

# Dayton Riverfront Plan



Photograph by Andy Snow

# Purpose & Partnerships

The Dayton Riverfront Plan is a community-wide process to develop a comprehensive plan that explores the tremendous potential of our rivers to enhance regional vibrancy, livability, and economic vitality.

## PARTNERS



## FUNDERS

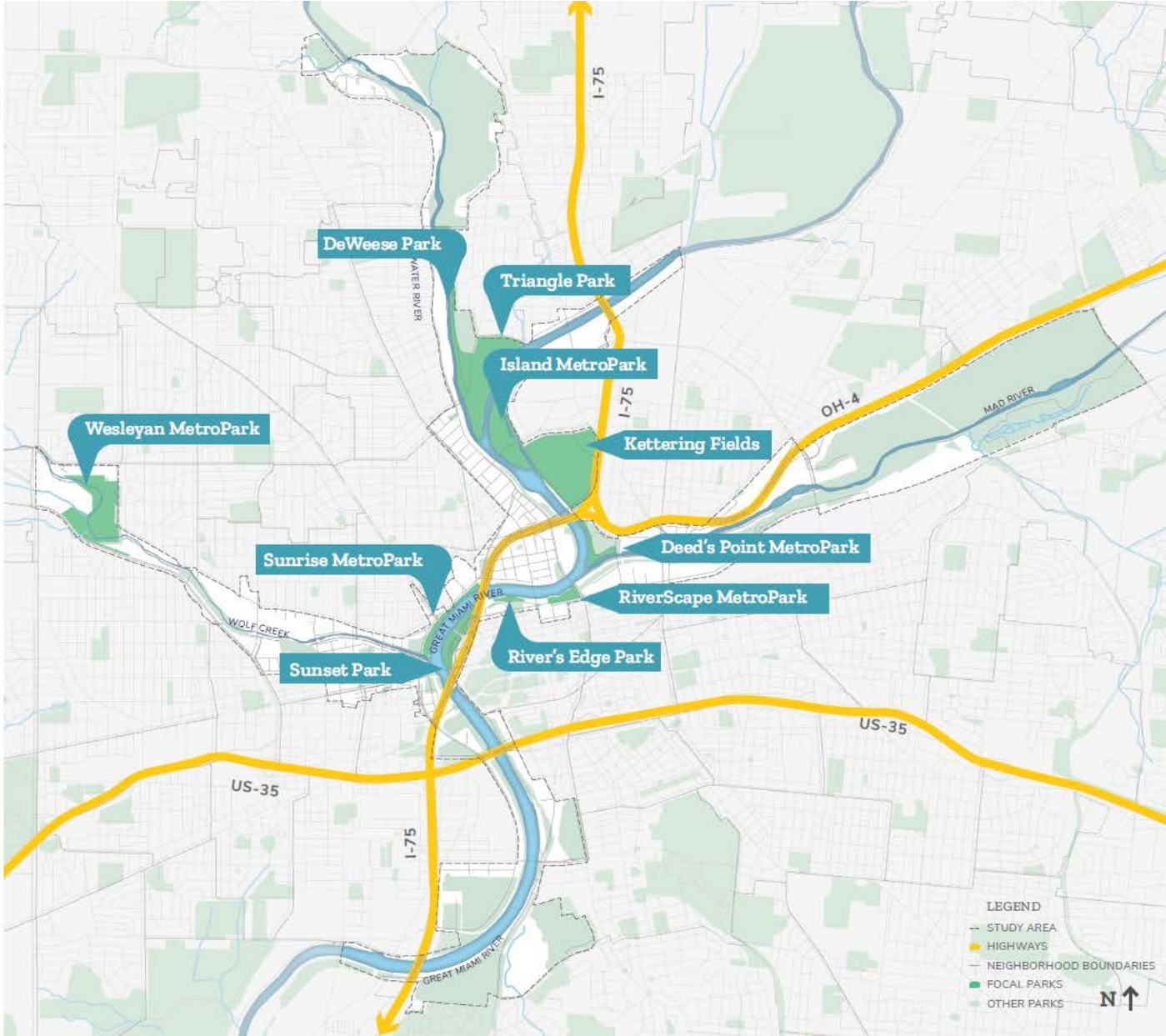


# Overall Study Area

**10**  
FOCAL PARKS

**26**  
ADJACENT NEIGHBORHOODS

**4,000**  
STUDY AREA ACREAGE



# Six Goals

## Defining the Process

Dayton's riverfronts are the **heart and soul** of the region. They embody both the cultural and historic values of the residents that visit or live along the waterways and the city's tenacity for economic growth, environmental resilience and community togetherness.

