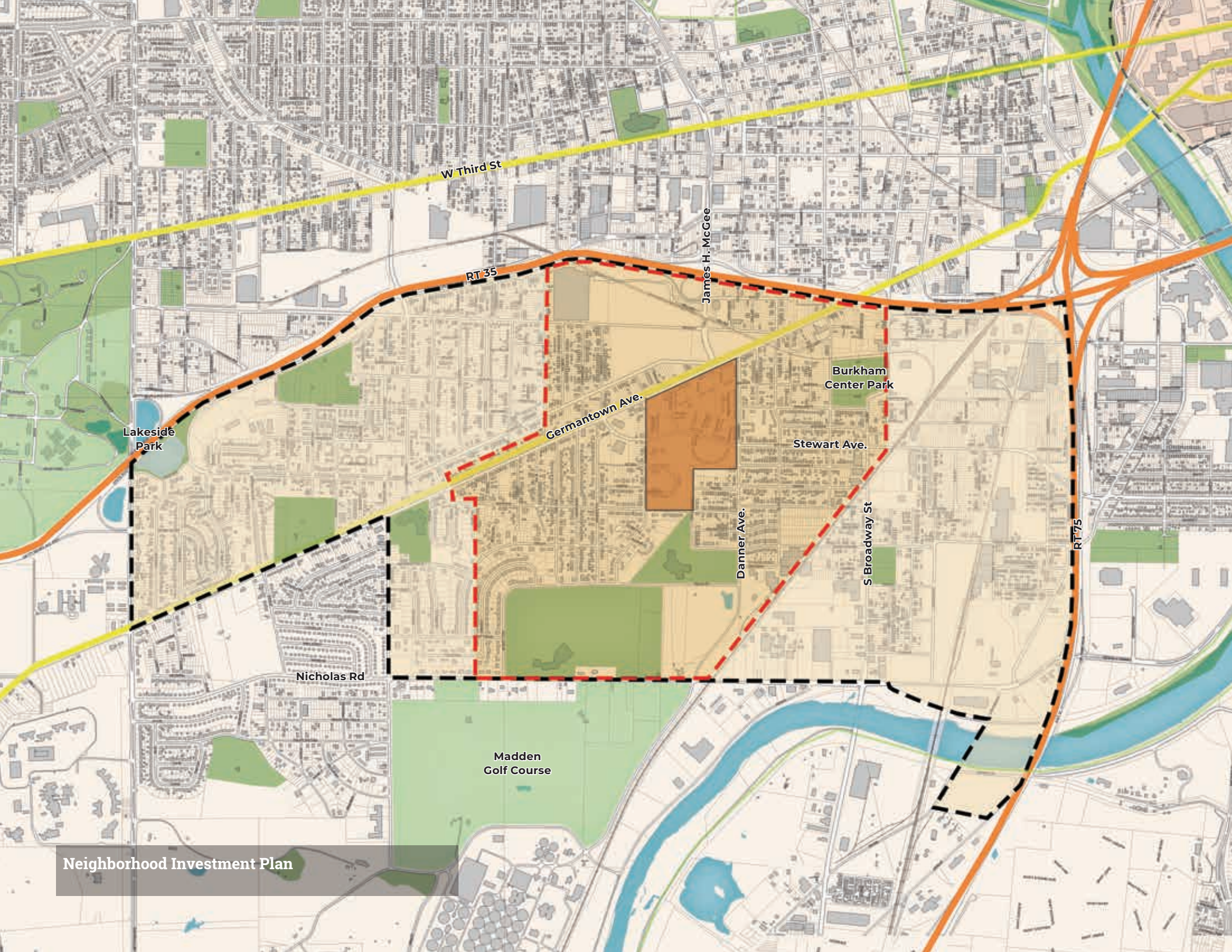
Lack of Variability in Boulevard Park: While the boulevard is a compelling idea, the fixed width along the length of the street doesn't allow space for active programming, such as fields, pavilions, or other gathering spaces. Strategically widening and reducing the width of the boulevard will help to create a central space for the neighborhood.





Chapter 4

Neighborhood Plan



W Third St

RT 35

James H. McGee

Lakeside
Park

Germantown Ave.

Burkham
Center Park

Stewart Ave.

Danner Ave.

S Broadway St

RT 75

Nicholas Rd

Madden
Golf Course

Neighborhood Investment Plan

Chapter 4

Building a Compelling Neighborhood Story

The Miami Chapel neighborhood story starts with a strong sense of pride and identity among residents and business owners. Historically a place of industry and employment, West Dayton also has a history of racism, segregation, and disinvestment to overcome.

The Neighborhood Plan identifies the assets and investments and connects interventions to these assets through partnerships and infrastructure.

Three goals for the Miami Chapel Neighborhood Plan include:

1. Connect neighborhood assets in an intentional, holistic way (including the West Branch library site)
2. Attract living-wage employment opportunities in locations accessible to DeSoto Bass residents
3. Reactivate and increase the vibrancy of the business district on Germantown Avenue

