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Leadership in Building Communities: Old North Dayton and McCook Field Neighborhoods

Fitz Center for Leadership in Community, University of Dayton

2010

Creating a Shared Vision: Old North Dayton and McCook Field Neighborhoods



Leadership in Building Communities Seminar

The **FitzCenter**
for Leadership in Community
Educating leaders who build communities

December 2010

Introduction to the Sixteenth Annual *Leadership in Building Communities Seminar*

The seminar that resulted in this report is about the process of change. It is about learning together the art of leadership at the local community level. It is about working in teams to assure that the collective wisdom of the group exceeds individual insights and contributions. It is about learning to listen to people whose communities are served, to recognize their individual and organizational assets, and to structure actions that build on these assets.

Leadership in Building Communities is a University of Dayton seminar for graduate students offered by the Public Administration Program and for undergraduate students offered by the departments of Political Science and Sociology, Anthropology and Social Work. Several learning strategies are combined to provide a distinctive and connected seminar opportunity. Participants are introduced to asset-based community development and learn about a neighborhood directly from its citizens, businesses, and leaders. Participants also practice the art of working in teams to achieve shared objectives.

The participants in this seminar function as a learning organization with the neighborhood. A neighborhood tour, evening meeting in the neighborhood and individual interviews bring citizen leaders and community partners together with seminar participants to identify and explain the community's own analysis of the past, description or the present, and vision of the future. Additionally, each student participant keeps a journal of the experiences.

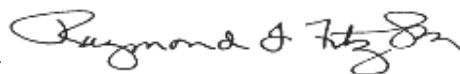
Learning about community is among the most important tasks facing our society in the 21st century. The University of Dayton has a long tradition of building community among ourselves and with the people of Dayton. This seminar is a serious attempt to transfer some of our learning to the process by which neighborhoods rebuild themselves. It is also an open admission that we have much to learn from the people and the neighborhoods among which we live and work and go to school.

Sincerely,



Dick Ferguson

Instructor



Bro. Raymond L. Fitz, S.M., Ph.D.

Instructor



Donald Vermillion

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Notice to the Reader

This report is the work of University of Dayton students enrolled in a seminar entitled *Leadership in Building Communities* in the Fall 2010. Although the process that resulted in this report involved participation by neighborhood leaders, citizens, and community partners, the contents of this report are the sole responsibility of the student participants. The written descriptions, analyses, and recommendations should be understood to be those of the students, in consultation with interested individuals, associations, and institutions.

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The Last Five Years

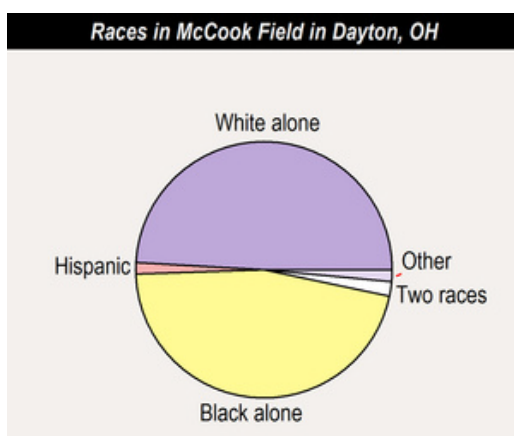
Neighborhood Life

Jessica Begonia, Travis Gabbard, Sarah Hackenbracht, Andrea Hoff,
Bernard Jones, Kimber Pritchard, Sarah Striebich and Nick Toth

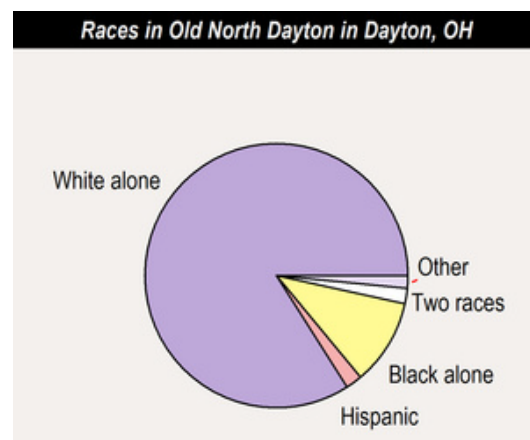
The following section looks at Neighborhood Life aspects of the Old North Dayton and McCook Field communities. We address four main areas – neighborhood culture and heritage, neighborhood associations, housing and safety – all of which have an effect on how people both inside and outside the neighborhoods view this community.

Neighborhood Culture and Heritage

The history of Old North Dayton is very rich. German immigrants and a variety of Eastern European immigrants settled in the neighborhood in the early 1900s. Currently, the residents living in the neighborhoods of Old North Dayton and McCook Field represent a great racial and ethnic diversity. City-data.com shows that 1.8 percent of Old North Dayton’s residents are foreign born, and approximately 1 percent of residents do not speak English. Residents perceive the number of foreign born residents as growing including the Ahiska Turkish refugees from Russia and Latinos, but census data do not yet reflect that change (US Census Bureau, 2001).



<http://www.city-data.com/neighborhood/McCook-Field-Dayton-OH.html>



<http://www.city-data.com/neighborhood/Old-North-Dayton-Dayton-OH.html>

There is a variety of points of interest in the neighborhood demonstrating the rich cultural history, including the Amber Rose restaurant, Our Lady of the Rosary Catholic Church (German), St. Adalbert's Catholic Church (Polish), St. Stephen's Catholic Church (Hungarian), Holy Cross Catholic Church (Lithuanian) and the historic Kossuth Colony.

The community also has at least five known social clubs serving the various ethnic populations in the neighborhoods, including the Polish Club, the Czechoslovakian Club, the Slovak Club, Ahiska Students Union, and Latino Connections. These clubs host popular events for their members ranging from celebration dinners to card tournaments to Polka dances, some which are open to the public. The clubs also engage in a variety of community outreach projects, but collaboration among the clubs is rare aside from some coordination of schedules to avoid overlapping events.

Representatives from the Czechoslovakian Club, St. Adalbert's, South Slavic, and the Ahiska Turkish communities all take part in Dayton's World A'Fair – an annual regional celebration of cultural diversity showcasing food, dancing, music, costumes, and cultural events. Residents from the neighborhoods also recently participated in the Ahiska Turkish community's celebration of Solidarity Days on June 19th and 20th of this year. In the past five years, however, Old North Dayton's cultural festival has been discontinued due to lack of interest and leadership from the younger residents and issues with public drunkenness, according to members of the Old North Dayton Neighborhood Association who organized the festival.

There are over 25 different churches in the Old North Dayton of various denominations including Baptist, Methodist, Episcopalian, and Roman Catholic. Though some churches have closed leaving vacant buildings, many have made a positive impact on the community by engaging in community outreach programs: serving lunches, caring for military families, or running coat drives. Collaboration or communication among these churches is not apparent, the exception being the recent clustering of the Roman Catholic parishes in the area under one pastor. One concern with the churches as well as the social clubs, however, is that many of their members and leaders do not live in the Old North Dayton or McCook Field neighborhoods.

When attempting to reach the people of the neighborhoods, the churches and social organizations rely mostly on word of mouth, printed newsletters/fliers or signs and bulletin boards. A representative from the Salvation Army commented on the lack of access to technology and the internet that is apparent in homes in the community. Communication among organizations, residents, and those outside the community is poor and could represent a potential barrier to be overcome in the future.

Neighborhood Associations

There are four associations in the North Dayton area that provide opportunities for citizen participation: Northeast Dayton Priority Board, Old North Dayton Neighborhood Association, McCook Field Neighborhood Association, and Greater Old North Dayton Business Association. The following contains information about these groups and their evolution over the past five years.

Northeast Dayton Priority Board

Contacts for the Northeast Dayton Priority Board include Dave Powers, chairperson; Bud McKinney, vice chairperson; and Barbara Montgomery, coordinator. Meetings are conducted the first Thursday of each month at 7:00 p.m. at 359 Maryland Avenue.

The past five years have presented some challenges for the Northeast Dayton Priority Board. A very transient population has impacted the election process for interested potential board members. Ballots are mailed out through the City of Dayton to all registered voters with a very low return rate. In addition, the Priority Board used to receive approximately \$75,000 per year from the Department of Housing and Urban Development (HUD) through the City of Dayton; this money has since been reallocated by the City of Dayton to do road improvements.

Many accomplishments have occurred over recent years, mostly with small projects such as coding issues. For example, the Priority Board was instrumental in adding additional parking spaces for businesses and enforcing the use of fences at junk yards. Additionally, the ramp to enter Interstate 75 near the former Parkside Homes was the scene of numerous traffic accidents. The Priority Board was able to get this ramp closed. There was also a tunnel near the Parkside Homes site that was a shortcut to Kettering Field. It was a magnet for crime and this has been completely closed off. The Priority Board also assisted with the closing of drug houses and an adult strip club in the area.

Since the last study conducted by the University of Dayton *Leadership in Building Communities* seminar in 2005, the Northeast Dayton Priority Board has implemented some of the action steps recommended, but not all. Specifically: (1) A welcome neighbor program has not been implemented. (2) Some landlords have been contacted by individual Board members, but not by the Board as a whole. (3) Creating a database has been discussed, but no action has been taken. (4) Some neighborhoods in both Old North Dayton and McCook Field have neighborhood crime watch programs, while others do not. (5) A variety of local organizations has been invited to speak at meetings. (6) Street captains have not been implemented in the neighborhoods (Priority Board members feel this is a good idea but requires a heavy investment by the citizens). (7) The Priority Board uses the City of Dayton website to post community events. The primary reason given why some of these action steps have not been completed is the lack of money required to make them a reality.

Old North Dayton Neighborhood Association (ONDNA)



Teresa Horvath, president, is the primary contact for the Old North Dayton Neighborhood Association (ONDNA). Meetings are conducted the second Tuesday of each month at 5:45 p.m. at Kiser Neighborhood School Center located at 1401 Leo Street.

Participation in the ONDNA has been fairly flat over the last five years. Active participation consists primarily of a small core group of individuals (approximately five to eight) who have shown a sincere investment over the years. Citizen participation has remained an ongoing concern for ONDNA; most residents simply do not volunteer their time. The Association members have commented that they would like to see younger people more involved in their group. The lack of responsiveness is partly attributed to the low rate of homeownership in the neighborhood. They feel that individuals who rent do not have the same investment in their places of residence or in the overall

neighborhood. The success they have seen in this area is when there is a direct request made; in fact, this is how Teresa Horvath got involved in ONDNA.

ONDNA is responsible for replacing the flags at The Point every year and takes great pride in doing so. They have purchased and donated teddy bears to the fire department as well as baskets of food to food pantries. They have planted trees in areas that were not very visually appealing. They conducted the dedication of the Tony Stein Memorial Bridge as well as the Joseph Knecht Park. They conducted a beautification project as a part of the Valley Street Greenway Project and participated in the decision making for the mural at The Point.

Very few of the proposed action steps have been implemented since the last study was conducted by the University of Dayton *Leadership in Building Communities* seminar, mostly due to the lack of funding required for implementation. For example, the building of condos on the river was simply not feasible nor was the renovation or expansion of The Point. This is particularly true since the Old North Dayton Development Corporation closed its doors in the fall of 2007.

McCook Field Neighborhood Association



Jerry Bowling, president, is the primary contact for the McCook Field Neighborhood Association. Meetings are conducted the first Tuesday of each month at 6:30 p.m. at the Salvation Army Kroc Center.

The McCook Field Neighborhood Association was established in 1996. It has a small but dedicated membership base of about 10 to 12 people at any given meeting. A goal of neighborhood meetings is to increase awareness of both challenges and assets in the community. In the previous *Leadership in Building Communities* seminar in 2005, one strategy proposed was to invite local organizations to speak at neighborhood meetings.

A police officer from the First District now comes regularly to meetings and gives monthly reports on crime in the area. There is also time for the members to ask questions of the officer and to comment on any unusual activity they have seen.

Another strategy was to use communication to invite interest in the neighborhood.

McCook Field has established a Facebook page to communicate with the neighborhood

members. It currently has a following of 72 members and posts monthly meetings and activities in the McCook Field neighborhood.

There are still unresolved issues and unimplemented plans from the 2005 report.

Entrance and exit ramps to Interstate 75 have been closed, which increases safety. But citizens are now concerned not having these ramps limits traffic flow and therefore limits entrepreneurial business growth. The members are concerned they were not involved in the decision and want more participation in state and city transportation programs in the future. Abandoned houses still pose a major problem and the neighborhood watch program is minimally active and does not reach many people.