The Riverfront Plan represents a **20+ year framework** with six goals, identified here.

1

### ***Economic Engine***

Leverage the rivers to catalyze development in greater downtown and ensure long term vitality of the region.

2

### ***Something for everyone***

Provide more diverse programs and experiences, and ensure their equitable distribution across the riverfront.

3

### ***Heart of Dayton***

Enhance Dayton's identity through place-making that celebrates the historic legacy, cultural heritage and vibrant future of its rivers.

4

### ***Healthy City***

Build in places and programs that support health, safety and wellness for all who live, learn, work, and play along the riverfront.

5

### ***Many Rivers, One City***

Improve access through physical connections to and across the riverfront and to the surrounding community.

6

### ***Living Protection***

Promote the ecological health of the riverfront while continuing to protect from flooding.

# Corridor Framework

## Character Zones

### COMMUNITY

Create a continuous parklike atmosphere through the Wolf Creek Greenway to encourage connectivity, economic development, and social equity

### EDUCATION

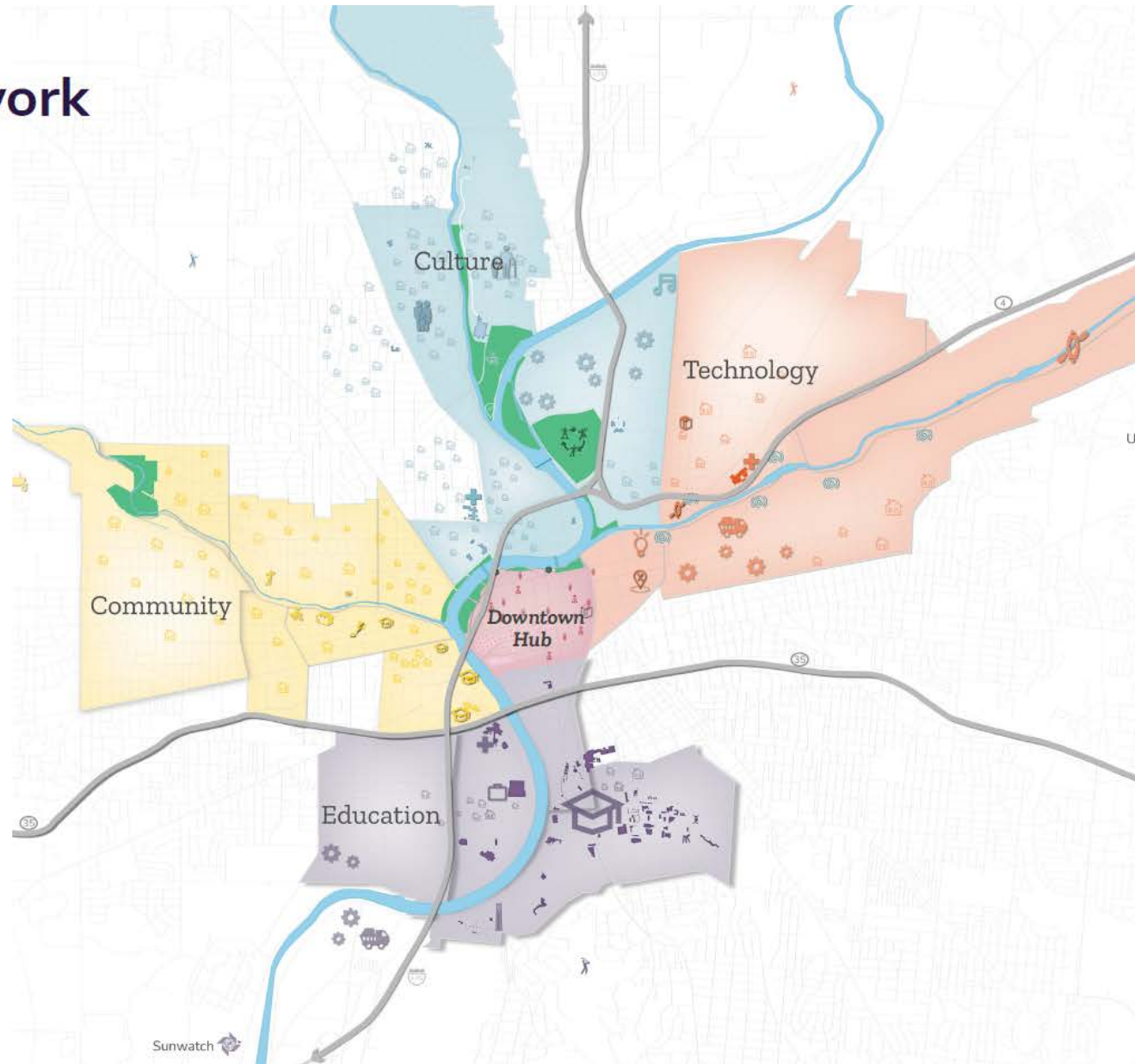
Create a sense of place along the corridor that connects campuses and creates shared amenities