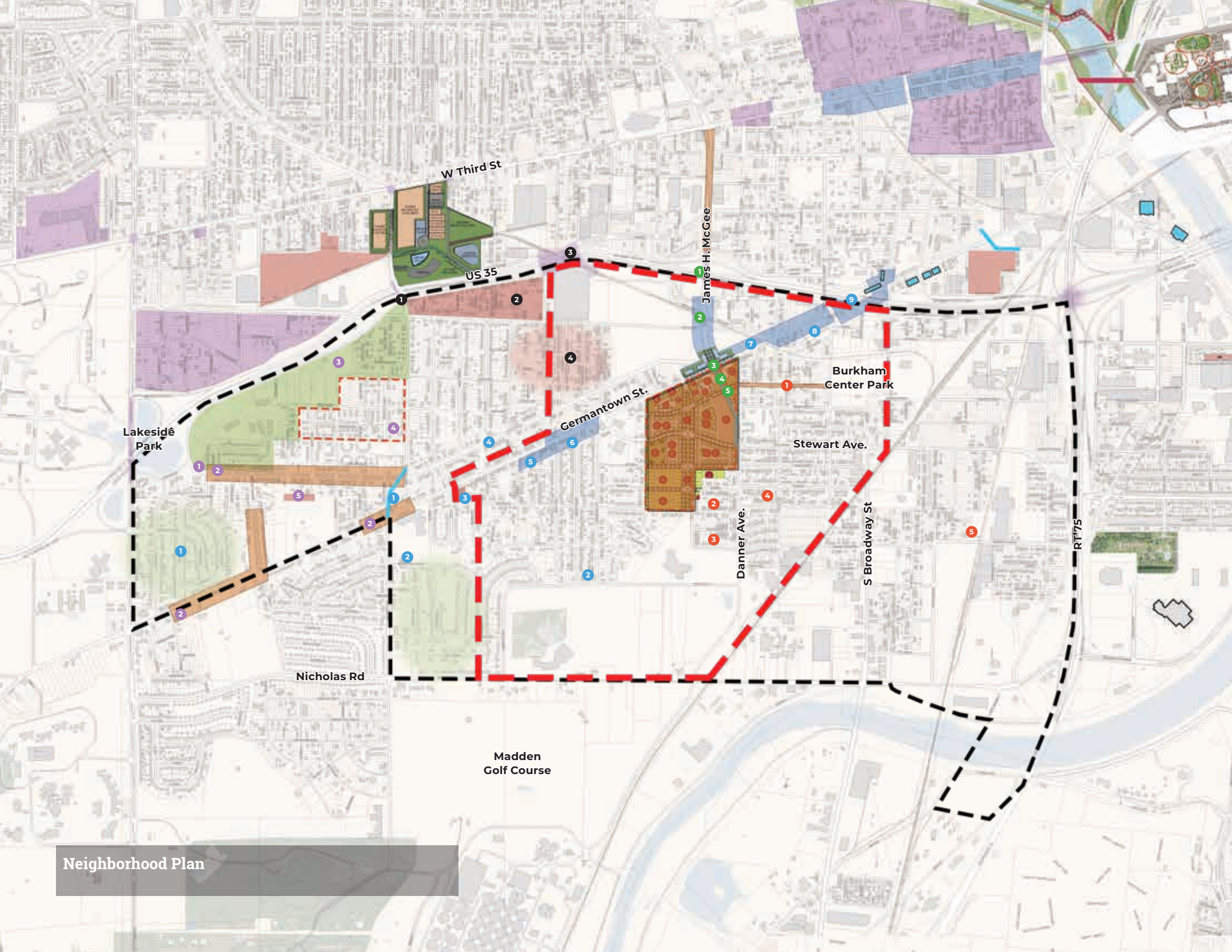
The following chapter explores ideas for achieving each of these objectives.

Choice Neighborhood Implementation Grant

While the redevelopment of the DeSoto Base Site is the centerpiece of the effort to revitalize the Miami Chapel neighborhood, the Choice Neighborhood Implementation Grant looks beyond simply redeveloping a former housing site. The goal is to stimulate economic vitality and leverage public and private investment to improve the quality of life in the existing neighborhood. Maximizing the potential to harness existing community assets is critical to successfully obtaining this grant.

GDPM, the City of Dayton, CityWide, and other stakeholders identified where existing investment was occurring or will occur in the near future. The investments are mapped on the following page. The team identified possible connections and development sites that could maximize opportunity for the DeSoto Bass redevelopment. The following areas were identified as strategic interventions that would enhance the Neighborhood Plan.

- Locating employment uses on the former McCall Site
- Revitalizing the neighborhood center at Germantown Street from Lola Avenue to Dennison Avenue
- Creating a clean, safe connection from the Boys & Girls Club to the new mixed-income housing and the Melissa Bess buildings



Investments

Completed

James H. McGee was extended to Germantown Street in 2011-2012. This created a new focal point that benefits the future redevelopment of DeSoto Bass. This alignment also provided the opportunity for connecting James H. McGee to Danner. The restoration and new amenities at the Lakeside Lake and the proposed bike lane along Lakeview Avenue both improve transportation and open space connectivity.