Greater Old North Dayton Business Association (GONBA)

Barry Hall of Champion Auto Service, president, is the primary contact for the Greater Old North Dayton Business Association (GONDBA). Meetings are conducted the fourth Wednesday of each month at the Salvation Army Kroc Center.

The mission of GONDBA is to “bring together GONDBA Members for the purpose of promoting economic well being, increased development, neighborhood revitalization and improved security in our community” (www.gondba.org). One initiative is the Community Awareness Program with photos of previously convicted criminals from the area. GONDBA also links local businesses together and encourages these businesses to do work with other local companies. To do this, GONDBA created and distributed a pamphlet listing all Greater Old North Dayton businesses.

GONDBA was originally comprised of two business groups: McCook Field Business Association and the Old North Dayton Business Association. They merged in 1986 to form GONDBA and had 40 members. Over the years, membership diminished to about eight members. In 2005, it was decided there was a need to revitalize the group to address some of the needs in the business community. GONDBA has since listened to the concerns of the business community and developed several programs to counter crime and to encourage “business to business” relationships. Currently, there are approximately 100 members in GONDBA.

Housing

Housing issues identified by the previous 2005 *Leadership in Building Communities* seminar continue to be challenges for the neighborhoods in 2010: the overall status of neighborhood housing stock, the number of vacant properties, tension between residents and homeowners with renters and absentee landlords, and the high number of rental properties within the neighborhoods.



Old North Dayton

The Old North Dayton neighborhood has a population of 6,430 residents or 2,618 households. Many of these residents/households are faced with housing challenges such as deteriorating structures, rising maintenance costs and possible foreclosures. Most of the structures in these neighborhoods are much older than those in the surrounding communities, especially the 2,939 housing units within this neighborhood. Currently there are 1,966 units or roughly 67 percent that were constructed prior to 1949, and only 34 structures, or one percent, since 1990. To compound this problem, roughly 30 percent of the 2,939 total housing units within the Old North Dayton neighborhood are not single family structures, discouraging future homeownership. Another issue that challenges Old North Dayton is the renter to owner ratio. Currently, within the Old North Dayton neighborhood 1,303 housing units, or roughly 44 percent are occupied by owners, compared to 1,315 or 45 percent occupied by renters, with approximately 10 percent of neighborhood units remaining vacant (U.S. Census Bureau, 2000).

Previous plans developed with the City of Dayton included rehabilitating the Kossuth Colony housing to develop 66 senior housing units. The focus on senior housing would allow aging residents to remain in their neighborhood. Additional plans included developing low density housing at the intersection of Avondale and Woodsdale and providing access to loan referral programs to raise the awareness of home improvement and low interest loans. Of these items, only the increased awareness of home

improvement and low interest loans has been made a reality. Rehabilitation and revitalization efforts are costly and particularly difficult in an economy where bank loans have become difficult to obtain. Assistance and funding programs through the Dayton Fund for Home Rehab, Rebuilding Together Dayton, CityWide Development Corporation, and CountyCorp have helped individual residents access funding specifically targeted for rehabilitation and revitalization.

In 2005, the *Leadership in Building Communities* seminar identified the importance of well-maintained affordable housing with special attention dedicated to affordable housing for seniors. Although senior housing has not come to fruition, many Old North Dayton residents and the City of Dayton are very excited by the investments made by the Turkish community. With more than 200 new refugee families since 2005, as reported by the *Dayton Daily News* (6/18/2010), their ability to collectively pool resources and labor to purchase and rehabilitate housing in the neighborhood shows a considerable commitment to the neighborhood. The Turkish community will be a strong partner in the future based on the planned influx of new families, ability to rehabilitate older housing stock, and desire to reopen the Stuart Patterson Community Center.

McCook Field

The McCook Field neighborhood is comprised of 2,107 residents or 836 households. The McCook Field neighborhood faces many of the same issues as Old North Dayton but to a far greater degree. For example, of the 1,126 housing units within McCook Field, 861 or 76 percent were constructed prior to 1959. Only 13 new residential structures or one

percent have been constructed since 1980. This is due in large part to the previous land use plan for McCook Field that recommended the area continue the trend of industrial and commercial land development. This decision has contributed to the stagnant development of residential properties within the community. To compound this problem, 754 or roughly 67 percent of the housing units within this neighborhood are non-single family structures. This discourages homeownership. Another issue that multiplies the negative housing trend is the high renter to owner occupancy rates. Currently, within the McCook Field neighborhood, 176 or roughly 15 percent of households occupy their own homes, compared to 660 or 58 percent being rented. The rest are vacant (US Census Bureau, 2000).

Shared Issues

The demolition of the Parkside Homes public housing complex, as part of the Hope VI project, resulted in very few of former Parkside residents actually being absorbed by either neighborhood, according to Amy Riegel of the City of Dayton Department of Planning and Community Development. Most residents used their vouchers to find housing in other neighborhoods, which may have allowed them to select neighborhoods with demographics similar to their own, rather than what they found available in the Old North Dayton and McCook Field neighborhoods. River Commons II, which is already moving forward as a joint commitment between the City of Dayton and Montgomery County, will have 83 Dayton Metropolitan Housing Authority units geared toward

providing housing and support services for low-income individuals, including homeless individuals.

Old North Dayton and McCook Field are in an interesting position with declining populations and housing stock in disrepair, but the neighborhoods have not declined as rapidly nor as significantly as most other neighborhoods in the City of Dayton. The City of Dayton is a recipient of more than \$20 million from the Federal Neighborhood Stabilization Program (NSP). The NSP funding from all three rounds will be used in other neighborhoods within the City of Dayton for demolition of vacant and dilapidated housing and redevelopment. The City of Dayton has \$75,000 in unrestricted demolition funds of its own for residential properties that could be used in Old North Dayton and McCook Field since neither neighborhood will receive NSP funding. Competition for unrestricted funds is often fierce since they can be used for special projects, but the City of Dayton does accept proposals to guide the decisions of city officials. Project proposals for unrestricted funding have to be competitive with proposals from other neighborhoods.

As highlighted in the City of Dayton's NSP grant application, the reported civil mortgage foreclosure filings within Montgomery County have increased from 4,050 properties in 2005 to 5,194 properties in 2008. The overall increase in foreclosure filings was a result of predatory lending practices due to adjustable rate mortgage and slow-pay mortgage products. A local ordinance and moratorium established by the State of Ohio in 2009 has limited predatory lending practices, but the overall economic status of the Dayton

region may result in an increase in foreclosure filings due to job losses. Home prices in the Dayton region did not see the significant levels of inflation experienced by other communities in the U.S., and so home prices remain relatively low. The average price of homes sold thus far in 2010 is \$42,762 in the Old North Dayton neighborhood and \$30,166 in the McCook Field neighborhood.

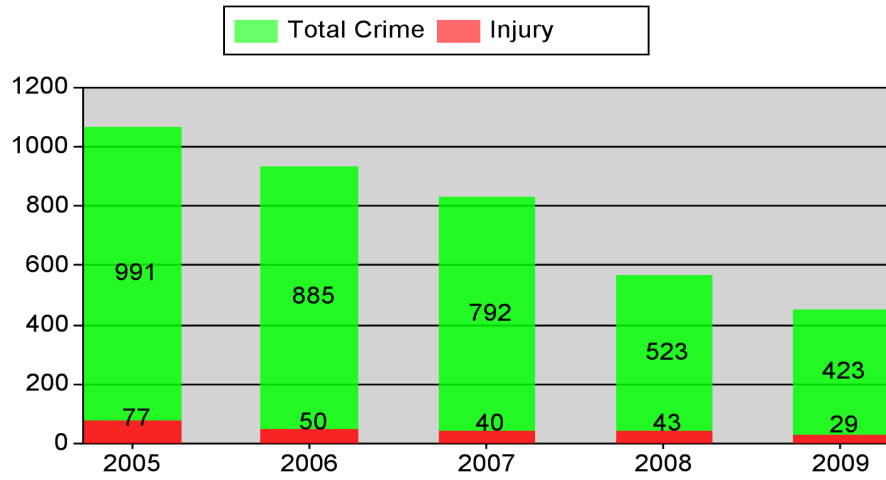
Safety

Crime

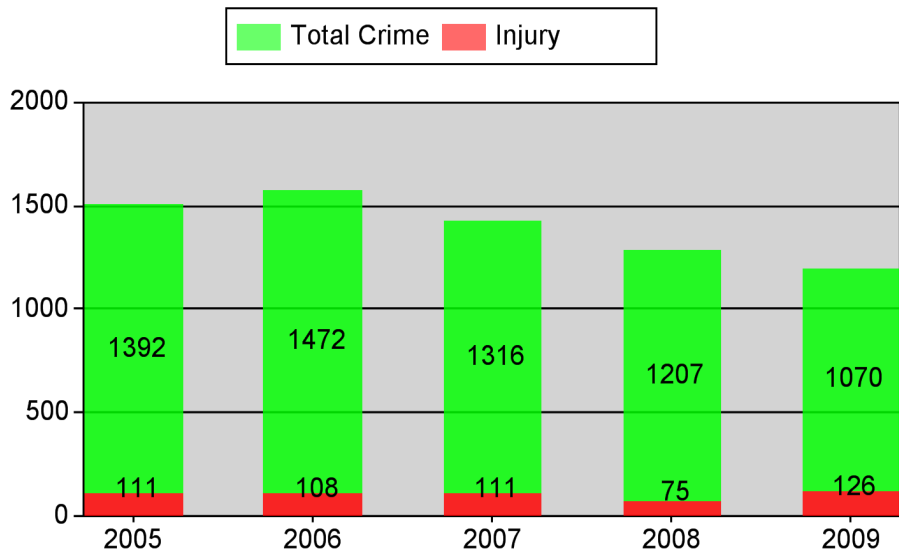
In the past five years, the Old North Dayton and McCook Field neighborhoods have been challenged to revive their image as a livable, safe community. Since 2005, both neighborhoods were able to establish more manageable community outreach programs informing residents of current initiatives and efforts. As a result of decreasing numbers of Dayton Police, both neighborhoods desired a neighborhood watch program and street captains to help lower crime rates. Community leaders, business owners and concerned residents identified this problem and joined together to strengthen their relationship with the First District police. As a result of their efforts, problem-oriented policing was created. Two officers helped establish use of Nixel, a tool that communicates crime occurrences and alerts residents of any neighborhood crime news using methods such as text messaging. The strengthening of this relationship has allowed leaders to cover repeated call locations and attack issues associated with Keowee Street such as prostitution, drug trafficking, loitering and other criminal activities.

Neighborhood Crime Summary Reports

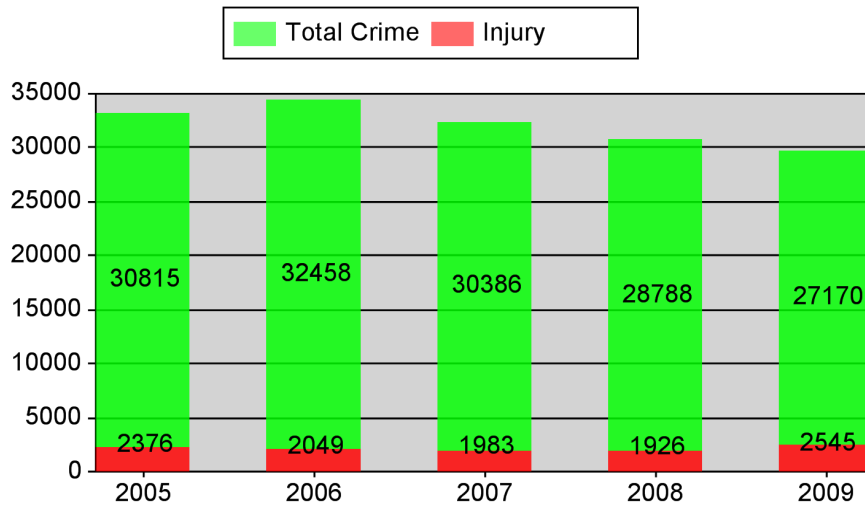
McCook Field (2005-2009)



Old North Dayton (2005-2009)



Citywide (2005-2009)



Now that they have addressed these issues in an effective manner, there is an emerging issue of chronic offenders in the area who, according to some estimates, commit 60 percent of crimes. Residents believe chronic offenders are ignored by prosecutors and judges who give these offenders small sentences and so they continue to commit non-violent or non-threatening criminal acts. This behavior disappoints residents. To resolve this issue, there is a program planned to allow ex-offenders to receive needed assistance for particular resources or services as an alternative to committing crimes.

