



November 3, 2021

Ms. Janet Bly, General Manager
Miami Conservancy District
38 E. Monument Avenue
Dayton, Ohio 45402

Regarding: Great Miami River Corridor Improvement in Dayton

Dear Ms. Bly:

The University of Dayton is pleased to provide this letter of support for the Miami Conservancy District's ***Great Miami River Corridor Improvement in Dayton***. The initiative seeks to develop an identity for the portion of the Great Miami River that runs from the Stewart Street Bridge to Carillon Park, as well as to physically connect all of the institutions and neighborhoods therein.

Recently, longstanding attractions on that segment of the Great Miami, such as the UD Arena, Carillon Park, UD's River Campus, and the Dayton Marriott have seen transformative enhancements. New developments like the GE EPISCenter and the Emerson HELIX continued to drive this area as "the place to be". Finally, we are excited about the opportunities for the onMain project as one of the northern anchors of the Great Miami River Corridor in Dayton.

MCD's proposal to engage stakeholders around further developing this portion of the Great Miami will have positive impacts for the entire Dayton Region. Improving the look, feel, and connectivity of attractions and developments along this corridor will help the university and the region to strengthen our case to retain major events like the NCAA First Four tournament, as well as to draw other events to this area of the city. The University of Dayton is excited to be a partner in this exciting effort.

Sincerely,

Richard S. Krysiak, Jr., P.E., LEED Green Assoc.
Vice President for Facilities Management & Planning



November 1, 2021

Mr. Jeff Hoagland
President and CEO
Dayton Development Coalition
1401 S Main St Suite 200
Dayton, OH 45409

Dear Jeff:

On behalf of onMain, I am pleased to provide this letter of support for the Miami Conservancy District and Great Miami Riverway's PDAC application for the Great Miami River Corridor Improvement in Dayton. Funding for this application will create an identity, enhance access to riverfront development on both sides of the river, and to improve riverfront recreation between Dayton's Stewart Street bridge, onMain, Carillon Park, and adjacent neighborhoods.

With the support of the Dayton Development Coalition and many others, there has been significant economic investment in the City of Dayton's southern corridor, including General Electric Research and Development, and the Emerson/Helix Research Center. Over time, we believe onMain will also contribute to that momentum with the potential of over \$650 million of economic impact on our site; jointly owned by the University of Dayton and Premier Health.

This PDAC submittal can serve to connect the river better with all of our neighborhood anchors, including the University of Dayton, Premier Health, Carillon Park, the Carillon neighborhood, and others. We understand that part of this plan would identify potential sources of revenue for a pedestrian bridge to connect the east and west side of the river, as outlined in the Dayton Riverfront master plan, as well as improving the Great Miami River Recreation Trail and related parking access on the east side of the river.

We are in support of this effort, and we look forward to continuing to work with our partners to foster economic growth in the City of Dayton's southern corridor.

Sincerely,

A handwritten signature in black ink that reads "Buddy L. Chance".

Buddy LaChance
President and CEO

South Great Miami River Education Corridor

Today

The Great Miami River extends south from the Fifth Street bridge near downtown to SunWatch Indian Village. This corridor is home to many of Dayton's educational institutions: Sinclair College, the University of Dayton, and Chaminade-Julienne Catholic High School. It also includes Miami Valley Hospital and medical campus, the University of Dayton Arena, Welcome Stadium and Carillon Historical Park. This cluster of academic and research institutions, on both sides of the river, gives strength and identity to the area as Dayton's Education Corridor.