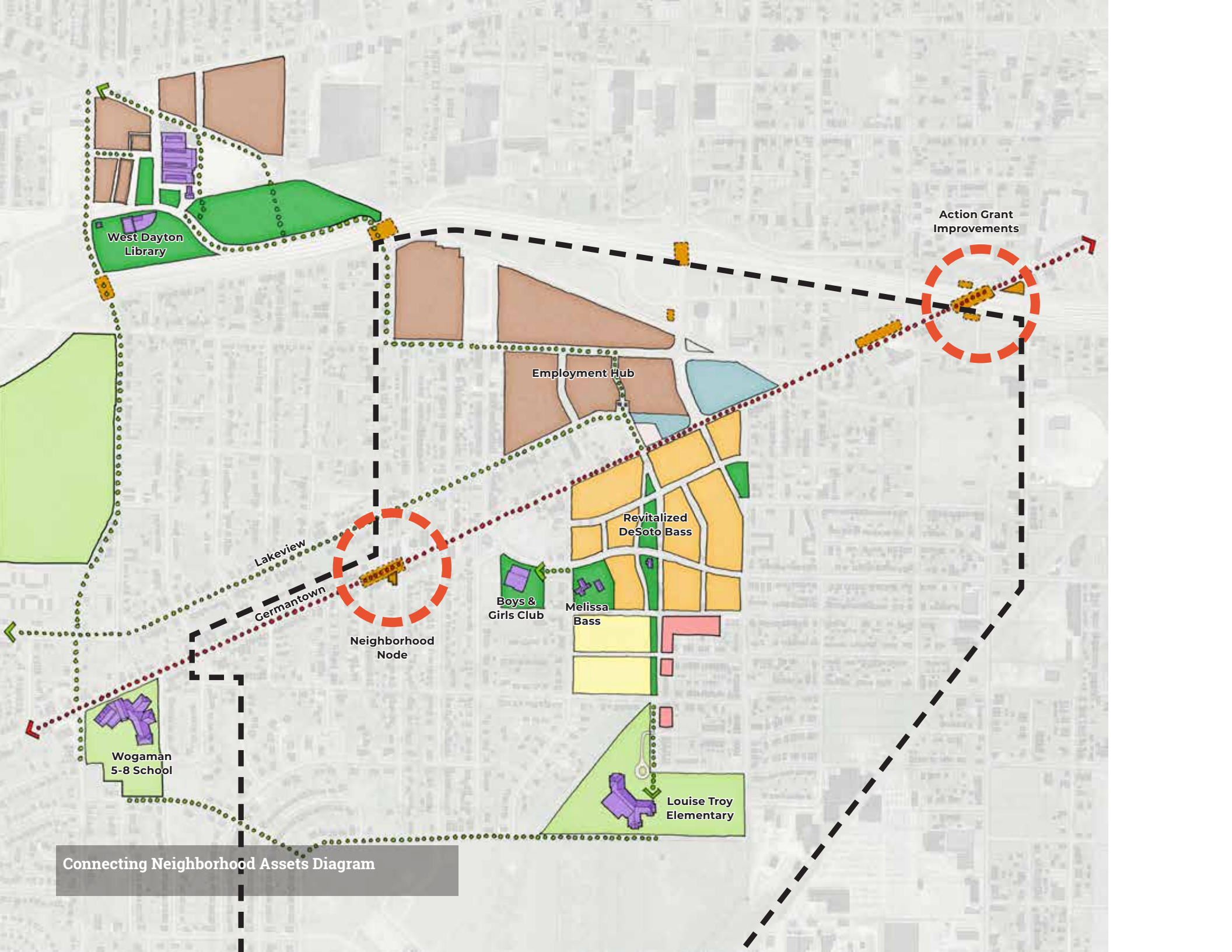
Within the Proposed CNI Boundary

The City may have the opportunity to direct funding to improve signage, sidewalks, lighting, street trees, and crosswalks at strategic locations along Germantown Street within the next 5 years as shown on the map. Adaptive reuse of vacant commercial buildings, such as the Day-Mont building, provides possible opportunities for growing business or social services to locate along a vital corridor. Re-purposing underutilized land, such as Hilltop Homes, into passive open space will enhance an already robust park and trail network.

Outside the Proposed CNI Boundary

One large investment adjacent to the neighborhood boundary is the West Branch library development on the site of the historic Wright Airplane Factory. The library location would anchor a hub of educational, cultural and employment sites for the greater West Dayton area. Connecting residents to this future asset will enhance their quality of life and access to opportunities.

- 1 GATEWAY TO THE LAKE
- 2 TRANSFORMATION PLAN ACTIVITIES - PINEVIEW
- 3 OPPORTUNITY TO CONVERT VACANT PROPERTIES TO PRESERVE
- 4 HILLTOP HOMES CLOSURE
- 5 OPPORTUNITY FOR ENTRY ELEMENT
- 1 IMPROVEMENTS AT ABBEY AVE / DEARBORN AVE
- 2 LAND BANK FOR FUTURE OFFICE DEVELOPMENT
- 3 IMPROVE PEDESTRIAN/BICYCLE CONNECTIVITY AT ADELITE AVE
- 4 EXPERIMENTAL INFILL MICRO-HOMES
- 1 VACATE BANKER ST ROW & RE-IMAGINE PEDESTRIAN CONNECTION
- 2 INFILL HOUSING HABITAT / LIHTC
- 3 LIHTC RE-SYNDICATION
- 4 STRATEGIC ACQUISITIONS AND DEMOLITIONS
- 5 EDMONT COMMUNITY CENTER AND SOLAR GARDEN
- 1 IMPROVEMENTS AT JAMES H MCGEE (ABOVE / BELOW US 35)
- 2 JAMES H MCGEE STREETScape (FROM US 35 TO GERMANTOWN ST)
- 3 PLAZA & CROSSWALK (GERMANTOWN & MCGEE)
- 4 CONNECT JAMES H MCGEE TO DANNER ST
- 1 REVISED STREET CONNECTIONS
- 2 CREATE NEIGHBORHOOD IDENTITY SIGNS
- 3 RE-IMAGINE LIBRARY SITE
- 4 LAKEVIEW AVE BIKE LANE
- 5 ACTION FUNDING - PRIORITY #4 (STREETScape IMPROVEMENTS)
- 6 POTENTIAL LOCATION FOR KITCHEN INCUBATOR
- 7 ACTION FUNDING - PRIORITY #3 (LANDSCAPING & MURAL)
- 8 DAY-MONT BUILDING REVITALIZATION
- 9 ACTION FUNDING - PRIORITY #1 (BROADWAY & GERMANTOWN)



West Dayton
Library

Action Grant
Improvements

Employment Hub

Revitalized
DeSoto Bass

Lakeview

Germantown

Neighborhood
Node

Boys &
Girls Club

Melissa
Bass

Wogaman
5-8 School

Louise Troy
Elementary

Connecting Neighborhood Assets Diagram

Neighborhood Connections

The DeSoto Bass site is part of a larger network of cultural, educational, park, commercial, and employment hubs within the neighborhood. These include the proposed West Branch Library, adaptive reuse of the McCall Building, the Boys & Girls Club, Wogaman School, Louise Troy Elementary School, and the Lakeview and Germantown Corridors. Connecting to these assets through walking and bicycling routes, gateways, and corridors is an important role of the neighborhood plan.

The primary pedestrian and bicycle route, shown in orange below, links the new Choice housing to employment on the McCall site and to the future West Branch Library. Streets should be improved with lighting, sidewalks, street trees, and active uses to encourage walking.





Vision for the employment hub

Employment Hub

The former McCall Printing site is ideally located between the redevelopment of the Wright Factory site and the DeSoto Bass and well-suited for employment uses. The area is easily accessible from both Germantown Street and US 35, and could support uses that demand larger floorplates and flexible site design. Uses could include light industrial, manufacturing, or offices. Office or commercial uses should front Germantown Street to complement the mixed-income housing. The connection from DeSoto Base to the West Branch Library would also connect through this new employment district.



Revitalized Germantown Street retail node

Revitalized Germantown Street retail node

Germantown Neighborhood Center

Revitalizing the Germantown Street corridor requires public and private investment strategically coordinated at nodes. Germantown Street from Lola Avenue to Dennison Avenue is a community retail hub with stores and establishments that have been icons in the community. The buildings are simple, but worthy of renovation and adaptive reuse. New community-serving uses can find homes in the existing buildings.