### CULTURE

Connect to anchor cultural institutions along the riverfront and provide new cultural resources for the unique needs of surrounding communities.

### TECHNOLOGY

Support industry expansion while protecting and enhancing the natural wild and scenic character of the Mad River



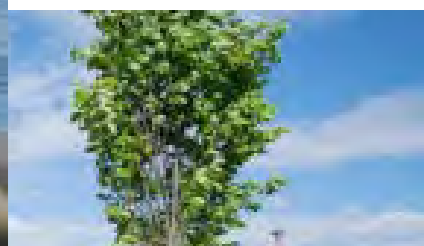


**LEGEND**

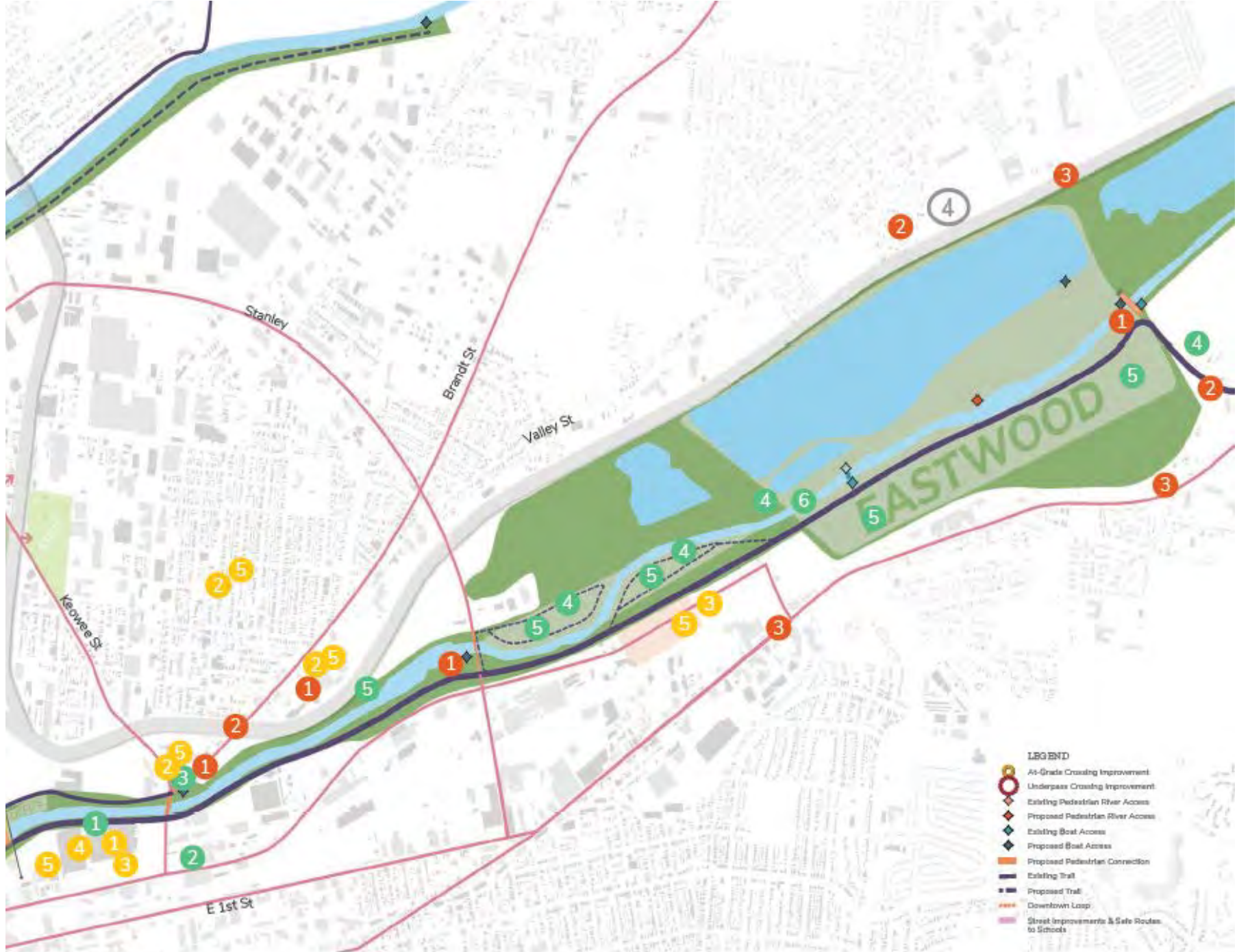
-  At-Grade Crossing Improvement
-  Underpass Crossing Improvement
-  Existing Pedestrian River Access
-  Proposed Pedestrian River Access
-  Existing Boat Access
-  Proposed Boat Access
-  Proposed Pedestrian Connection
-  Existing Trail
-  Proposed Trail
-  Downtown Loop
-  Street Improvements & Safe Routes to Schools