Rebecca Gaytko of the Dayton Police Department and liaison for her Old North Dayton community notes that, "Compared to other Dayton neighborhoods, Old North Dayton and McCook Field are in a better position to solve their issues by making readily accessible information about ways in which police can more effectively address specific crime and disorder problems." Gaytko explained that the idea of safety has changed in both neighborhoods. For example, GONDBA's attention to safety and security is significant because they inform and educate members about how to effectively protect

businesses by working hand in hand with local police, prosecutors, and judges. In their efforts for a safer neighborhood, GONDBA started the Community Awareness Program to track criminals living in the area to make sure people know who they are, where they live and their criminal status in the Public Records Online (PRO) system. The PRO system is a convenience to the citizens of Montgomery County for the purpose of obtaining public record information regarding criminal and civil cases. This attitude of purpose and pride from already involved community members encourages others to be more involved, aware, and concerned for the neighborhoods' well-being. With new energy and identity, both neighborhoods seek a better future.

Another safety issue concerning residents is children's ability to walk safely to school. A walkable neighborhood is a goal for both neighborhoods to accomplish. With help from the Ohio Department of Transportation's Safe Routes to School funding through the City of Dayton and community organizers, Kiser Elementary was able to create the Panther Patrol initiative to help ensure safety for children who walk or bike to and from school. The Safe Routes to School initiative includes new programs such as the Open Doors and Safe Places program and the Front Porch program. These efforts attract more volunteers and increased supervision to the neighborhood watch and create new relationships to ensure that children have safe places to find help.

Crime Data (also see appendix)

In order to make accurate comparisons among neighborhoods, population size must be considered. The Old North Dayton population size is about three times larger than of

McCook Field's, which may result in more incidents for certain crimes. Thefts, burglaries, property crimes, and vandalism occur in both neighborhoods. Commercial burglary is the most frequent crime for Old North Dayton, and possession of narcotics is the most frequent crime for McCook Field. Old North Dayton has a decrease of 4 percent of commercial burglaries since 2005. Therefore, there is positive change occurring.

Other concerns for the neighborhoods are burglaries and petty crimes. Petty theft can lead to commercial burglary. There are high counts of property crimes. Property crimes must be accounted for as a significant negative indicator for a safe neighborhood. If residents do not feel safe in their homes or vehicles, these types of crimes add urgency for neighborhood leaders.

Data show that both neighborhoods have among the lowest levels of crime activity in Dayton. Residents are not all aware of the positive trends that are occurring in their neighborhoods. Even though crime activity may not be totally controlled, it is improving despite a decrease in the Dayton Police force. More community involvement in grassroots efforts to decrease crime is key.

Environmental Safety

Environmental safety issues in the neighborhoods are the Behr plume and Valleycrest landfill. In the past five years, much work has been done in response to the Behr Thermal Systems plume. The plume is the result of years of spills and pollution from the Behr Thermal Systems and Chrysler plants. Starting in 2006, all of the necessary

remediation paperwork began to go through, culminating in several assessments in 2007 and 2008, all of which classified the site as “high priority.” During this process, a short-term removal was done by the Ohio Environmental Protection Agency (EPA) in an attempt to limit the immediate hazards posed by the plume. Following the classification as a “high priority” site, the necessary paperwork was submitted proposing that the site be added to the National Priorities List. In July 2010, an enforcement order was lodged by the Department of Justice. Still ongoing is the Potentially Responsible Party Removal, in which the responsible party oversees another short term clean up meant to limit the immediate hazards, and the Remedial Investigation in which the EPA attempts to determine the scope of the problem, establish cleanup steps, and look at possible remedial actions and do a technical and cost analysis of the alternatives.



During the studies, the site was found to contain both Trichloroethylene (TCE) and Tetrachloroethylene (PCE). According to the Agency for Toxic Substances and the Center

for Disease Control, chronic exposure to PCE “may have adverse effects on the hepatic, renal, and nervous systems, and on the skin.” Progress is being made, and according to the EPA site representative, Stacey Yonce: “Just this fall, we have begun our field investigation of soil and groundwater at the site and we expect to be gathering samples, getting laboratory analyses, and reviewing the data over the next several months. This information will be used to assess the status of human exposures and groundwater migration.” The process is underway, and while the end is a long way off, it does seem to be going through the necessary steps to eventually be remediated.

Meanwhile, the Valleycrest landfill has seen less action from the EPA in the past five years. The organization’s listed contacts no longer reach working employees, and the cleanup’s record lists very little as happening in the past five years. In late March 1999, the Potentially Responsible Parties submitted a draft comprehensive work plan, but little seems to have happened with the plan since then. The EPA’s record states that: “a draft FS report was submitted to the Ohio EPA in 2009, and has undergone initial review. A revised draft is due in the spring of 2010,” but it cannot be verified anywhere that this draft was ever completed. Noteworthy is that the EPA has the population within one mile of the Valleycrest landfill listed between 5,001 and 10,000 residents, while the population within one mile of the Behr Thermal Systems plume listed between 0 and 100 residents. This disparity and the arrival of new Turkish refugees around the Valleycrest site could help to bring it back to the attention of the EPA.

Schools, Families and Children

Brooke Arden, Jill Bucaro, Amanda Hortsman, Danielle Joseph, Kata Lucas, Lauren Simcic,
Kaitie Stretch, Stephanie Vermillion

This team examined how the Old North Dayton and McCook Field neighborhoods have changed in the past five years. Through research and talking with community members, we were able to paint the scene of what the neighborhoods looked like in terms of schools, children and families since 2005, and have added background research regarding parks and recreation, the newly constructed Kroc Center and information on the growing Turkish population in the area.

Schools

Our Lady of the Rosary

Five years ago, the *Leadership in Building Communities* seminar report focused on the Webster and Allen schools. These schools are now closed and the properties remain vacant and unused. Our Lady of the Rosary was not considered in the previous report, but has been working on their school. When speaking to Our Lady of the Rosary Assistant Principal Jackie Loffer, she made it very clear that her team has been dedicated to increasing enrollment and providing the best education possible to the students of the school. The staff at this school has also been working on improving test scores and after school programs. They have worked to implement programs that no other school in the Midwest is using.

Currently, Our Lady of the Rosary has 200 students, split equally between boys and girls. Half of these students receive vouchers from the state to attend the school. The racial make up of this school is 65 to 70 percent Caucasian, 15 percent African American, 14 percent Hispanic, with others making up the difference. The majority of their students

are bused in because of the high number of voucher students. Students live in areas like Huber Heights and Mad River Township. Loffer projected that less than half of their students actually come from the neighborhood. Once these students move on to high school, they will have a choice of which school they attend. Loffer projected most students would attend Chaminade-Julienne (CJ), Carroll or a Dayton Public high school. Loffer also stated that roughly 60 to 70 percent of the parents are involved in what happens at Our Lady of the Rosary. According to her, there are about 30 percent that do not get involved no matter what she does.

Our Lady of the Rosary offers after school programs that last until 6:00 PM. This includes childcare, art gallery four nights a week and a science club one night a week. Children can also receive after school tutoring to improve their grades and test scores. The Kroc Center is a useful facility to the school, one that many children attend. The Kroc Center also hosts the school's choir performances to make the children feel like they are performers. Our Lady of the Rosary is the only school in the Midwest implementing City Connects, a program that works through Boston College to ensure child success.

With such a high number of students receiving vouchers, Loffer is worried that enrollment could be affected in the future. If the state were to abandon the voucher program, Our Lady of the Rosary could be severely affected. Many of the children are from low income families. As a result, over 66 percent of the students are on reduced lunches. Financially, this type of demographic places a heavy burden on the school to work with the low-income families and still provide a top-notch educational experience.

Loffer also expressed concern with the economy. As it continues to decline, the challenges that face Our Lady of the Rosary increase. Families, especially the children, are emotionally and mentally affected. In response, the school and staff work to maintain upbeat attitudes that can be absorbed by the students. The school also backs up to several alleys which are poorly maintained by the City of Dayton. Our Lady of the Rosary faculty and staff do what they can to improve safety and image, but they need City of Dayton involvement in these issues.

Kiser Neighborhood School Center



A new elementary school, Kiser PK-8, has also been developed over the past five years. This Dayton Public School was designed for a capacity of 475 students but has 556 students currently enrolled. The school is new, and the Neighborhood School Center model has helped increase the amount of programming and after school activities for children in the area. Also, many students now walk or bike to school.

Teresa Wendell, Kiser's site-coordinator, has set in motion extra-curricular activities like soccer and a robotics programs, both aided greatly by UD students. She says that Kiser

students look up to the college-aged students and that they serve as good role models. Also, the school has been allotted part of the \$500,000 Safe Routes to School (SRTS) grant awarded to the City of Dayton through ODOT. Funding from the grant is to be used to promote physical wellness, environmental consciousness and closer communities through walking to school. This grant has helped Wendell to launch events like International Walk to School Day and Panther Patrol, which asks community members to act as safety guards as students walk to and from Ruskin each school day. Ruskin has had a good response from parents and students who walk and will continue to recruit those who live nearby and can avoid cars and buses as their sole means of school transportation.

For Kiser, Wendell says outdoor activities like soccer allow the community to see what is happening with the school. When people see things are going on, they inquire about them and this is good for getting the community involved. Safe Routes to School is an example of good, constructive programming happening at the school. As part of the initiative, she has attempted to get the business community involved. Businesses have offered to honor a Panther card that will be provided to those who take part in Panther Patrol. The card is a discount card and has created a tie between the community, the school and local businesses. Wendell has gained media attention for her aggressive use of the SRTS money, and other NSC site coordinators are looking to her for suggestions to create a walkable community.

Kiser also experiences many barriers. The parents of students must become more involved. Parents are reported to be more likely to be seen at events like soccer games or bingo nights. Wendell finds that it is to her advantage to schedule parent meetings that follow fun events like these to increase the meetings' attendance. Hispanic and Turkish parents were present at a recent meeting, but she later found out that none of them understood what was being discussed due to language barriers. Because of this barrier, there is a need to have translators present to ensure all ethnicities can take part in the community and have an impact on school matters. Ethnic integration and the creation of a welcoming environment are the goals of the school and the greater community.

Test scores at Kiser are very poor. They are currently under "Academic Emergency," and for most subjects and grades, most of the students have not met the necessary test scores. The school met 1 of 19 state indicators used to measure the school's overall success in 2009. The report uses student scores to determine the degree of proficiency in each grade and subject matter as compared to others in the district and state. It has also been reported that pre-Kindergarten readiness is lacking.

The Kroc Center

Five years ago the Kroc Center was just a vision. It was talked about by planners and community residents, but many were skeptical it would ever actually be created. In the past five years, with planning, construction and a Spring 2010 opening, the Kroc Center was developed and has opened its doors for business.



The Kroc Center is a community center located in the McCook Field neighborhood. The Center sits on 17.5 acres of land and has 105,000 square feet of building space. There are both indoor and outdoor facilities at the Center, and there are 75 employees on site. The Center was opened for public use on May 8, 2010, and at last count (late August) there were 4,330 members. This number is higher than expected, and because of this, the Center is not focusing as much on trying to acquire more members as originally planned. The Center could enroll up to 7,000 members before problems of overcrowding would arise. Currently, 60 to 70 percent of the members are from within a 10 mile radius of the Center. The remaining 30 to 50 percent are from around the rest of the Miami Valley. The Kroc Center's construction cost \$41 million, including purchasing the land, reconstructing the Duncarrick Mansion, and constructing the new buildings. The Center's yearly operating budget is about \$6 million. Major private donors including

McDonald's, Pepsi, the Mathile Foundation, DP&L, and individual board members sustain the majority of the Kroc Center programs.

The Kroc Center is divided into three parts: the education center, the worship and arts center, and the recreation facilities. The education center features a technology café with state of the art computers, laptops and touch screen monitors, all of which are provided to the members free of cost for personal use. Members can check their email, work on resumes or simply catch up on the news in the café. The education center also provides after school programs and summer day camps for students in the surrounding neighborhoods (particularly Kiser and Our Lady of the Rosary students, although all are welcome). The after school programs work with the standards set by the Dayton Public Schools' curriculum to enhance the students' education by providing assessment, intervention, and tutoring services. UD students and Salvation Army volunteers make up most of the assistance in the after school programs. There is also a child care drop-in center for parents using the technology café, attending activities or meetings, or using the recreation facilities. The education center has an early childhood resource center focused on kindergarten readiness (one of the problem areas for entering Dayton Public School students) with resources sorted by subject area that parents or guardians can borrow to use with their young children.