The Choice Action Activities grant could be used in this location to help incubate local businesses and to enhance the public realm. The following is a list of proposed improvements that would create a more cohesive community retail node:

- Renovation and reactivation of B & D Entertainment building
- Location for the West Dayton Business Incubator
- Support for a new fresh food market
- Streetscape improvements:
 - Pedestrian-scaled lighting
 - Street trees
 - Improved sidewalks
 - Banners
 - Crosswalks





Melissa Bess Reuse and Boys & Girls Club

The Melissa Bess building holds a special place in the DeSoto Bass community's history and identity. Although the building has been vacant in recent history, the cluster of buildings represents an excellent opportunity to create a community asset in the heart of the redeveloped Choice Neighborhood. Melissa Bess and adjacent buildings are one block away from the Boys & Girls Club. A partnership between GDPM and the Boys & Girls Club could present opportunities for co-programming.

GDPM is working to acquire the vacant single-family home at the corner of Stewart Street, and Clement Avenue to create a green, safe walking connection between the two facilities. The connection should be well-lit and maintained and should include sidewalks, trees, and gardens.

Melissa Bess Building should create a market draw. Potential uses could include:

- Early childhood education/family center
- Common facility for smaller providers
- Family events and programming
- Family art center
- After school/summer programming

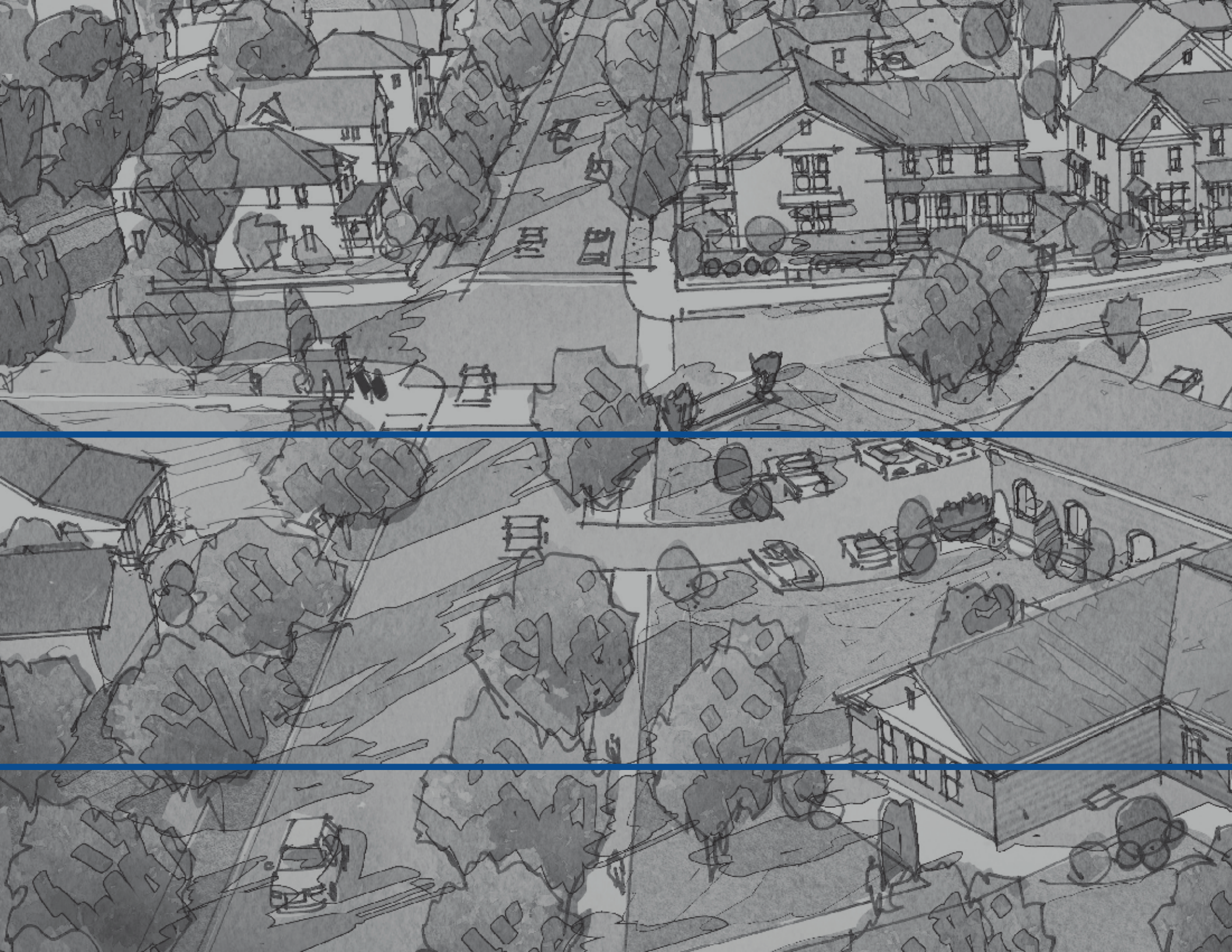




Melissa Bess today



Melissa Bess proposed





Chapter 5

Housing Plan



Lakeview Ave.

Germantown Ave.

Lakeview Ave.

James H. McGee

Bancroft St.

Stewart St.

Hochwalt Ave.

Tampa Ave.

Danner Ave.

Trieschman Ave.

Clement Ave.

Future Housing

Future Housing

Future Housing

Single-Family Rental

Single-Family Ownership

Potter's House

Boys & Girls Club

Proposed Plan for DeSoto Bass site

Chapter 5

High Quality Mixed-Income Housing

The Housing Plan will create a mixed-income community with a variety of housing options for families, seniors, and individuals. Open spaces and community amenities will supplement the housing, enhancing the quality of life of the residents and continuing to support family stability.

The plan creates a connected street grid to connect the residents to the rest of West Dayton and neighborhood assets. The boulevard park creates a central open space for fields and playgrounds and strengthens the connection between Louise Troy Elementary and Lakeview Avenue. New buildings will include townhouses, 2- and 3-story walk-up garden apartments, and elevator buildings. The scale of the new neighborhood will match the existing housing in the neighborhood.