**LEGEND**

-  At-Grade Crossing Improvement
-  Underpass Crossing Improvement
-  Existing Pedestrian River Access
-  Proposed Pedestrian River Access
-  Existing Boat Access
-  Proposed Boat Access
-  Proposed Pedestrian Connection
-  Existing Trail
-  Proposed Trail
-  Downtown Loop
-  Street Improvements & Safe Routes to Schools





DEL MONTE FOODS





## Cultural Corridor Actions

### Parks, Open Space and Environment:

- DeWeese west park expansion
- North Bend Boulevard pedestrian promenade
- Interpretive, branded cultural trail system that incorporates historic and educational storytelling
- Thin vegetation and enhance habitat
- Celebrate river confluences
- Transition program uses from highly programmed near downtown to less actively programmed to the north
- Underbridges Connections
- Create interstitial habitat along the corridor and limit areas of mown grass

### Transportation, Trails and Access:

- Road diet of Riverside Dr & expanded upper and lower west side trail system
- Pedestrian promenade
- E. Hillcrest Avenue and Drill Avenue pedestrian connection
- Explore low-water crossings that do not detract from paddling and low dam notch at Island
- Expand Great Miami River Bikeway to the northeast
- Boonshoft Museum of Discovery entry realignment & pedestrian connection

### Urban and Neighborhood Development:

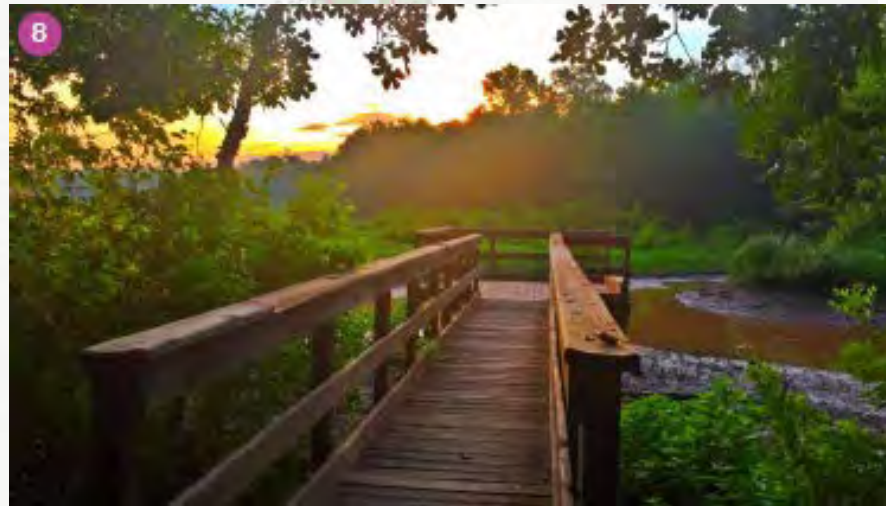
- Strengthen connections to Main St mixed use development
- Connect cultural trail to destinations along the corridor and in downtown
- Downtown housing at Deeds Point
- Near-term infill redevelopment in McPherson East & South Riverdale
- DaVinci Neighborhood redevelopment