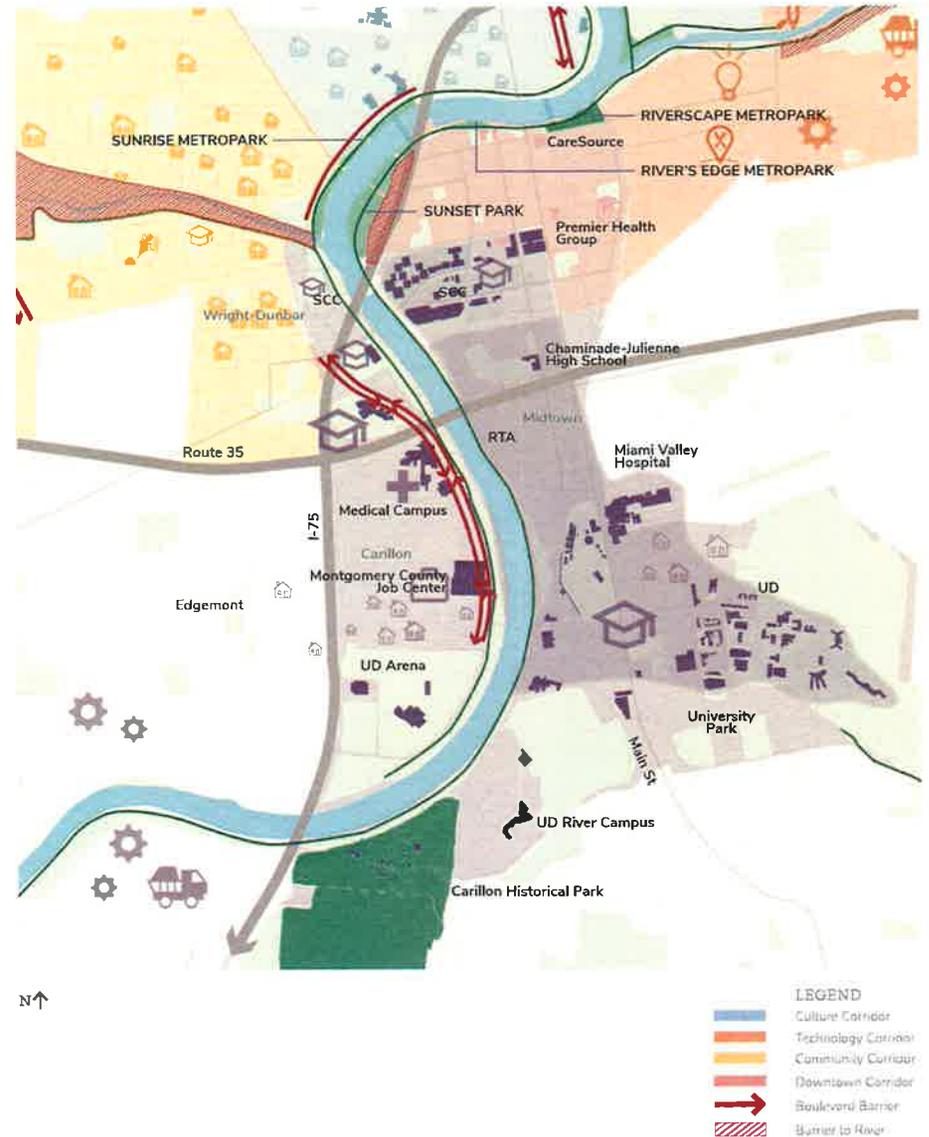
Within the Great Miami River area, both Sinclair College and the University of Dayton have been moving toward becoming campuses that span the river, with new facilities and acquisition on the west side of the river. Likewise, the future transformation of the Fairgrounds site, currently under study, brings great opportunities to connect the east side of the river into the neighborhood fabric. To the south, major historic and cultural open spaces anchor the area, with SunWatch Indian Village and Carillon Park. The urban structure of this area is characterized by scenic parkways, a wide and expansive waterway, large commercial and industrial parcels, recreation amenities, water access, and levees. The current scale of the corridor is monumental; its sense of spaciousness as well as its expansive views of downtown, the river, and the southern hills befit an institutional district.

The river has a great opportunity to be an educational and recreational asset for these institutions, and many do take advantage of it programmatically. Yet today, it is difficult to intentionally engage with the river in this zone. Campus amenities are located away from the river's edge, which is instead occupied by large industrial uses. Along most of the corridor, busy roadways (Edwin C. Moses and Patterson Boulevards) on both sides of the river are barriers to safe and easy crossing to the river.

Importantly, there is no formal water access south of Third Street, and the often steep levee slopes make physical access to the water problematic. The existing river banks lack a unified landscape aesthetic that could visually link both sides of the wide river together. The scale of the district streets is designed for cars to travel quickly at high speeds, but it is at odds with bicyclists and pedestrians who need to access and use the Great Miami River Bikeway. Instead, trail users now experience nearly treeless paths that provide little relief from the sun, wind, and views of traffic along the roadways.



UD Arena





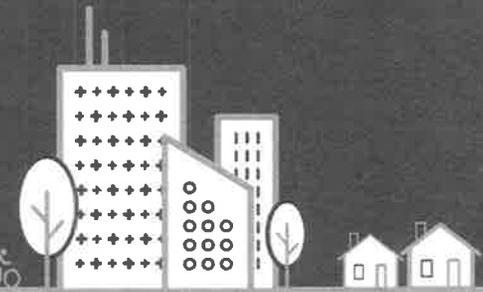
Parks, Open Space, and Environment

- ▶ Convert Veterans Parkway to a pedestrian corridor in order to better connect the river to the fairgrounds site, Sinclair Community College, the University of Dayton (UD), and Greater Rubicon Park.
- ▶ Working within levee and floodplain guidelines, add plants and consistent site elements near the tops of the levees to provide shade, activate the paths, and unify the riverfront. Other elements could include gathering/testing spaces, shade structures, interpretive features, artwork, lighting, and site furnishings. All improvements should be constructed without impacting the protective function of the levees.
- ▶ Introduce habitat restoration and other plantings that improve the habitat value of the river banks and support the Great Miami River's role as one of the nation's most significant bird migration routes (ex. Veteran's Parkway, Carillon Blvd and Historical Park, and UD River Campus)
- ▶ Enhance the river's visibility from the nearby highways. For example, similar to the iconic river fountains near Deeds Point, several tall vertical art or light towers could be placed at strategic locations along the river.
- ▶ Partner and collaborate on best practice stormwater management features and tree plantings at the UD Arena parking lot to reduce runoff and lower heat island effect.
- ▶ Connect to riverfront support agencies, such as Montgomery County Job Center, through multi-modal transit.
- ▶ Partner and collaborate with UD to create a landscaped central promenade with seating and integrated green infrastructure that connects Welcome Park to the River and across the proposed pedestrian bridge better integrating with the UD River Campus
- ▶ Lay back levee at Carillon and add a take-out point to complete a 7-mile paddle stretch between Carillon and Eastwood MetroPark
- ▶ Implement green infrastructure for stormwater management and wellhead protection in all developments and where possible within existing properties. Possible strategies include vegetated roofs, street trees, bioretention swales and demonstration gardens, and pervious pavement systems.
- ▶ Long-term, as capital and operational funds are identified and a transition plan is established, Five Rivers MetroPark will assume responsibility for the public open spaces along Dayton's riverfronts via long term leases.