Safety

Streets and parks are designed to support safety and security in the neighborhood. Crime prevention and safety are among the top concerns of the residents. Crime Prevention Through Environmental Design (CPTED) are a set of strategies related to the design of places that result in safer neighborhoods. The CPTED principles form the basis of the Housing Plan, particularly in the way that buildings and parking are located on blocks and the way that public space is designed.

- **Natural Surveillance:** Eyes on streets and spaces
- **Natural Access Control:** Differentiate between public and private space
- **Natural Territorial Reinforcement:** Social control through the definition of space
- **Maintenance:** Places that owners and residents take care of
- **Activity Support:** Active involvement in the community

What's being proposed in the Housing Plan?

- 300 family rental units
- 80 senior rental units
- 40 single-family houses for rent
- 20 single-family houses for sale
- Management office/community space



Existing housing today



Germantown Ave.

Lakeview Ave.

James H. McGee

Block 1

Block 5

Block 2

Block 3

Block 6

Block 4

Block 7

Block 8

Block 10

Block 9

Clement Ave.

Trieschman Ave.

Danner Ave.

Proposed Plan for DeSoto Bass site

Program

Program Summary by Block

Block	Town / Single Family			Walk-Up Building			Senior (Corridor) Building		Total
	2 Bdrm	3 Bdrm	4 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	1 Bdrm	2 Bdrm	
1	5	12		6	47	10			80
2	9	8		3	6				26
3	7	8		3	6				24
4	13	8		6	12				39
5	6	6		27	42				81
6	4	6					41	41	92
7	8	18		6	12				44
8		15	7						22
9		14	8						22
10		10	11						21
Total	52	105	26	51	125	10	41	41	451

Rental Program Summary

Unit Type	Unit Count	Percent
1 Bdrm	92	21.4%
2 Bdrm	218	50.7%
3 Bdrm	105	24.4%
4 Bdrm	15	3.5%
Total	430	—

Homeownership Program Summary

Unit Type	Unit Count	Percent
3 Bdrm	10	47.6%
4 Bdrm	11	52.4%
Total	21	—



Proposed Park Plan for DeSoto Bass site

Parks & Amenities

The revised boulevard park carries forward the community's idea for the central green but widens the park to allow more programming and better usability. Like South Park just north of the University of Dayton, the park is bounded by a park drives on either side.

Safety and security are priorities in the design of this boulevard park. Houses and residents face onto the park space, creating a feeling of natural surveillance with eyes-on-the-streets and other public spaces to deter crime. Additionally, the natural territorial reinforcements, like trees lining the streets, helps to draw a distinct border between the public park and more private yards.

Programming and events in the park re important to activating the space. Intentional, continuous programming brings the community to the space naturally, attracting residents and outsiders alike to the neighborhood's greatest outdoor amenity. When residents use and feel comfortable in the space, they feel more ownership over the collective public space. When the community cares about the space, they will nurture and protect it naturally.

An on-site management building should front onto the park, giving the maintenance team direct access to oversee and care for the park. This will ensure that it is a clean, safe space. A senior building could also face the park, allowing older residents to walk and enjoy the park. Informal playfields, playgrounds, pavilions, sitting areas, and trails are amenities that should be explored in the design of the park.



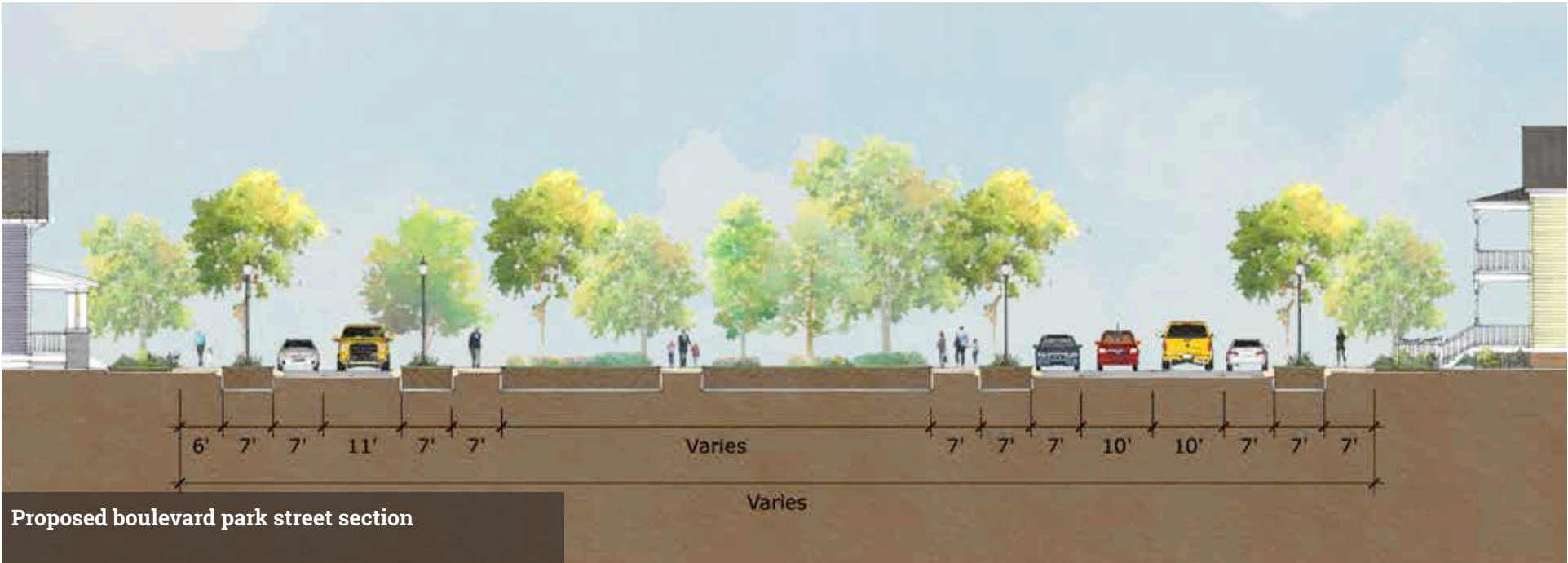
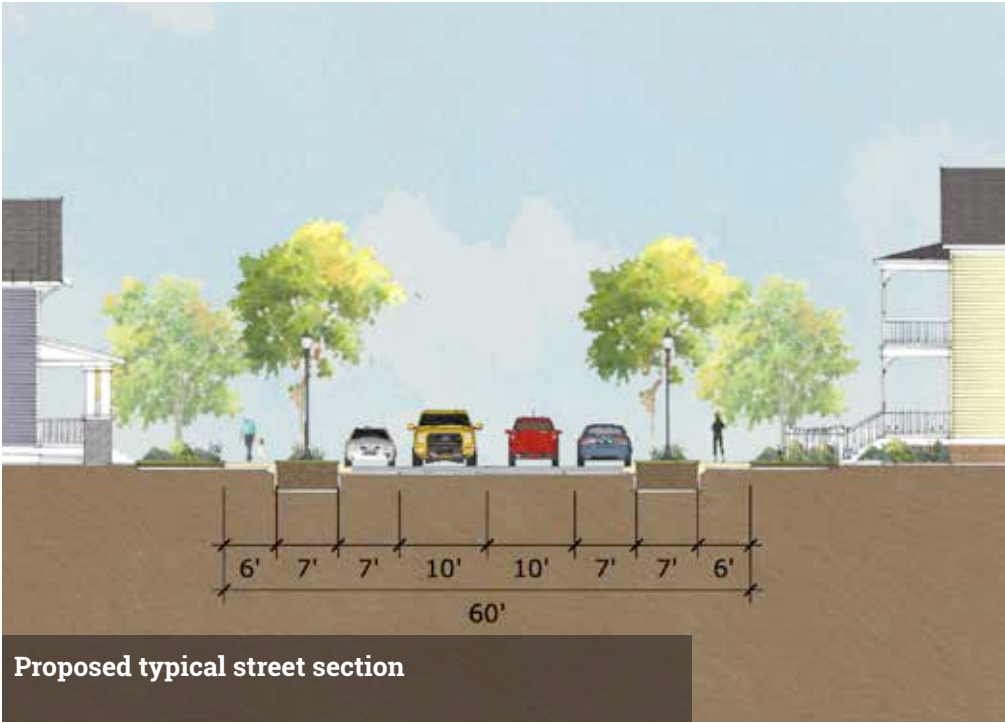
Boulevard park precedent