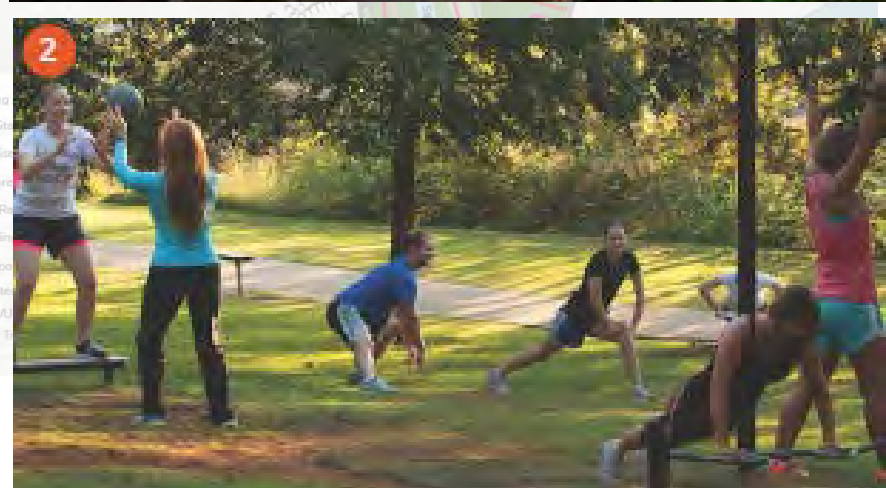


4 Park offers visitors multiple opportunities for hands-

Vegetation management to open up views



8



2

## Community Corridor Actions

### Parks, Open Space and Environment:

- 1 Wolf Creek Greenway: Strategic land banking to create continuous park from downtown to Wesleyan MetroPark
- 2 Wesleyan MetroPark expansion
- 3 Wolf Creek gateway along Gettysburg Avenue.
- 4 Dayton Tire & Rubber site (Rosedale Meadow)
- 5 Pedestrian Park over the River

### Transportation, Trails and Access:

- 1 Wolf Creek Greenway: Trails on both sides of the creek
- 2 Connect the Wolf Creek trail to Trotwood.
- 3 Expand trails and neighborhood access to Wesleyan MetroPark.
- 4 James H. McGee Boulevard: Green Space & Access
- 5 Safe routes to and from schools, parks, and institutions.
- 6 Negley Place to Middle Street closure & soften levee condition. Close Dakota Street between Sweetman Street and Paisley Street.

### Urban and Neighborhood Development:

- 1 Leverage the cluster of open spaces and vacant lots along the creek
- 2 Infill housing and development along the corridor: encourage mixed-use development that facilitates mixed-income communities that support current residents and strengthen existing development
- 3 Place-based solutions for community economic development like utilizing cultural resources at Wright-Dunbar District and school zones
- 4 New facility and park amenities at Wesleyan MetroPark expansion
- 5 Strengthen W. Third Street and Salem Avenue Corridors









# Downtown Hub

## Observations

## Strengths

- ▶ Authentic district that attracts new residents and development
- ▶ Strong identity and presence along the river, in a few key locations
- ▶ Walkable scale
- ▶ Hub of “collisions, connections and creativity”

## Challenges

- ▶ Regional infrastructure create barriers
- ▶ Minimal relationship between both sides of the river
- ▶ Downtown core is separated from waterfront activity RiverScape
- ▶ Lack of cohesive riverfront identity

### LEGEND

-  Culture Corridor
-  Technology Corridor
-  Community Corridor
-  Downtown Corridor
-  Boulevard Barrier
-  Barrier to River





**LEGEND**

-  At-Grade Crossing Improvement
-  Underpass Crossing Improvement
-  Existing Pedestrian River Access
-  Proposed Pedestrian River Access
-  Existing Boat Access
-  Proposed Boat Access
-  Proposed Pedestrian Connection
-  Existing Trail
-  Proposed Trail
-  Downtown Loop
-  Street Improvements & Safe Routes to Schools