The worship and arts center has lecture halls, a fellowship hall and classrooms that are used for community events, workshops and meetings. There is also a movie theater

showing both new and old movies available to all members. Also located in the worship and arts center is a dance studio used for events and exercise classes.

The recreation facilities are state of the art, including both an outdoor and indoor basketball court (open to the community during designated open gym times). There is also a fitness center with exercise machines and weights. Lastly, there is a concession stand/restaurant with reasonable prices and a nice sports bar type area where families or friends can sit and eat.



The Kroc Center is highly focused on reaching out to its members and to institutions of the community, especially schools. All students and their families at Our Lady of the Rosary get free memberships at the Kroc Center, and all students at Kiser Elementary get free student memberships. The Center offers a dinner for all students attending the after school programs and their families can join for a dollar each. Most of these families are residents of Old North Dayton. The community also seems to be very enthusiastic about the Center. For example, the McCook Field Neighborhood

Association holds its meetings at the Center. However, there has been some tension between the community and the Kroc Center over open gym times. There were fights during the open gym time, so the Center restricted the open gym hours and this upset community members.

Despite the very positive relationships with neighborhood associations, schools (both public and private) and the community as a whole, the Center is facing a few challenges. Financially, the Center is struggling because their budget is funded by an endowment that, because of the poor economy, is not earning as much interest as expected. Therefore, there is less money available for new programming and existing program support, such as providing transportation to the after school programs. The Center needs more volunteers to help alleviate some of the program and upkeep costs.

Immigrants & Refugees

The Old North Dayton and McCook Field area has long been a settling place for immigrants. There are representatives of many Eastern European nationalities, especially senior citizens, living in Old North Dayton who immigrated to the area years ago. In the past five years there have been a few hundred refugee families, mostly Turkish, moving to the Old North Dayton neighborhood. In 2004, between 14,000 and 15,000 refugees came to the U.S. and dispersed into 30 different states. As of now, there are 300 Turkish families expected to move into the Old North Dayton neighborhood by the end of 2010. Most Turkish elders in the neighborhood were born

in Russia and speak Russian, whereas the younger generations were born in Turkey and speak predominately Turkish.

Most Turkish children attend one of two schools. One is Kiser PK-8, which is an assimilation with other cultures of kids. There is also a predominately Turkish school called New Horizons that many opt to attend.

These new Turkish families will hold refugee status for another year, even if they are moving within the U.S. This new population can contribute to the community by stimulating and creating businesses and investments in the neighborhood and purchasing homes. The Turkish community also has a great opportunity to restore Stuart Patterson Recreation Center, which would help revitalize a well-known asset of the neighborhood.

There are still numerous barriers to overcome for the Turkish community. One barrier is the miscommunication and stereotyping by other ethnic groups. For example, some community residents believe that the Turkish community wants to turn the Stuart Patterson Park into a cemetery, but this is a misconception. The City of Dayton cannot allow a cemetery to be built on this land. In reality, the Turkish community wants to use the Stuart Patterson Recreation Center as a gathering space.

Another issue for the neighborhood is the desire the Turkish community has to put the Turkish flag up at The Point. Neighborhood association members are greatly opposed to this idea because the current flags at The Point represent the original ethnic groups that

settled in the area. The groups cannot come to agreement about this issue. Other issues regarding the Turkish community's settling in the neighborhood include Turkish children not getting along with other children in the neighborhood; suspicion of the validity of the Turkish refugees' driver's licenses, which are issued in Indiana because Ohio does not offer them to refugees; and discomfort with Turkish families renovating homes in the area.

Parks & Recreation

In the past five years, the former hub of activity for the whole community, Stuart Patterson Recreation Center, was lost by the community. This site had been the location for the Old North Dayton Festival as well as the location for most of the senior citizen activities in the community. Multiple neighborhood residents, including Teresa Horvath, have identified the loss of Stuart Patterson as a detriment to the social capital of the community. Stuart Patterson Recreation Center was closed by the City of Dayton due to budget constraints and is for sale. There is little information to be found about the status of this sale, but the Turkish community is hoping to purchase the property.

Deeds Point in the McCook Field neighborhood stands as a location where the McCook Field citizens have taken advantage of their proximity to the Mad River and have created a place where citizens of most age groups can enjoy sitting on the benches or using the bike path. Deeds Point is a site along the Great Miami and Mad Rivers with various benches and a pathway along the river bank. It provides an aesthetically pleasing view of downtown and the river. Many species of migratory birds can be seen

here. There are opportunities for biking, fishing, historical study, nature study, outdoor play, and walking. The bikeway that passes through Deeds Point winds around 14.5 miles along the Great Miami River and Mad River and is maintained by the Miami Conservancy District. It can be used for biking, running and walking. The park also lends itself to nature study.



Island MetroPark is a 33 acre park containing many species of trees and many migratory birds and animals such as beavers and turtles. There are opportunities for biking, jogging, outdoor play, performances, education, picnicking, walking and playing. Other activities can be housed within the shelters on the premises or in the historic pavilion.

The parks and recreation highlights include the numerous properties open to recreational development. Deeds Point Park, in particular, is aesthetically pleasing and well utilized by the community. The community in the past has used other park properties for festivals and parades to celebrate their rich ethnic heritage. Though

activities such as the Old North Dayton Festival have been cancelled, it stands to reason that if they are provided with a congregating place similar to Stuart Patterson Park, their vigor will resurface.

The most pressing barrier for the parks and recreation in the Old North Dayton and McCook Field neighborhoods is the issue of ownership. City properties, such as the Stuart Patterson Park, are up for sale with no viable contender known to the public. Other properties are owned by various entities such as the Five Rivers MetroParks. Dealing with multiple owners makes it difficult to create a cohesive parks and recreation system for the whole neighborhood.

Development

Mark Bredestege, AJ Ferguson, Anna Hurley, Kyle Kissell, Lisa Ramsey, Mike Veselik

The economic climate in Old North Dayton and McCook Field over the past five years has been challenging, but not without promise. While the area has seen some businesses leave, it has also seen expansion in the form of the Kroc Center and Children’s Medical Center. In this portion of the survey, the development of Old North Dayton and McCook field will be broken down into subsections: vacant land reuse, Greater Old North Dayton Business Association, the DaVinci Collaborative, The Point, commercial development, and infrastructure, in order to demonstrate the economic journey Old North Dayton and McCook Field have taken over the past five years.

Vacant Land Reuse

McGuffey School Building



McGuffey School was closed in 2007 when the Dayton Public School district discovered dangerous levels of contaminants in the air in the school. The chemicals came from the plume of contaminants in the aquifer below the school and many parts of the neighborhood. The school remains vacant, but St. Mary’s Development Corporation has

shown some interest in creating senior housing in the school building.

Parkside Homes Site

Parkside Homes public housing project was demolished in 2008. The site remains empty but offers a large green space and large, old trees. The site sits on the opposite side of I-75 from the Kroc Center at the intersection of Helena Street and Keowee Street. It is also adjacent to the Kettering Play Fields

Stuart Patterson Community Center

The Center was closed in 2009 as a result of City of Dayton budget cuts. The City still owns Stuart Patterson Park but is looking to sell the community center. The growing Turkish refugee community has shown interest in purchasing the facility.

Allen and Webster Elementary Sites

Allen and Webster Schools were two of many Dayton Public Schools torn down as the district enrollment shrunk and brand new school buildings were opened.

The Point Area

The City of Dayton purchased a former dentist's office property near the intersection of Valley Street and Troy Street and demolished the structure. There are no known plans for the site, but it does show that the City has significant interest in The Point.

There is also a warehouse under construction behind Johnstone Supply, which is a positive sign of investment in the area. However, the building also fills a significant amount of space that could have been used for parking if the Troy/Valley Street intersection is developed.

Valleycrest Landfill

The site is roughly 100 acres, split into two sections by Valleycrest Drive. The eastern section is about 35 acres, and the western section about 65 acres. The harmful waste dumped here over time has made the site a Region Five Superfund Site since 1994.



Residential Properties

Numerous vacant homes and sites of recently demolished vacant homes provide further unoccupied spaces for potential development. The vacancies are largely a result of surplus housing throughout the Dayton area.

Greater Old North Dayton Business Association

The Greater Old North Dayton Business Association (GONDBA) has made great strides to improve the economic well being of the community over the last five years. The Association has grown tremendously, with an increase of 900 percent in the past year

alone, and now boasts 92 members that vary from Lyons Electric to Furst Florist to Champion Auto Service. The continued mission of GONDBA is:

Bringing together GONDBA Members for the purpose of promoting economic well being, increased development, neighborhood revitalization and improved security in our community (<http://www.gondba.org/aboutgondba.html>).

Since 2005, the Association has focused on three main goals: to begin an initiative that encourages local businesses to do business with other local businesses, to be an active part of the DaVinci Collaborative, and finally, to keep the community safe and secure by creating an aggressive Community Awareness Program that tracks criminals in the area.

The Community Awareness Program has been one of the more successful and unique aspects of GONDBA. At each of the monthly meetings, the pictures of and information on recent criminals in the community are placed on a table for members to look over as they enter the meeting. The GONDBA website also posts the same information so that others in the community can view the information as well. At the September 2010 monthly meeting, members unanimously voted to renew the criminal notification system that has the capability of alerting business members when a crime has been committed. GONDBA has made a positive effort in monitoring the neighborhoods and being proactive in protecting local businesses.

The Association has also created an easily accessible website that allows for members and potential members to update themselves on the local business information. The

GONDBA website posts its monthly meeting minutes, has an area map, and lists each of its member organizations and their contact information. The website also displays a Featured Member, showcasing their unique business and includes an application for new members to complete.

Since 2005, GONDBA has worked hard to ensure that it is an active and engaged organization in the community. The association allows for members to meet with other businesses and discuss important and relevant topics each month. The increase in membership speaks to the success of the organization and has allowed for many positive steps to be taken to improve the local economy in the Old North Dayton and McCook Field neighborhoods.

The Point



McCook Field and Old North Dayton are surely neighborhoods with a great amount of potential that could be utilized to create a more vibrant community. This potential

could cause residents of the City to flock to Old North Dayton and McCook Field for entertainment, dining and other activities. In order to plan for the future, it is important to understand what has happened in the past, what has succeeded and what has failed, what has been received well by the neighborhood and what has not. The Point is an example of a project with complexities that reach far below the surface.

The Point provides a major connection between the neighborhoods and downtown. The recent development of the Tech Town properties and the continued development around Fifth Third Field provide opportunities for The Point to become an active, mixed use area. One major development at The Point area in the last five years has been the addition of an industrial warehouse. The site had once been hoped to be used for parking. Another warehouse in The Point area owns land that would make for an excellent place for parking, but the owners have not been willing to sell the land for that purpose. The area has had much difficulty attracting a developer to come in and invest in redevelopment of The Point.

One business on The Point that has been extremely successful is Whitewater Warehouse. The kayak shop and service has been able to withstand the worst recession since the great depression, a true sign of the resilience of the company. Whitewater Warehouse is surely a model that can be followed for any other development possible at The Point. Another change that has occurred at The Point has been the change of ownership of the gas station from CITGO to BP, still a gas station but under new

ownership. The Point has had some success, but with many vacant properties it still remains underutilized and is not an attractive gateway to Old North Dayton at this time.



One of the most underrated developments relevant to The Point in the last five years is Tech Town. Tech Town has one completed building and has broken ground on another. Tech Town has a great amount of support and backing from the City of Dayton and the State of Ohio. In fact, the City helped finance the first building almost entirely. This area is significant to The Point because Tech Town is immediately across the Mad River from The Point, connected by the Webster Street bridge.

An important anchor in the community, Dayton Children’s Medical Center, has shown interest in The Point. Not only has The Point been seen as an eyesore, but it also has been seen as a fantastic opportunity. Representatives of Dayton Children’s Medical Center mentioned that if apartments or lofts were developed as a part of The Point, they would purchase two apartments immediately and could ultimately have the ability

to fill up to twelve residential properties. Also, Children’s has shown great interest in the development of a small business district at The Point, since the area serves as the gateway to their facilities for most travelers to Children’s Medical Center.

The Point has generated a great amount of interest from some of the anchors in the community and will continue to do so until a developer takes interest. The potential of The Point continues to grow as time passes, but something must be done to develop the area. At the very least, The Point should not be torn down because it is better to have reusable vacant buildings than vacant lots at this location.

The DaVinci Collaborative

The DaVinci Collaborative is an emerging collaborative in the Old North Dayton and McCook Field area that includes businesses, institutions, neighborhood associations, and the City of Dayton. The Collaborative meets periodically and discusses possible strategies to capitalize on positive developments in the community including the Kroc Center, Children’s Medical Center expansion, the Kiser Neighborhood School Center, Our Lady of the Rosary Elementary School, the demolition of the Parkside Homes site, and various Old North Dayton transportation enhancement projects.