Park pavilion for events and small gatherings



South Park – spaciouly contained and a precedent for DeSoto Bass



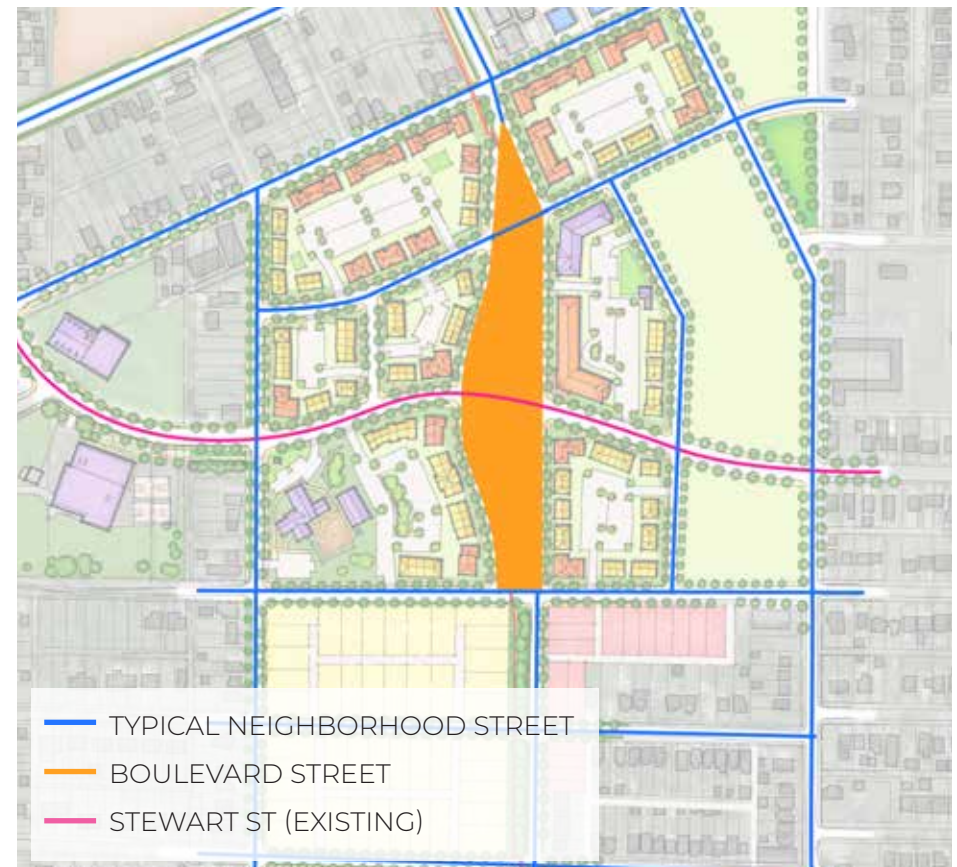
Neighborhood Streets

Well-designed streets are critical to the safety and character of the neighborhood. The plan includes three street types—a typical new neighborhood street, the boulevard park street, and Stewart Street which requires minimal alteration.

Successful street design not only focuses on vehicular travel but also considers the pedestrian and cyclist. Parallel parking slows traffic, and increases the distance between pedestrians and moving vehicular traffic, making both safer. Generous planting strips are included for streetlights, trees, and other plantings.

The street section of the boulevard park varies in width to accommodate a meandering park. There is a continuous two-way street on one side of the park that connects Lakeview Avenue to Trieschman Street. On the west side of the park, there is a one-way park drive with parallel parking adjacent to the new housing. The park between the two drives has sidewalks on both sides and trails where appropriate.