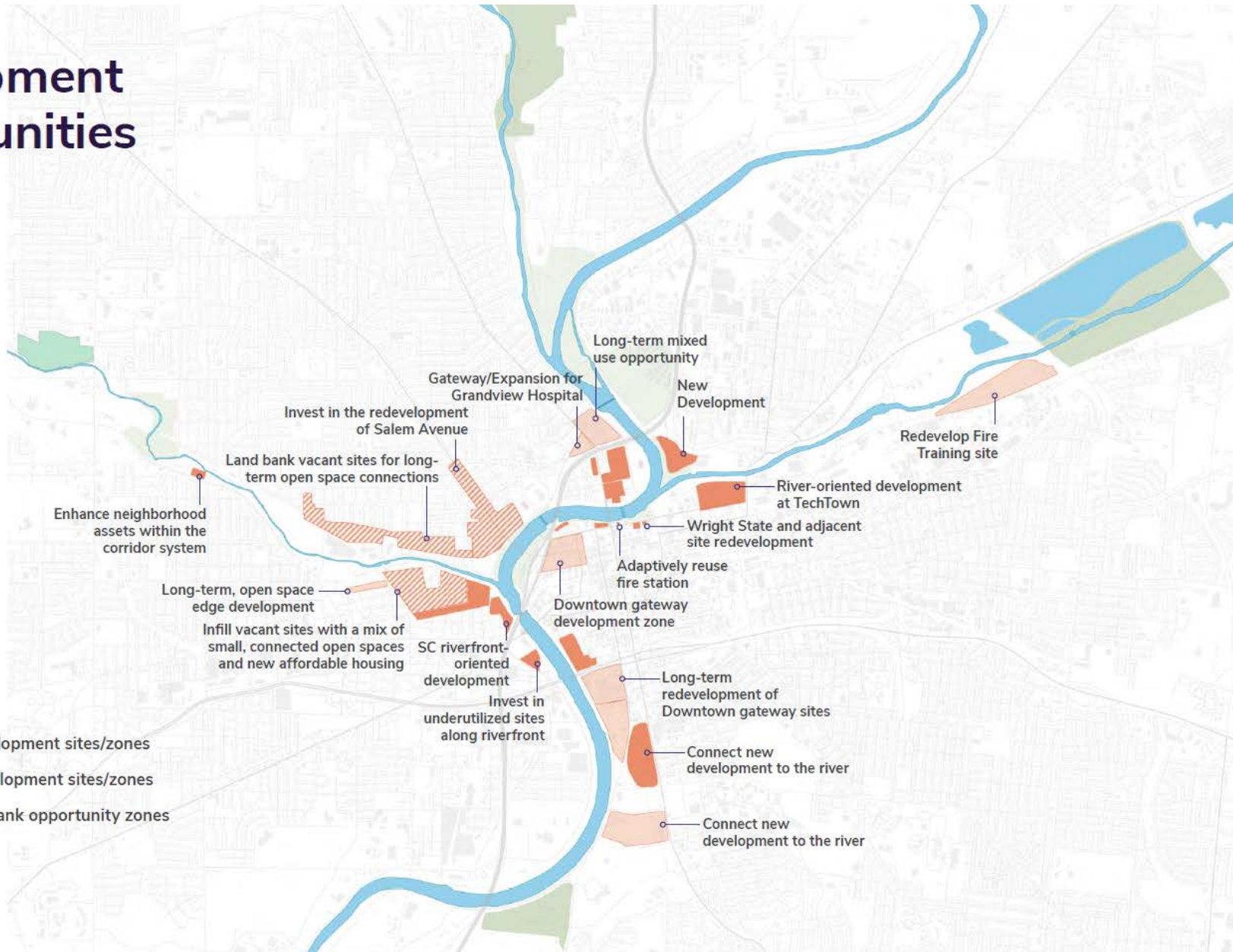




# Development Opportunities

## LEGEND

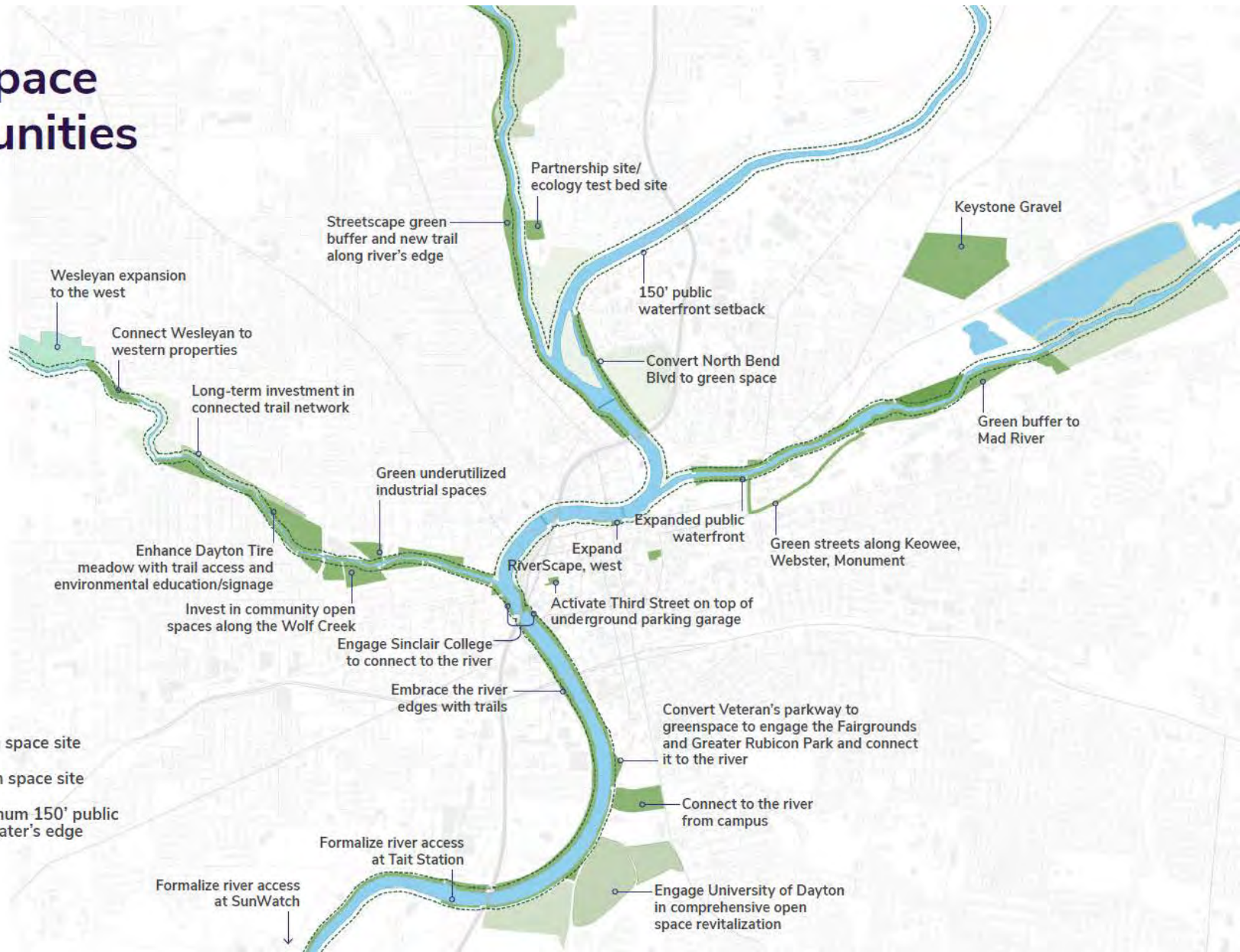
-  Near-term development sites/zones
-  Long-term development sites/zones
-  Infill and land bank opportunity zones



# Open Space Opportunities

## LEGEND

- Near-term open space site
- Long-term open space site
- Proposed minimum 150' public setback from water's edge





# Implementation

Downtown and the riverfront has seen over **\$1 Billion** in investment since 2010. Let's **carry that momentum** on the wave of the Dayton Riverfront Plan

- ▶ The capital improvements plan is a clear path to prioritize and advance projects
- ▶ The partners will continue to move strategic and achievable changes forward
- ▶ Milestones track progress over the course of a 20-25 year implementation