Commercial Development

The economic climate is “treading water.” According to Old North Dayton resident and business owner Gary Peck, local businesses are moving out of the area to find new consumers. Some businesses are simply closing, while others are being taken over by

larger businesses. Peck, also a member of GONDBA, says five years ago the business association sent out over 500 invitations to local business for a conference; however, just this past January GONDBA sent out only 250 for this year's conference. This decline was not because GONBA made its conference more exclusive, but because there were simply fewer businesses in the area. The business sector had declined by over half, according to Peck.

The Old North Dayton and McCook Field area is also home to larger distribution companies such as Pepsi and Mike-sell's Potato Chips. However, there is no apparent threat that these businesses are leaving because their business comes predominantly from outside of the Old North Dayton/McCook Field area. These business owners do not rely on the local consumer. Regional markets seem to be the theme of many of the still remaining businesses in the area.

Another common theme for Old North Dayton and McCook Field businesses is ownership by non-residents. Less expensive land in Old North Dayton and McCook Field attracts potential business owners from surrounding areas. For example, a cab company located in Old North Dayton is currently owned and managed by non-residents. Not only is this cab company owned by non-residents, but also is another example of a business that serves outside-the-area consumers. The cab company attracts customers from neighboring towns. This inexpensive land can be viewed as an asset to the community with the future possibility to attract more businesses to Old North Dayton and McCook Field.

Infrastructure

Children's Medical Center Expansion

The approximately \$8.5 million project will expand the hospital's emergency department from 14,500 to 29,000 square feet. The hospital's overall expansion in the last five years has offered attractive new landscaping and infrastructure updates making this stretch of Valley Street very bright and hopeful. The hospital hopes to expand as its number of patients continues rising, but the hospital is running out of room. Plans are already in place to fill the remaining space. The hospital is determined to acquire nearby properties because the alternatives are building tall, expensive buildings or moving the campus elsewhere.

Project	Year(s)	Cost*
New Outpatient Building	2007	\$17,000,000
Other Outpatient Renovations	2007-10	\$2,000,000
New Emergency Dept	2010-11	\$8,500,000
New Freestanding Childcare Center	2007	\$1,500,000
Renovation General Pediatric Inpatient Unit	2007	\$3,300,000
Renovation of Pediatric Intensive Care Unit	2006	\$3,400,000
New Parking Garage	2007	\$8,000,000
Hospital Infrastructure Improvements	2004-10	\$5,000,000
New Surgery Building	2003-04	\$13,000,000
Subtotal		\$61,700,000
Additional Planned Projects	2011-14	\$10,700,000
Total		\$72,400,000

* Rounded

Source: Ed McGatha, Director of
Facilities - Children's Medical Center

Reconstruction of I-75

The upgrades to Interstate 75 have provided some of the most significant changes to traffic in the area. Interstate 75 exits at Keowee, Leo, Riverside, Grand, and Neva were closed in an effort to make I-75 safer through downtown Dayton. Improved Main Street and State Route 4 connections to I-75 replace the closed exits. There is significant concern that these changes will mean much less traffic through Old North Dayton and the McCook Field neighborhoods. Lower traffic counts are harmful to development opportunities, but these changes are also an opportunity to think about how people will access the neighborhoods in the future. For example, the growth of TechTown means many new employees will be just a short drive or walk down Webster Street from the neighborhoods. Also, the Keowee Street improvements leading to Old North Dayton should improve traffic access from the south. And the new Stanley Avenue Interchange with I-75 is an opportunity for the neighborhoods, if appropriate signage is available.

The Kroc Center

The completion of the \$47 million dollar Kroc Center has offered street and landscape improvements in the adjacent area in addition to a state-of-the art community and recreation center.

North Keowee Street Reconstruction

This project consists of the reconstruction of Keowee Street from East First Street to the Mad River. Construction began in June 2010, with completion expected in December 2010.

Old North Dayton Transportation Enhancements

This project consists of infrastructure improvements including lighting, landscaping, and concrete crosswalks on Valley Street between Keowee Street and State Route 4, and on Herman Avenue between Troy Street and Valley Street. Construction began in May 2010, with completion expected before the end of 2010.

The Next Five Years

Shared Vision of the Future

Neighborhood Unity

- We have achieved greater neighborhood participation and collaboration among Old North Dayton and McCook Field organizations to foster unity and encourage benefits for the community.
- Our community embraces and shares in the cultural diversity of new ethnic groups.
- Leaders of the neighborhoods' diverse ethnic groups contribute to unity of the community and neighborhood improvements.
- Young members are involved in neighborhood organizations.

Neighborhood Housing

- Vacant Homes – The overall number of vacant homes in each neighborhood has decreased or remained constant in Old North Dayton and McCook Field through reuse, rehabilitation or demolition.
- Maintenance – Homes and the surrounding properties are the best maintained properties in Dayton, Ohio. Residents are actively working with the City of Dayton and non-profit organizations to improve maintenance through rehabilitation, re-use, and greening of properties.
- Demolition – The number of properties slated to be put into productive use as part of the Lot Links program has increased. Collaboration between housing inspectors and neighborhoods has increased the number of properties on the nuisance property list by 5 percent.
- Home ownership – Home ownership has increased or remained constant in Old North Dayton and McCook Field to create strong neighborhoods of engaged property owners who are also residents. Young members are involved in neighborhood organizations.

Neighborhood Image and Access

- Neighborhood Appearance – The perception of both neighborhoods includes well-kept homes, properties, businesses, and streets with neighbors who are proud of all aspects of their neighborhoods.
- Public Safety – The First District Police Department and neighborhoods promote efforts to reduce crime and educate residents to increase community involvement and improve the perception of neighborhood safety.
- Signage – Visitors to our neighborhood feel welcome and directions to popular destinations are clearly marked or available for vehicles, walkers, bikers, and public transit.

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- Trees & Roadways – Streetscapes on main thoroughfares enhance the neighborhood appearance, provide functionality, beautify the neighborhood, and improve livability for residents and visitors.
 - Environmental Safety – Residents possess a realistic awareness of current opportunities and challenges related to the Valleycrest landfill and Behr plume and perceive Old North Dayton and McCook Field as safe neighborhoods.
 - Neighborhood Information – Neighborhood information is easily accessible for residents and non-residents through association websites, brochures, and special event or issue-related publications.
 - Welcoming Image & Feel – Neighborhoods have recaptured their image as beacons of ethnic pride and diversity by marketing and promoting themselves as a global community.

Neighborhood Youth and Families

- Kiser and Our Lady of Rosary are responsive neighborhood schools with most students from within the neighborhoods attending them.
- The community's parks and rivers offer recreation for people of all ages.
- The community offers programs in which teenagers can and want to participate.
- Senior citizens are engaged in the neighborhood and have a place to conduct their activities.
- The Kroc Center provides resources for the neighborhood (meeting place, after school programs, recreation).

Neighborhood Economy

- The neighborhood has developed The Point commercially and residentially in a way that capitalizes on the unique location and heritage of the neighborhood.
- The neighborhood has attracted and encouraged local entrepreneurship.
- The neighborhood has a variety of restaurants and amenities that attract people from within and outside the neighborhood.
- In matching the interests of institutions and neighborhoods, the neighborhood has partnerships with development organizations such as CityWide, St. Mary's, Children's Medical Center, the Kroc Center, and the City of Dayton.

Neighborhood Development

- The neighborhood has attracted partners for future developments at the McGuffey, Allen, and Webster sites, which include senior living, housing, or green space.
- The neighborhood has connected the Parkside and the River Crescent to grow an outdoor recreational system (i.e. tennis court, Frisbee golf field, etc).
- The neighborhood has capitalized on and developed along the road improvement projects (1-75, Keowee Street, OND transportation projects).

Neighborhood Change Frameworks

Neighborhood Unity

Key Outcome: Old North Dayton and McCook Field will create a community unified by its commitment to enhance the neighborhoods and known for its celebration of cultural diversity.	
Present Situation	Desired Future – Five Year Targets
Many organizations are present, but there is low resident participation and little communication among individual organizations.	We have achieved greater neighborhood participation and collaboration among Old North Dayton and McCook Field organizations to foster unity and encourage benefits for the community.
There is a broad recognition of early Eastern European heritage, but need for continued integration of new ethnic groups, specifically the Hispanic and Ahiska Turks.	Our community is known for its unified celebration of the residents’ rich, diverse cultural heritages.
New ethnic groups feel initially welcomed but desire an increased understanding and recognition of diversity and cultural practices.	Our community embraces and shares in the cultural diversity of new ethnic groups.
There is no consensus regarding the shared desires and needs among different ethnic populations in the community.	Leaders of the neighborhoods’ diverse ethnic groups contribute to unity of the community and neighborhood improvements.
There is an absence of youth representation in community decision making and goal setting.	Young members are involved in neighborhood organizations.

Neighborhood Unity (continued)

Assets/Resources in the Neighborhood	Barriers/Problems in the Neighborhood
<ul style="list-style-type: none"> • Five social organizations representing ethnic groups (The Polish Club, The Czechoslovakian Club, The Slovak Club, Ahiska Turkish Community, and Latino Connections). • Multiple cultural points of interest (Amber Rose Restaurant, historic Catholic Churches, Charlie's Imports, and the historic Kossuth Colony). • 25 different churches representing a wide variety of denominations. • Active neighborhood associations in both McCook Field and Old North Dayton engage residents, including a newsletter and Facebook page. • Northeast Dayton Priority Board and Greater Old North Dayton Business Association are engaged in resident and business concerns. • Kroc Center and area parks serve as excellent community resources and gathering spaces. • Free trial membership at the Kroc Center to give residents access to Technology Café. • Over 300 Ahiska Turkish families bringing new residents and homeowners • Ahiska Turkish Solidarity Days celebration 	<ul style="list-style-type: none"> • Lack of communication among neighborhood organizations and neighborhood associations. • Limited access to technology among neighborhood residents, reducing the avenues available to communicate organizations' activities. • Low participation in neighborhood associations, especially among younger residents. • Many of the members active in neighborhood organizations are not residents of the neighborhood. • Low rate of home ownership: renters are not engaged in the neighborhoods. • Cancellation of Old North Dayton Festival that celebrated the cultural heritages in the neighborhood. • Need of the Turkish community for a larger cultural center with more services and space to accommodate religious practices. • Perceived stigma about the neighborhoods.
Assets/Resources outside the Neighborhood	Barriers/Problems outside the Neighborhood
<ul style="list-style-type: none"> • Dayton's annual World A'Fair and participation by the neighborhoods' cultural/ethnic groups. • Fitz Center for Leadership in Community remains engaged in neighborhood activities. • Nonprofits focused on establishing immigrants such as Catholic Social Services, the National Conference for Community and Justice of Greater Dayton, and East End Community Services • Cityfolk's Culture Builds Community program through Dayton's Neighborhood School Centers • Influx of Dayton citizens of the various cultural clubs from outside the neighborhood for dances, meetings, and other events. 	<ul style="list-style-type: none"> • City of Dayton's budget woes decrease city resources available to neighborhood issues. • Perception of Old North Dayton and McCook Field neighborhoods which does not predominately include its cultural and ethnic heritage, both old and new.