The existing Stewart Street connects DeSoto Bass through West Dayton, across the river to the University. The width is currently sufficient for travel in both directions and on-street parking, however, the area between the curb and the edge of the right-of-way on both sides could be improved. A continuous tree canopy, street lights, and improved sidewalks should be included in the infrastructure improvements for the redevelopment.





One possible example of a street facade of townhouse

Building Types and Architecture

The proposed redevelopment will have a character that complements the surrounding neighborhood. New building types would include single-family houses, townhouses, small walk-up multi-family buildings, and a limited number of 3- to 4-story elevator apartment buildings. These will likely be for senior housing and taller 3- to 4-story buildings appropriate along Germantown Boulevard.

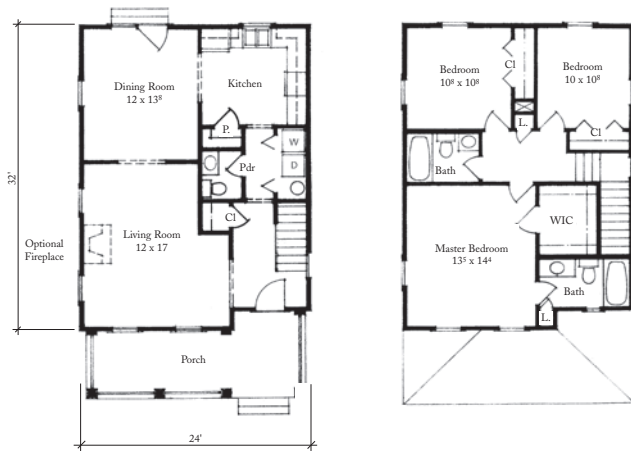
The buildings will be residential in character with porches, pitched roofs, and bay windows. Walks will lead to the front door and houses will be close to the sidewalk with small front yards to encourage interaction among neighbors and improve the natural surveillance of the neighborhood.

Parking will be located behind the buildings for residents, and on the street in front of the unit for guests. Consistent building presence along a street enhances the pedestrian experience and encourages residents to get to know their neighbors.

The following page illustrates typical examples for each of the building types. These images are intended as inspiration for the future designs of the new housing and demonstrate the neighborhood character.



Possible character for townhouses



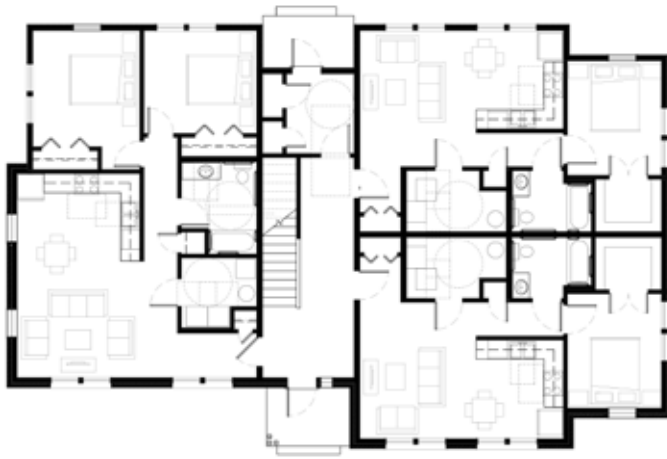
Single Family Detached House

Single family detached houses are most appropriate for larger families. These houses will be located at the southern end of the plan, south of the current Melissa Bess building. Single family houses are typically two stories.



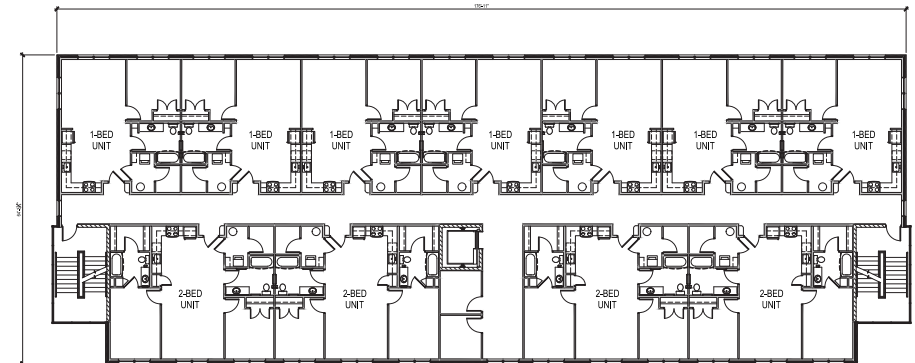
Duplex and Townhouse

This building type is most appropriate for 2-, 3-, and 4-bedroom units for families. Duplexes and townhouses are typically 2 stories. Each house has its own front and rear entry.



Garden Apartment

This building type is most appropriate for 1- and 2-bedroom units for small families and individuals. Accessible units are typically located on the ground floor. Garden apartment buildings have a shared entry and circulation that serves 4 to 9 units. This building type is typically 3 stories and often appear like very large mansion homes.



Corridor Apartments

This building type is most appropriate for 1- and 2-bedroom units and senior housing. This is often 4 stories and includes an elevator and could include amenity space on the ground floor.



Chapter 6

Implementation



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Implementation

In advance of applying for the CNI grant, GDPM, the City, and CityWide can advance partnerships and begin due diligence to facilitate implementation.

Partnership and Leverage

The next year is crucial for building partnerships and securing leverage for the grant application, including confirming the City's commitment.

Melissa Bess and Boys & Girls Club

Due diligence should be begun on the Melissa Bess building, including structural and environmental analyses and cost estimates for renovation. Moving maintenance equipment and storage elsewhere at DeSoto bass would open up the smaller buildings adjacent to Melissa Bess for renovation and reuse. GDPM should begin conversations with non-profits and potential operators who might be interested in locating in the building. A network of small local businesses, startups, and makers could be organized to operate out of the smaller buildings.

Once the building is stabilized, events should be staged to activate the space and bring people from other parts of the city to the site. These could include an art fair, concert, food truck rally, or other community gatherings. GDPM and the City are already working to acquire the vacant house on Clement Avenue. Conversations with the Boys & Girls Club should include applying for grants to implement the green connection and to provide coordinated programming between the facilities.

