

12-2009

Leadership in Building Communities: South Park Neighborhood Revitalization

Fitz Center For Leadership in Community, University of Dayton

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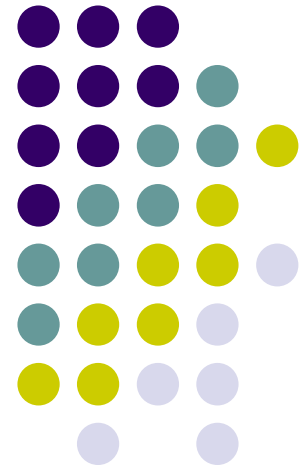
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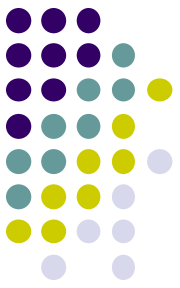
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South Park Neighborhood Revitalization

Leadership in Building
Community
December 2009

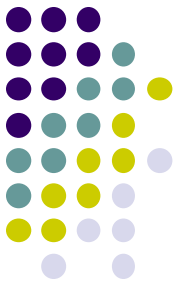




Overview

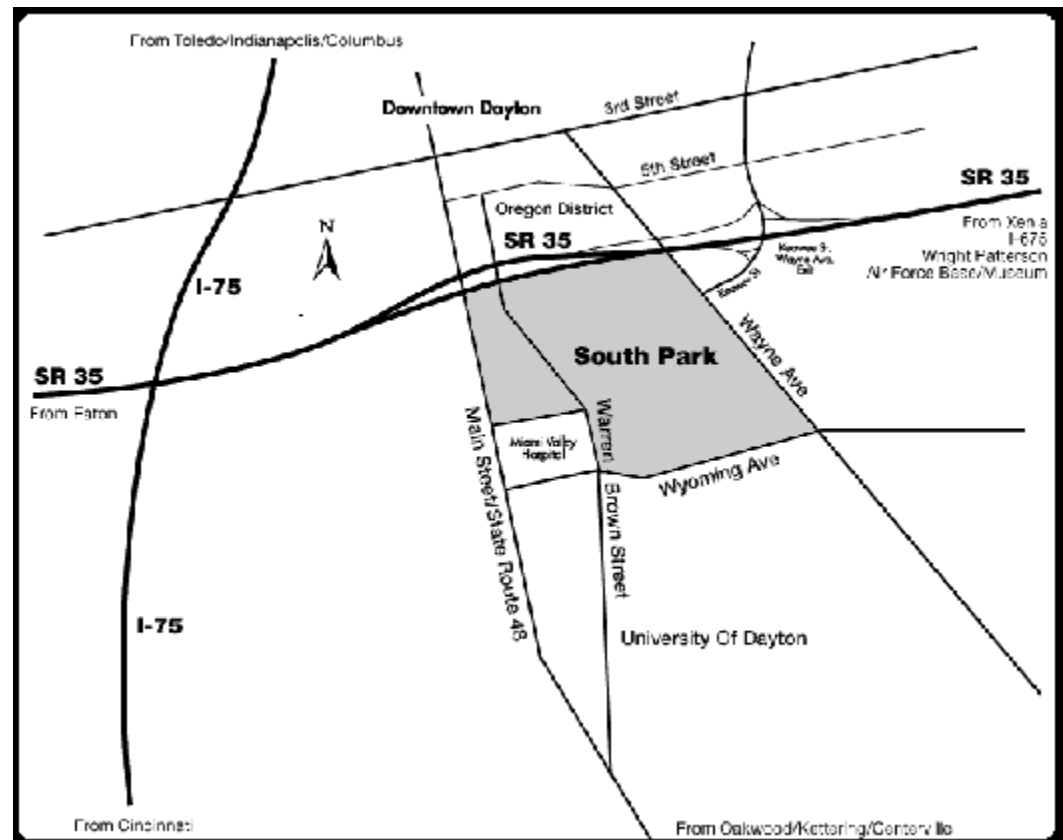
- Location of South Park
- History
- Community Organizing
- AIA and Future Projects
- South Park Governance
- Success & Challenges
- Funding
- Future Agenda



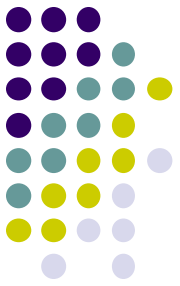


Location of South Park

- Neighborhood is a **24-block** area
- Located just south of downtown Dayton and north of the University of Dayton campus.
- Wyoming Street, Wayne Avenue, Burns Avenue and Alberta/Nathan Streets.
- **700 structures**