Neighborhood Housing

Key Outcome: Residents of Old North Dayton and McCook Field will have quality housing and resources available to them in order to retain the current resident population and to grow the neighborhood population.	
Present Situation	Desired Future – Five Year Targets
Vacant Homes – The Old North Dayton neighborhood has a vacancy rate of 10 percent. McCook Field neighborhood has a vacancy rate of 27 percent.	Vacant Homes – The overall number of vacant homes in each neighborhood has decreased or remained constant in Old North Dayton and McCook Field through reuse, rehabilitation or demolition.
Maintenance – Old North Dayton and McCook Field are doing much better than many neighborhoods in the City of Dayton, based on the ranking system used in the City of Dayton’s NSP funding application. Based on the City of Dayton’s criteria, Old North Dayton ranks 23 and McCook Field ranks 34 out of the 41 neighborhoods in the City of Dayton.	Maintenance – Homes and the surrounding properties are the best maintained properties in Dayton. Residents are actively working with the City of Dayton and non-profit organizations to improve maintenance through property rehabilitation, re-use and greening of properties.
Demolition – 2.8 percent of properties in the Lot Links program are in Northeast Dayton, which includes Old North Dayton and McCook Field. 7.8 percent of homes on the nuisance property list are in the Northeast segment of the city of Dayton, which is the first step toward demolition.	Demolition – The number of properties slated to be put into productive use as part of the Lot Links program has increased. Collaboration between housing inspectors and neighborhoods has increased the number of properties on the nuisance property list by 5 percent.
Home ownership – 44 percent of homes in Old North Dayton are owner-occupied and 15 percent of homes in McCook Field are owner-occupied.	Home ownership – Home ownership has increased or remained constant in Old North Dayton and McCook Field to create strong neighborhoods of engaged property owners who are also residents.
Assets/Resources in the Neighborhood	Barriers/Problems in the Neighborhood
<ul style="list-style-type: none"> • Active neighborhood associations and a priority board address residents’ issues. • Engaged neighborhood leaders possess positive relationships with key stakeholders. • Neighbors are committed to monitoring the quality of housing stock and reporting issues to the city of Dayton. • Growing presence of Turkish immigrants has resulted in improvements in housing stock and vacancy rates. • Housing prices for single-family homes are affordable at an average of \$42,762 in Old North Dayton and an average of \$30,166 in McCook Field. 	<ul style="list-style-type: none"> • Visibility of vacant homes, dilapidated structures, and poorly maintained properties impact neighborhood pride and perception. • Age and income levels of residents makes home and property maintenance difficult for some residents. • Neighborhoods are not eligible for federal NSP grant funds administered by the City of Dayton because other areas rank higher as “areas of greatest need.” • Length of time and cost associated with purchasing property through the Lot Links program are prohibitive.

Neighborhood Housing (continued)

Assets/Resources in the Neighborhood	Barriers/Problems in the Neighborhood
<ul style="list-style-type: none"> • Neighborhood schools currently have excellent reputations and are anchors in the community by providing additional resources to residents. • Kroc Center and area parks are excellent community resources and gathering spaces. 	<ul style="list-style-type: none"> • Competition between neighborhoods for attention and resources from the City of Dayton and stakeholders. • Abundance of multi-family residential structures discourages single-family homeownership. • Residents possess unrealistic expectations regarding the demolition of distressed housing. • Absentee owners and renters are not engaged in the neighborhoods.
Assets/Resources outside the Neighborhood	Barriers/Problems outside the Neighborhood
<ul style="list-style-type: none"> • Overall affordability of housing within Dayton and the surrounding region. • Several governmental agencies that provide services for housing and property issues: <ul style="list-style-type: none"> ○ Ohio Environmental Protection Agency ○ Ohio Housing Finance Agency ○ U.S. Department of Housing and Urban Development ○ Dayton Metropolitan Housing Authority. • Numerous non-profits that offer services/education to increase homeownership and assist with residential maintenance: <ul style="list-style-type: none"> ○ St. Mary’s Development Corporation ○ CityWide Development Corporation ○ Rebuilding Together Dayton. • Future economic development, such as Tech Town, can attract new residents and/or provide current residents with jobs. • Current Turkish residents have strong connections to potential residents outside the immediate neighborhood. • Continued assistance and guidance from the University of Dayton Fitz Center for Leadership in Community. 	<ul style="list-style-type: none"> • Negative perceptions surrounding the city of Dayton perpetuated by local media outlets. • Lack of consolidated information regarding housing programs, such as homeownership programs and lending programs, which are available within the area. • Lack of interest in new housing development from developers. • Housing stock within these neighborhoods is older, requiring additional maintenance. • Region’s current economic condition and significant job losses make it difficult for residents to retain and/or maintain their homes. • Difficulty in obtaining financing for homeownership due to national housing issues. • Negative perception of neighborhoods by outside developers and banks. • Lack of awareness and understanding of new Turkish refugees, including some negative views of their religious heritage and practice. • Perception of the neighborhoods is not positive due to issues such as the Valleycrest landfill, Behr plume, population demographics, and safety concerns – some of which is unwarranted.

Neighborhood Image & Access

Key Outcome: Old North Dayton and McCook Field neighborhoods are perceived as a strong and healthy area to future residents, community stakeholders and businesses.	
Present Situation	Desired Future – Five Year Targets
Neighborhood Appearance – The neighborhood perceives itself as below average in the areas of home, property, and business maintenance.	Neighborhood Appearance – The perception of both neighborhoods includes well-kept homes, properties, businesses, and streets with neighbors who are proud of all aspects of their neighborhoods.
Public Safety – The neighborhoods have the lowest level of criminal activity in Dayton, Ohio and continue to decrease steadily, but many residents are uninformed regarding the type of crimes committed and how they are addressed in their neighborhoods.	Public Safety – The First District Police Department and neighborhoods promote efforts to reduce crime and educate residents to increase community involvement and improve the perception of neighborhood safety.
Signage – The Children’s Medical Center of Dayton has ample signage directing traffic to their facility, but signage is lacking for other neighborhood destinations, such as the Kroc Center or Elinor’s Amber Rose restaurant.	Signage – Visitors to our neighborhood feel welcome and directions to popular destinations are clearly marked or available for vehicles, walkers, bikers, and public transit.
Trees & Roadways – Many main thoroughfares, such as Keowee and Troy Street, do not present a welcoming image for non-residents due to structures that are in disrepair, poor lighting on the streets, dark alleys, and significant eyesores.	Trees & Roadways – Streetscapes on main thoroughfares enhance the neighborhood appearance, provide functionality, beautify the neighborhood, and improve livability for residents and visitors.
Environmental Safety – The neighborhoods perceive the Valleycrest landfill and the Behr plume as significant environmental problems that prohibit the community from moving forward.	Environmental Safety – Residents possess a realistic awareness of current opportunities and challenges related to the Valleycrest landfill and Behr plume and perceive Old North Dayton and McCook Field as safe neighborhoods.
Neighborhood Information – Neighborhood information such as current events, general information, issues and activities is not readily available or marketed to neighborhood residents or the general public.	Neighborhood Information – Neighborhood information is easily accessible for residents and non-residents through association websites, brochures, and special event or issue-related publications.
Welcoming Image & Feel - The neighborhood is very diverse, but residents may be missing opportunities to communicate effectively or embrace their neighborhoods’ diversity to its fullest potential.	Welcoming Image & Feel – Neighborhoods have recaptured their image as beacons of ethnic pride and diversity by marketing and promoting themselves as a global community.

Neighborhood Image and Access (continued)

Assets/Resources in the Neighborhood	Barriers/Problems in the Neighborhood
<ul style="list-style-type: none"> • A very diverse and growing community, including a new Turkish community that is fully dedicated to the neighborhood. • Successful anchors such as the Kroc Center, Elinor’s Amber Rose restaurant, and the Children’s Medical Center of Dayton. • Active neighborhood associations in both McCook Field and Old North Dayton engage residents in community issues. • Northeast Dayton Priority Board and Greater Old North Dayton Business Association are engaged in resident and business concerns. • First District Police Department plays an active role in decreasing crime and improving safety through programs such as Crime Prevention Through Environmental Design (CPTED), Problem-Oriented Policing, and Landlord Tenant Training. • Active neighborhood watch program in McCook Field and Old North Dayton 	<ul style="list-style-type: none"> • Inability to envision and develop positive perception until the Behr plume and Valleycrest landfill pollution problems are completely addressed. • Lack of communication among ethnic groups, such as Turkish immigrants and current neighborhood residents that are of Eastern European descent. • Chronic criminal offenders and their illegal activities impact the perception of safety within the neighborhoods. • Internal perception of neighborhoods impacts their image as a viable community for new residents. • Poorly maintained properties due to transient rental residents and absentee landlords contribute to the negative perception of neighborhoods by other residents and non-residents. • Higher incidence of illegal activities occurring in housing and commercial properties, such as property crimes and burglaries. • Average income of residents impacts the perception that these neighborhoods are among the poorest in Dayton with average incomes of \$16,853 in McCook Field and \$26,038 in Old North Dayton in 2008.
Assets/Resources outside the Neighborhood	Barriers/Problems outside the Neighborhood
<ul style="list-style-type: none"> • Ohio Environmental Protection Agency and U.S. Environmental Protection Agency equally engaged in Vallycrest and Behr environmental issues. • City of Dayton’s Lot Links Program helps eliminate dilapidated foreclosurable properties. • Fitz Center for Leadership and Community Development remains engaged in neighborhood activities. 	<ul style="list-style-type: none"> • Revolving door prison policies allow chronic offenders to continue criminal activities in neighborhoods. • Regional recession and lack of local, state and federal dollars available to Old North Dayton and McCook Field neighborhoods. • City of Dayton’s budget woes decrease attention and resources dedicated to neighborhood issues. • External perception of the neighborhood is negative and prohibits image improvements.

Neighborhood Youth and Families

Key Outcome: Old North Dayton and McCook Field neighborhoods are characterized by successful youth, strong families and active senior citizens.	
Present Situation	Desired Future – Five Year Targets
At Our Lady of the Rosary, only half of the current students come from the neighborhoods and about 60 percent of Kiser students live within 2 miles from the school.	Kiser and Our Lady of Rosary are responsive neighborhood schools with most students from within the neighborhoods attending them.
The parks and rivers are underutilized.	The community’s parks and rivers offer recreation for people of all ages.
There are few known programs in which teenagers can be involved.	The community offers programs in which teenagers can and want to participate.
Stuart Patterson Recreation Center is closed to senior citizens leaving them nowhere accessible to gather that meets their needs.	Senior citizens are engaged in the neighborhood and have a place to conduct their activities.
Kroc Center is in the developing, initial stages of their center and programming.	The Kroc Center provides resources for the neighborhood (meeting place, after school programs, recreation).
Assets/Resources in the Neighborhood	Barriers/Problems in the Neighborhood
<ul style="list-style-type: none"> • A lot of energetic community volunteers at the Kroc Center • Large number of open spaces with potential to be used • Enthused and resourceful Kroc Center staff (able to get donations) • Kroc Center has great potential to serve the neighborhood in ways of programs, worship center, entertainment, etc • Site coordinators at neighborhood schools can create programs • Addition of new families with children • Access to rivers 	<ul style="list-style-type: none"> • Large number of low income families (Kiser’s building poverty status is at high poverty.) • Stuart Patterson Recreation Center is closed • Lower than investment income from Kroc Center • Hard for neighborhoods to understand who owns the different parks • Neighborhood school concept is still emerging • Lack of constructive parent involvement • Lack of entertainment facilities (bowling, movies, shopping) • Children unprepared for learning at kindergarten level • Kiser School is at academic emergency level

Neighborhood Youth and Families (continued)

Assets/Resources outside the Neighborhood	Barriers/Problems outside the Neighborhood
<ul style="list-style-type: none"> • University student volunteers at the Kroc Center, neighborhood schools • UD School of Education could help with curriculum of the two neighborhood schools • Community resources for improving literacy - universities, literacy councils, organizations, etc. • Five Rivers MetroParks maintains Deed's Park well • Safe Routes to Schools grant • T.I.F - Teacher Initiative Fund, can be used within classroom on projects in Neighborhood School Centers 	<ul style="list-style-type: none"> • Dayton has cut its budget for neighborhood recreation centers. • Outside control of parks creates lack of communication/coordination.