Economic Development at the McCall Site

The City should continue to pursue economic development initiatives that would attract employers to the former McCall Site at James H. McGee. The City should focus incentives on improving the quality of the built environment, including facade improvements for new buildings, streetscapes, and walking and biking connections.

Attracting Housing and People Leads

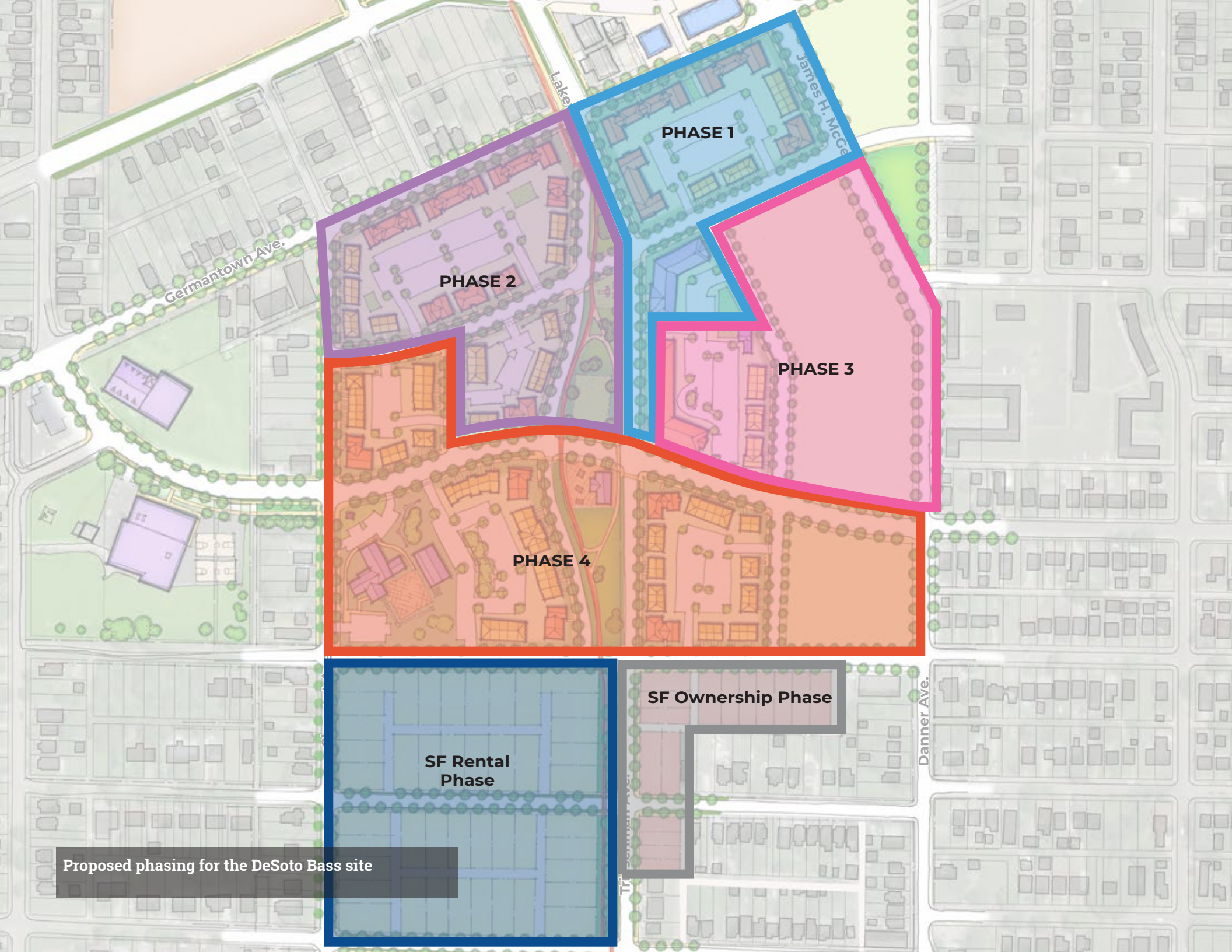
In 2020, GDPM should begin the search for housing developer and people providers. This could be done through an RFP or RFQ process or invited discussion and interviews. The partners under consideration should have considerable experience in successfully winning and executing CNI neighborhoods.

Choice Neighborhoods Implementation Grant

When the 2019 NOFA for the CNI grant is released by HUD, GDPM and its partners should analyze any changes from the 2018 NOFA. These will help GDPM anticipate what the criteria might be in the 2020 version. Sample scoring should be run, using this Transformation Plan update.

Single Family Phases

As described on the following page, single family phases of the development could occur independently of the rest of the development if funding permits.



PHASE 1

PHASE 2

PHASE 3

PHASE 4

**SF Rental
Phase**

SF Ownership Phase

Proposed phasing for the DeSoto Bass site

Phasing

Stewart Street divides the DeSoto Bass site into halves. The portion of the site between Germantown Street and Stewart Street should be developed first to signal new investment to the market. Four multi-family phases and two single-family phases allow for logical demolition.

Phase 1

Phase 1 is located along Germantown St. This phase extends Lakeview Avenue and the boulevard park to Stewart Street. GDPM can keep its existing offices and JobsPlus open while the first phase is under construction. The management building and community amenity space should also be built in this first phase

Phase 2

Phase 2 is located along Germantown Street completing the frontage along the edge of the site and the northern half of the boulevard park. By the time the demo occurs for Phase 2, the management and maintenance office should be moved to the new Phase 1 buildings.

Phase 3

Phase 3 completes the mixed-income development north of Stewart Street. The entirety or majority of this phase would be senior housing in a corridor building.

Phase 4

Phase 4 is located south of Stewart St. The phase consists of garden walk-up apartments and townhouses. The redevelopment of the Melissa Bess building should be timed with this phase.

Single Family Phases

The single family detached housing phases can happen before, after, or during the other phases. The plan includes 44 rental single family homes and 21 for-sale single family homes.

Program by Phase

Phase	Demo	New Construction
1	80	81
2	42	104
3	88	92
4	66	109
SF Rental	40	44
SF Ownership	0	21
Total	316	51