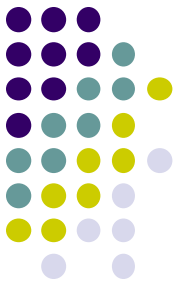


History

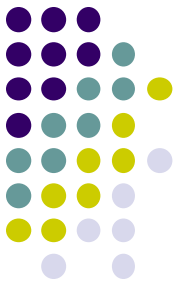


- **John H. Patterson** and Slider town
- Suburbanization and the decline of South Park
- South Park **Neighborhood Association** and efforts to revitalize South Park
- Grass root efforts lead South Park to be recognized as a historic district in **1984**
- Involvement of citizens in projects to improve the neighborhood

Community Organizing



- Solid **partnerships** with both internal and external powers structures.
- Resident initiated
- Neighborhood leadership sought out **outside investors** to assist in property acquisition and renovation
 - Began in 2006 with personal investment from Michael and Holly Di Flora of The Home Group, L.L.C and David and Theresa Gasper of Full Circle Development, L.L.C.



AIA and Future Projects

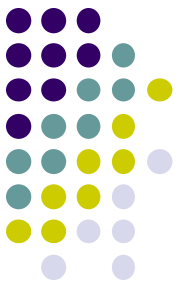
- Residents of South Park sent in a letter of application to the American Institute of Architects for their services.
- **AIA150** Dayton was to create a community design project that could be replicated by the neighborhood.
- The South Park neighborhood was selected in **2007** as the Dayton chapter's project
- March 24, 2007 – First AIA and neighborhood design charrette session



AIA and Future Projects (cont.)

- In May 2007 South Park developed a solid plan for the future of their neighborhood.

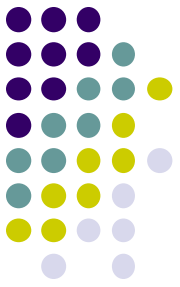
- The **plan included** the following projects:
 - Transforming Wayne Avenue
 - Adding Parking on Theobald Street
 - Additional Commercial Space
 - Increasing Infill Housing
 - Bring Current Houses Up To Code
 - Utilizing Parks and Green spaces
 - Update Neighborhood Signage



South Park Governance

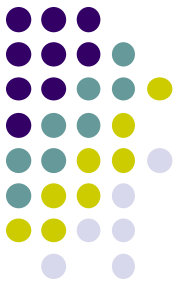
- Unique whereas South Park has its own constitution and nonprofit neighborhood association.
- Neighborhood Association
 - Six elected officers make up board of directors
- Governs projects by forming committees covering different areas of needs:
 - Home Tour Committee
 - Anti-Crime Committee
 - Marketing Committee
 - Urban Reforestation Committee

Successes



South Parks evolving transformation

- The restoration and revitalization of hundreds of homes.
- A steady decrease in crime
 - Largely in part due to the South Park Patrol officers generously providing by funding from Miami Valley Hospital.
- **AIA150**
- **Rehabarama 2001 and 2007**
 - 2007 solely funded from private investments
- Winner of the NUSA **National Neighborhood of the year** award in 2008 for revitalization

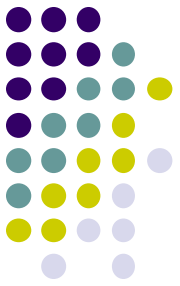


Challenges

- **House vacancies** and foreclosures
 - Constant need to rehab homes that have fallen out of historic standards.
- **Rite Aid** property
- Difficulty in finding funding for the proposed AIA projects.
- Social issue – concentration of **Social Services** within the area.

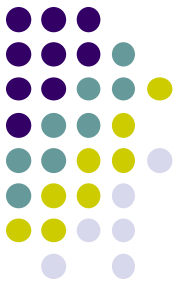


Funding



- **Various sources** of funding:
 - City grants, personal funding, private business donations and fundraising.
- A majority of the funding – **Personal Investments**
- **City of Dayton grants:**
 - Park Drive Improvement Project – 1987 CDBG funds \$100,000
 - Wood Neighborhood Identity Sign on main arteries – Wayne, Wyoming, Brown/Warren, Buckeye – 2000 Nip grant
 - Rehabarama 2001 and 2007

Future Agenda



- **Nominal group Technique:**
 - Wayne Avenue Corridor and finding vibrant merchants (including finding something for the Rite Aid space and finding a developer for the Kroger site)
 - Hold the 2012 Rehabarama in South Park
 - Eliminate absentee landlords
 - Establish a benchmark for controlling, rehabbing or removing vacant structures
 - Help drive the redevelopment of the Cliborn Manor, the previous public housing that was torn down.
- **Visionary ideas will be realized with their continuous hard work and dedication.**



SOUTH PARK