Neighborhood Development

Key Outcome: Old North Dayton and McCook Field have established strategic development partnerships.	
Present Situation	Desired Future – Five Year Targets
The McGuffey, Allen, and Webster sites are vacant. Allen and Webster have been raised.	The neighborhood has attracted partners for future developments at the McGuffey, Allen, and Webster sites, which include senior living, housing, or green space.
Parkside is a former public housing site that has not received developmental interest.	The neighborhood has connected the Parkside and the River Crescent to grow an outdoor recreational system (i.e. tennis court, Frisbee golf field, etc).
The community is in transition with the current major road development underway (1-75, Keowee Street, Old North Dayton transportation projects).	The neighborhood has capitalized on the road improvement projects and developed along them (1-75, Keowee Street, Old North Dayton transportation projects).
Assets/Resources in the Neighborhood	Barriers/Problems in the Neighborhood
<ul style="list-style-type: none"> • The Point • Children’s Medical Center • The Kroc Center • The Greater Old North Dayton Business Association • Recent road and highway projects • Vacant school sites for potential development 	<ul style="list-style-type: none"> • The Behr/Chrysler plume remediation • Perceived stigma and uncertainty about the neighborhood by consumers • Lack of a shared interest
Assets/Resources outside the Neighborhood	Barriers/Problems outside the Neighborhood
<ul style="list-style-type: none"> • The DaVinci Collaborative • Saint Mary’s Development Corporation • Inclusion in the Greater Downtown Dayton Plan • CityWide Development • Garden Club of Dayton 	<ul style="list-style-type: none"> • Lack of a formal collaboration between neighborhoods and larger institutions • Lack of shared interest between developers and residents

Neighborhood Economy

Key Outcome: Old North Dayton and McCook Field have strengthened local business opportunities.	
Present Situation	Desired Future – Five Year Targets
The Point is an underutilized area with potential for development as seen by the neighboring White Water Warehouse.	The neighborhood has developed The Point commercially and residentially in a way that capitalizes on the unique location and heritage of the neighborhood.
There is a lack of variety in entrepreneurship activities and a lack of utilization of potential areas and amenities.	The neighborhood has attracted and encouraged local entrepreneurship.
There are few restaurants that address the economic and ethnic diversity of the community.	The neighborhood has a variety of restaurants and amenities that attract people from within and outside the neighborhood.
There are no functioning development corporations in the neighborhood.	In matching the interests of institutions and the neighborhood, the neighborhood has partnerships with development organizations such as CityWide, St. Mary's, Children's Medical Center, The Kroc Center, and the City of Dayton.
Assets/Resources in the Neighborhood	Barriers/Problems in the Neighborhood
<ul style="list-style-type: none"> • Children's Medical Center • The Kroc Center • The Point • White Water Warehouse • The Greater Old North Dayton Business Association 	<ul style="list-style-type: none"> • The Behr/Chrysler plume remediation • Lack of diversity in local businesses (price point and variation) • Low population • No defined business district • Disconnect between neighborhood and the eastside • Vacant/blighted properties • Lack of I-75 exits
Assets/Resources outside the Neighborhood	Barriers/Problems outside the Neighborhood
<ul style="list-style-type: none"> • Inclusion in Greater Dayton Downtown Dayton Plan • Increased development in downtown (Tech Town, Fifth Third Field, and the rivers) 	<ul style="list-style-type: none"> • Perceived stigma about the neighborhood

Recommendations

Neighborhood Unity

Host Annual *Unity in Diversity* Celebration

The two neighborhoods should create an evening of cultural celebration hosted by Kiser School and incorporate the local social clubs, ethnic communities, Cityfolk, and other organizations. This event will link the associations and organizations within the neighborhood together and foster participation of young residents. This will also help the neighborhood be distinguished in the Dayton community for its celebration of cultural diversity.

Action Steps:

- Organize committee with members of both neighborhood associations and people from Kiser and Our Lady of Rosary and social associations.
- Collaborate with Cityfolk program already present at Kiser to bring in members of social organizations and performers throughout the year.
- Ask churches and social clubs to participate and put information in bulletins/calendars.
- Create a school project where students research different cultures/heritages.

Neighborhood Youth and Families

Form a Community-wide Collaboration Team

In order for the two neighborhoods to reach their shared visions of the future within the next five years, we recommend that the community leaders, Teresa Horvath and Jerry Bowling, form a team of community members to promote and engage the community in programs for neighbors of all ages and ethnicities. The team should include representatives from the neighborhood associations, ethnic groups, churches and other stakeholders. This team should focus on communication efforts that publicize the wide range of programs available to residents, while also working to unite the many organizations within the two neighborhoods. The community has many programs in place to engage a diverse range of neighbors, but most people don't know that these services are offered. This is a need that the Community-wide Collaboration Team can address.

- Recruit a Community-Wide Collaboration Team and hold bimonthly meetings. Find community members eager to create community involvement and join them in an Old North Dayton and McCook Field Community-wide Collaboration Team with the mission to promote existing programs and institutions as well as engage all community members, including teenagers, to join in activities. Appoint co-chairs of the Community-wide Collaboration Team from each neighborhood and have the co-chairs of the team report plans and issues at a joint neighborhood association meeting that will be held every other month. The location and day of the meeting can rotate between Old North Dayton's and McCook Field's established neighborhood association meetings.
- Develop a neighborhood Youth Council. The Youth Council will help the Community-wide Collaboration Team engage teenagers in the neighborhood and make recommendations on youth programs. The communities should develop a mandate for the Youth Council, communicate with schools to obtain membership recommendations for a Youth Council, and have the Youth Council make recommendations on the type of activities that they would like to see in the neighborhood. Working with the Youth Council, the Community-wide Collaboration Team will meet with the Kroc Center, library, schools, ethnic clubs and churches to get detailed information on all of their events and then give feedback from the teens for future events that would engage a younger crowd to keep them out of trouble.
- Engage families and senior citizens. The Community-wide Collaboration Team will also begin developing and implementing ways to engage community members to participate in community-wide events. One idea is to throw a party to bring community members together with the intent of telling people about the Community-wide Collaboration Team and asking for feedback and ideas. The team

should also help in the implementation of Cultural Celebration. (*See the Neighborhood Unity Recommendation*).

- Communicate programs to the neighborhood.
 - Develop a combined neighborhood newsletter: Combine information from both neighborhood associations and organize a group of volunteers to create a neighborhood newsletter with information on community events, including what the event is, where it takes place, who is invited, when it takes place, any costs and any other information. Then the group will organize the information into three sections for three different age groups of teenagers, families and senior citizens. Once completed, the group will find volunteers to help them put these pamphlets in neighbors' mailboxes.
 - Utilize social media and electronic communication: Delegate another group of volunteers who like using social media to create an e-mail chain for neighbors to keep them up to date on events. Coordinate that initiative with a Facebook page to publicize these events with fliers in mailboxes, at meetings, anywhere to get the word out. Through its e-mail chain, the group should also ask neighbors for feedback on how the programming is fitting their needs. Finally, the group should develop the two neighborhood association websites to include a community-wide calendar of events with links to community organizations.
 - Use UD resources: The communication group should also look for resources or volunteer help from students on UD's campus, especially in the communication and marketing departments to assist with social media. Contacts for the communication department include Annette Taylor (Annette.Taylor@notes.udayton.edu), who is the Communication Department's internship director, and the president or vice president of the Communication Fraternity (pbxpres.vp@gmail.com).
- Annual Assessment: The Community-wide Collaboration Team should make an evaluation and assessment with feedback from neighbors on an annual basis to see what impact the programming is having, whether it is making a difference, and what new needs there are for new programming in the neighborhood

Neighborhood Housing

Vacant Homes & Demolition

Old North Dayton and McCook Field neighborhoods should cultivate relationships with outside entities to decrease the number of vacant homes and the increase demolition of dilapidated properties when appropriate. Partnering with outside agencies, local governments, and non-profit organizations will allow the neighborhoods to access additional financial and human resources and take advantage of established programs or services.

Action Steps:

- Identify a dedicated volunteer to monitor vacant or distressed property and maintain a regularly updated list of properties to share with the neighborhood housing inspector to be placed on the vacant/nuisance property list.
- Cultivate stronger relationships with the neighborhood housing inspector to ensure properties on the vacant/nuisance property list move through to the demolition phase in an expedient manner.
- Designate a dedicated volunteer in each neighborhood to work with Jonathan Cain, manager of the Lot Links program of the City of Dayton, in order to identify eligible properties.
- Develop a financial plan that allows the neighborhood associations to apply to purchase properties in their neighborhood through Lot Links program. To finance this, associations should raise money or apply for grants. Properties purchased by the neighborhood association could be used for public consumption, such as a community garden or small playground.
- Publish available Lot Links properties on the neighborhoods' and business associations' websites to entice current residents to reuse the property or attract new residents to invest in the neighborhoods.
- Develop a compelling plan to use the unrestricted demolition funds allocated to the Department of Building Services in Old North Dayton and McCook Field. Unrestricted funds are allocated annually through the Community Development Block Grant from the Department of Planning and Community Development. A joint plan presented by Old North Dayton and McCook Field could be compelling since neither neighborhood is eligible for the federal NSP grant funding.

Home Ownership & Maintenance

Each neighborhood should form a committee dedicated to improving property maintenance and increasing the level of excellence among neighborhood structures and lots. By focusing on the neighborhoods' desire to improve property maintenance, the neighborhoods will highlight those properties that are examples of excellent property maintenance and become a resource for residents that require maintenance or ownership assistance

Action Steps:

- Develop a volunteer committee of neighborhood residents to create a "Top 10" list of properties to draw attention to the best properties within Old North Dayton and McCook Field each quarter.
- Create a "Most Improved" list each quarter to draw attention to properties in the neighborhood that have improved the overall maintenance and image of their neighborhoods. A "Most Improved" list will serve as a positive incentive to encourage residents.
- Develop a rewards or incentive program that encourages residents to maintain their properties. The program could be established and monitored by the neighborhood associations. Rewards could be donated by local businesses and organizations. An example of a reward could include a free annual membership to the Kroc Center for the most improved residential property.
- Cultivate partnerships between the neighborhood associations and CityWide Development Corporation or St. Mary's Development Corporation to hold homeownership and community lending educational opportunities. These classes would help eliminate barriers that prevent residents from owning their own home and support them in buying their first home.
- Establish clean-up crews to patrol the neighborhoods routinely to help keep the neighborhoods clean. Clean-up crews could consist of volunteers from the neighborhood and business associations as well as other community partners.
- Pursue relationships with the Turkish community to identify their future housing/property needs and ability to rehabilitate dilapidated properties. Incoming residents could be matched with properties that the Turkish community is capable of redeveloping. Link future residents with the Home Ownership Center of Greater Dayton.

Neighborhood Image and Access

Environmental & Public Safety

Both neighborhoods should emphasize the positive strides their communities have made to address environmental and public safety concerns. Because environmental and public safety issues require long-term strategies, it is important that each neighborhood continue to emphasize significant achievements and milestones in order to mitigate the negative impact these issues may have on the perception of the neighborhoods.

Action Steps:

- Create an exciting brochure, small magazine, or section of the neighborhoods' website that illustrates the culture and history of the community, provides a list of places to visit and current events, updates information on current projects that address environmental and public safety concerns, and includes a list of important contacts that provide resources and services for each neighborhood. The resource guide will be an asset for current residents and an excellent addition to neighborhood welcome packets for new residents.
- Establish a link on the neighborhoods' and business associations' websites to display annual reports and updates from Crime Prevention Through Environmental Design (CPTED) program, Problem-Oriented Policing, and neighborhood crime statistics.
- Create an award system to recognize residents who become actively involved in the neighborhood by volunteering, attending specific meetings and events, and frequenting local businesses. Nominations can be provided by the neighborhood and business associations. Winners will be announced through the neighborhood newsletters, websites, and posted in prominent local destinations, such as the Kroc Center and Kiser Neighborhood School Center.
- Create a Facebook group for each neighborhood to host a community calendar to ensure residents and non-residents can stay engaged with meetings and special events that occur within the community. Neighborhood Facebook pages can also host images from properties recognized by neighborhood association committees and other points of interest within each neighborhood.
- Establish an annual environmental health and safety fair in partnership with the Kiser Neighborhood School Center to set community standards and norms about environmental, health, and public safety. Community anchors and organizations can purchase exhibitor booths to share services with residents. This annual event will

allow residents to network, obtain health and safety information, and volunteer for local civic organizations.

- Create a collaborative commission that includes the neighborhood and business associations, the First District Police Department, and other community stakeholders to introduce practical environmental and public safety ideas. The commission will provide workshops and public service advertisements for residents regarding practical and timely issues related to environmental, health and public safety.
- Build upon the relationship with University of Dayton's Fitz Center for Leadership in Community to leverage donated service and academic research projects from students to support the neighborhoods' needs for information, research, and dedicated volunteers in the areas of environmental, health and public safety.

Appearance, Signage, Trees & Roadways

Old North Dayton and McCook Field should develop and implement a rebranding campaign to create a new image for their communities. Rebranding the neighborhoods will highlight the positive aspects of living, working, and playing in Old North Dayton and McCook Field.

Action Steps:

- Maintain a neighborhood website that will keep residents and non-residents interested in the neighborhood and informed of recent developments and current events.
- Publicize award-winning homes in each neighborhood through the neighborhood association websites and other publication materials. To increase participation beyond the appointed neighborhood committees, the competition can be hosted on the neighborhood website with images of the homes. Neighborhood residents can log-on to the neighborhood website to vote on the best homes for each category.
- Publish an annual report to inform residents of current trends within the neighborhood such as home sales and crime and population statistics, as well as progress made on the Behr plume and Valleycrest landfill.
- Develop local relationships with the University of Dayton marketing department to assist with the newsletter development and advertising sales to local businesses. Local businesses may have an interest in purchasing advertising in the newsletter. Marketing students can assist in the design and development to draw people's attention to positive neighborhood information. Local businesses may also be

interested in the opportunity to highlight their neighborhood involvement in order to develop a loyal customer base within the neighborhood.

- Create partnerships with local businesses and the City of Dayton to fund new signs that point community residents and non-residents toward points of interest, such as Elinor's Amber Rose restaurant, the Kroc Center, and the Children's Medical Center of Dayton. Clearly marked and visually attractive signage will help people find the neighborhood's local businesses and inform people of the fine institutions within the neighborhoods.
- Apply for funding from local, state, and federal grant opportunities or green non-profit organizations such as garden clubs to increase green spaces within the neighborhood. Strategically planting trees and shrubbery along main thoroughfares will hide eyesores that detract from the overall image of the community.

Neighborhood Economy and Development

Keowee and Webster Streets Development

The neighborhood associations, the Kroc Center, Greater Old North Dayton Business Association (GONDBA), and St. Mary's should focus on the intersection of Keowee and Webster. Development opportunities include a local drugstore and senior housing. McGuffey School is an underutilized asset, which is a prime location for senior citizens. There is a desire for a drugstore in the area. The area has good traffic counts with the Kroc Center nearby. There is also new excitement surrounding the Kroc Center and road improvements projects around the intersection.

Action Steps:

- Neighborhood associations bring Kroc Center and GONDBA to approach St. Mary's to support senior housing at McGuffey School site.
- Identify resources for seniors at the Kroc Center.
- Gather testimonials of seniors as evidence of their desire for a drug store/senior facility at McGuffey School.
- Evaluate properties at intersection to determine current ownership.
- Gather data that would convince a developer to work with the area or a business owner to move to the area.
- Brainstorm ideas for expanding business in the intersection.
- Approach a local drug store (e.g. Clark's RX) to develop a drug store at the intersection of Keowee and Webster.

Strategic Partnership with a Community Development Corporation

Neighborhood associations, the Kroc Center, Children's Medical Center, CityWide, GONDBA should establish a formal strategic partnership with staffing from a community development corporation. There is potential to develop at Deed's Point and The Point.

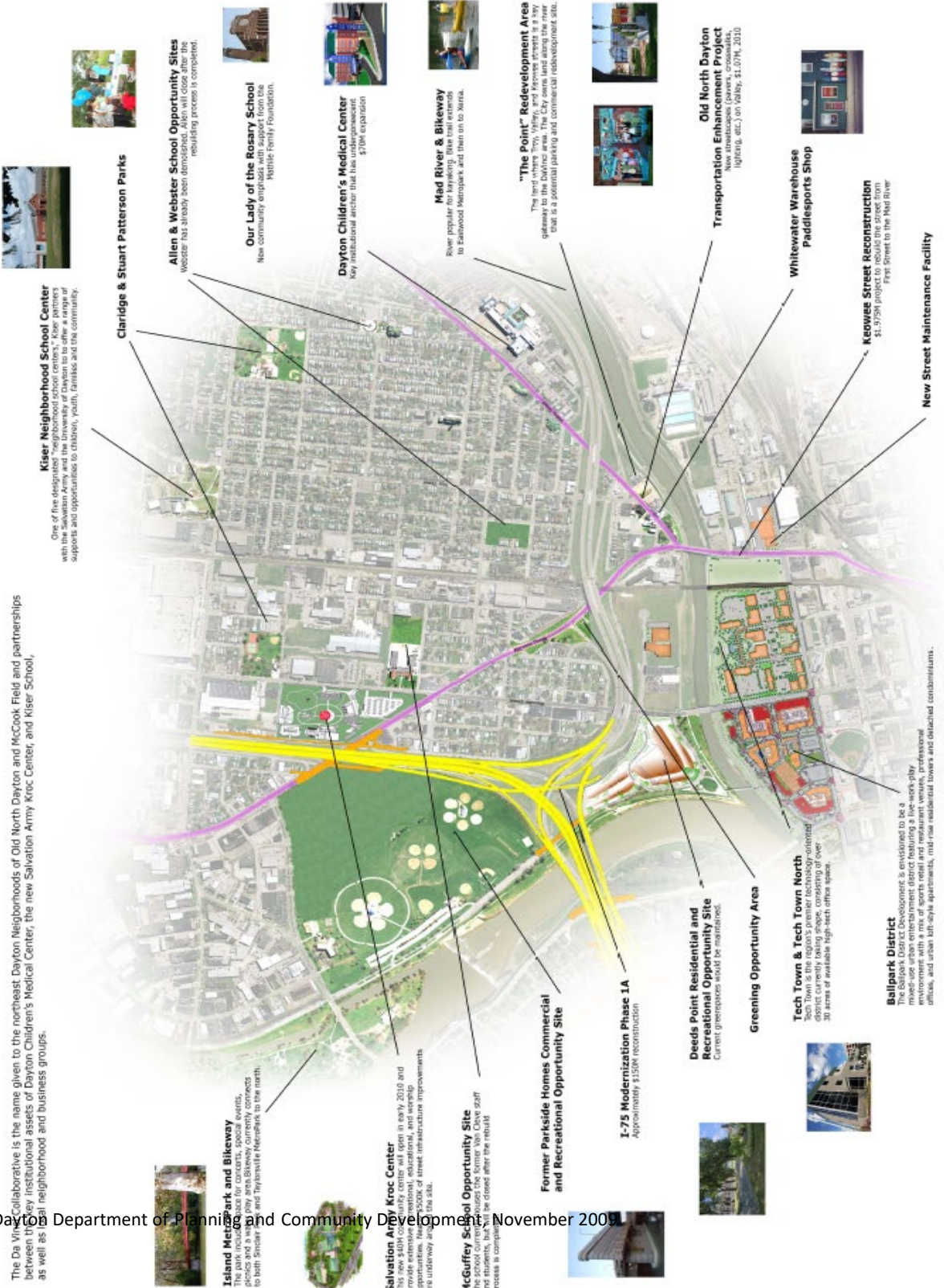
- Neighborhood associations meet with leaders of Phoenix and Genesis Projects to discuss the process of initiating a major project with staffing such as Phoenix or Genesis.

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- Neighborhood associations approach Kroc Center, GONDBA, and Children’s Medical Center to determine their interest in enhancing the DaVinci Collaborative with a staffing component using an organization such as CityWide Development, which staffed the Phoenix and Genesis projects.
 - Emphasize The Point and Deed’s Point as assets as gateways for outsiders into the community.
 - Development suggestions for The Point: potential housing for young professionals including Children’s Medical Center employees (may include commercial space for new retail businesses, for example locally owned ethnic stores reflecting the diversity of the neighborhood).
 - Development suggestions for Deed’s Point: potential for large scale development brings new interest to this side of the river which filter into the neighborhood (residential and commercial opportunities).

Asset Map

The Greater Downtown Plan DA VINCI COLLABORATIVE AREA

The Da Vinci Collaborative is the name given to the northeast Dayton neighborhoods of Old North Dayton and McCook Field and partnerships between key institutional assets of Dayton Children's Medical Center, the new Salvation Army Kroc Center, and Kiser School, as well as local neighborhood and business groups.



Appendix

Crime Summary

The following is a summary of crimes committed in the Old North Dayton and McCook Field neighborhoods over the last five years. City-wide data are also provided for comparative purposes.

Drugs/Narcotics

In 2005 there were 60 counts of drug/narcotics in Old North Dayton and McCook Field had 143 counts. In 2009 Old North Dayton had 39 counts, a 35% decrease since 2005 and McCook Field has 43 counts, a 70% decrease from 2005. Compared to city-wide data, Old North Dayton accounted for 1.6% of crimes related to drugs/narcotics and McCook Field accounted for 1.8% of these crimes.

Disorderly Conduct

This crime is defined as any behavior that tends to disturb the public peace or decorum, scandalize the community, or shock the public sense of morality. In 2005 there were 232 total counts of disorderly conduct in Old North Dayton and 322 counts in McCook Field. In 2009 Old North Dayton had 186 counts, a 20% decrease since 2005 and McCook Field has 121 counts, a 62% decrease from 2005. Compared to city-wide data, Old North Dayton accounted for 3.1% of crimes related to disorderly conduct and McCook Field accounted for 2% of these crimes.

Gun Violence

In 2005 there were 24 counts of gun violence in Old North Dayton and for McCook Field had 29 counts. In 2009 Old North Dayton had 28 counts, a 14% increase since 2005 and McCook Field had 14 counts, a 52% decrease since 2005. Over the 5 year span compared with Dayton city-wide total of gun violence Old North Dayton accounted for 2.1% of the crimes and McCook Field accounted for 1%.

Commercial Burglary

Commercial burglary is the entry into a non-residential structure to commit either a theft or any felony. In 2005 there were 66 counts of burglaries in Old North Dayton and McCook field had 26 counts. In 2009 Old North Dayton had 62 counts, a 6% decrease since 2005 and McCook Field had 16 counts, a 38% decrease since 2005. Over the 5 year span compared with Dayton city-wide total of commercial burglaries Old North Dayton accounted for 12% of the crimes and McCook Field has accounted for 3.1%.

Residential Burglary

In 2005 there were 126 counts of residential burglaries in Old North Dayton and McCook Field had 41 counts. In 2009 Old North Dayton had 94 counts, a 25% decrease since 2005 and McCook Field had 21 counts, a 49% decrease since 2005. Over there 5 year span compared with Dayton city-wide total of residential burglaries Old North Dayton accounted for 3.7% of the crimes and McCook Field has accounted for .8%.

Motor Vehicle Theft

Motor vehicle theft is theft or attempted theft of a motor vehicle. This offense category includes the stealing of automobiles, trucks, buses, motorcycles, motor scooters, snowmobiles, etc. In 2005 there were 131 counts of motor thefts in Old North Dayton and 45 counts in McCook Field. In 2009 Old North Dayton had 31 counts, a 76%

decrease since 2005 and McCook Field had 12 counts, a 73% decrease since 2005. Over the 5 year span compared with Dayton city-wide total of motor vehicle theft Old North Dayton accounted for 3.8% of the crimes and McCook Field accounted for 1.5%.

Destruction, Damage, Vandalism of Property

Destruction, damage and vandalism is to willfully or maliciously destroy, injure, disfigure, or deface any public or private property, real or personal, without the consent of the owner or person having custody or control by cutting, tearing, breaking, marking, painting, drawing, covering with filth, or any other such means as may be specified by local law. Attempts are included. In 2005 there were 185 counts of destruction, damage, and vandalism of property in Old North Dayton and McCook Field had 70 counts. In 2009, Old North Dayton had 129 counts, a 30% decrease since 2005 and McCook Field had 43 counts, a 39% decrease since 2005. Over the 5 year span compared with Dayton city-wide total of destruction, damage and vandalism of property Old North Dayton accounted for 4% of the crimes and McCook Field accounted for 1.4%.

Total Property Crime

This is computed by adding all the total counts of residential and commercial burglaries, thefts from buildings and motor vehicles, shoplifting and many others. In 2005 there were 626 total property crimes in Old North Dayton and for McCook Field had 296 counts. In 2009 Old North Dayton had 462 counts, a 26% decrease since 2005 and McCook Field had 134 counts, a 55% decreased since 2005. Over the 5 year span compared with Dayton citywide total of property crimes Old North Dayton accounted for 4.9% of the crimes and McCook Field accounted for 1.4%.

Total Violent Crimes

This is computed by adding all the total of aggravated assaults, robberies, murders, and rapes. In 2005 there were 49 counts of violent crimes in Old North Dayton and for McCook Field had 39 counts. In 2009 Old North Dayton had 43 counts, a 12% decrease since 2005 and McCook Field had 16 counts, a 59% decrease since 2005. Over the 5 year span compared with Dayton citywide total of violent crimes Old North Dayton accounted for 2% of the crimes and McCook Field accounted for 1%.

Total Petty Crimes

In 2005 there were 268 counts of petty crimes in Old North Dayton and for McCook Field had 160 counts. In 2009 Old North Dayton had 288 counts, a 7% increase since 2005 and McCook Field had 65 counts, a 59% decrease since 2005. Over the 5 year span compared with Dayton citywide total of petty crimes Old North Dayton accounted for 5.3% of the crimes and McCook Field accounted for 2%.

Total All Crimes

This category includes property crimes, violent crimes, drug narcotics, disorder, and other crimes (besides gun violence, which was accounted for earlier). In 2005 there were 1503 crimes committed in Old North Dayton and for McCook Field had 1068 counts. In 2009 Old North Dayton had 1196 crimes, a 20% decrease since 2005 and McCook Field had 452 counts, a 58% decrease since 2005. Over the 5 year span compared with Dayton citywide total of all crimes Old North Dayton accounted for 4% of the crimes and McCook Field accounted for 1.5%.

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