Transportation, Trails, and Access

- ▶ Create a continuous bicycle trail loop along both banks that extends the length of the trail and provides more connections to adjacent neighborhoods.
- ▶ Introduce streetscape enhancements to Edwin C. Moses and Patterson Boulevards to fully realize the Olmstedian vision of a scenic parkway along the river. Simple enhancements could include street trees, improved sidewalks, safe pedestrian crossings, and a unified lighting strategy (pedestrian and vehicular).
- ▶ Make efforts to lower game-day vehicular traffic demand on Edwin C. Moses Boulevard and to improve cross-river access through a new pedestrian bridge linking South Patterson Boulevard and the University of Dayton to the UD Arena.
- ▶ Improve pedestrian safety and accessibility at Stewart Street bridge intersections.
- ▶ Coordinate with ongoing project and formalize boat access at former Tail Station Dam and Carillon Historical Park.
- ▶ Extend the Great Miami River Bikeway down West River Road to SunWatch and develop a formal river access point.
- ▶ Formalize a Park-n-Ride location along Carillon Boulevard.



Urban, Neighborhood, and Campus

- ▶ Create a stronger sense of place centered on the Great Miami River through near and long-term redevelopment of major riverfront sites on the east side and strong connections to the Carillon neighborhood on the west side.
- ▶ Coordinate with and capitalize on the redevelopment plans for the former fairgrounds site by collaborating on enhancements to riverfront views, streetscape connections, and creation of a new neighborhood.
- ▶ Work toward the long-term redevelopment of important downtown gateway sites along Veteran's Parkway, building toward a mixed-use campus village environment that provides complementary uses to nearby universities and a riverfront experience.
- ▶ Connect the Fairgrounds redevelopment with a strong pedestrian connection to the river and Veteran's Parkway
- ▶ Collaborate with local universities and secondary education institutions to enhance environmental education opportunities, linking them to potential riverbank restoration projects.
- ▶ Integrate with Sinclair College's long-term campus master plan, including transforming Fourth Street to a pedestrian-friendly corridor, connecting across the river to riverfront-oriented development on the west side, and coordinating with community development efforts such as the Wright Dunbar Business District and Bank Street.

Education Corridor Vision

The knowledge base that is represented in Dayton through its institutions is an incredible asset. Places of learning infuse the city with younger generations that engage with public spaces and destinations on a daily basis. However, as redevelopment occurs in this area, a new relationship to the river needs to be defined, prioritizing access and engagement from all and better connecting to the health and education campuses, creating a riverfront campus village environment. Street connections from Sinclair College, University of Dayton, and Chaminade Julianne High School need to be safe and active. Opportunities exist to leverage partnerships to create meaningful spaces and experiences. Key projects to support this vision include the following.

Education Corridor Actions

Parks, Open Space and Environment:

- 1 Convert Veterans Parkway to pedestrian corridor
- 2 Riverfront support agency connections
- 3 Large southern anchor park integrating UD River campus into usable open space
- 4 Strengthen UD Arena and campus connections with green infrastructure enhancements
- 5 Increase river visibility from highways
- 6 Develop a consistent landscape identity strategy for the corridor
- 7 Lay back levee and create take out for 7 mile paddle from Eastwood

Transportation, Trails and Access:

- 1 Continuous bicycle trail loop along both banks
- 2 Streetscape enhancements to Edwin C. Moses and Patterson Boulevards.
- 3 New pedestrian bridge connection
- 4 Stewart Street Bridge pedestrian accessibility & UD Water Access Point
- 5 Tait Station Recreation Access (dam removed)
- 6 Sunwatch river access
- 7 Great Miami River Bikeway west expansion
- 8 Formalize Park-n-ride along Carillon Blvd and incorporate Carillon Historical Park's plan for improved parking and streetscapes

Urban and Neighborhood Development:

- 1 Fairgrounds site redevelopment & connection
- 2 Veterans Parkway Downtown Gateway
- 3 Howard Paper site redevelopment
- 4 Connect with educational institutions & community development efforts around campuses, neighborhoods, and cultural institutions such as SunWatch Indian Village and Carillon neighborhood
- 5 UD & Sinclair College's long-term campus master plan integration
- 6 Long-term redevelopment of RTA and industrial sites

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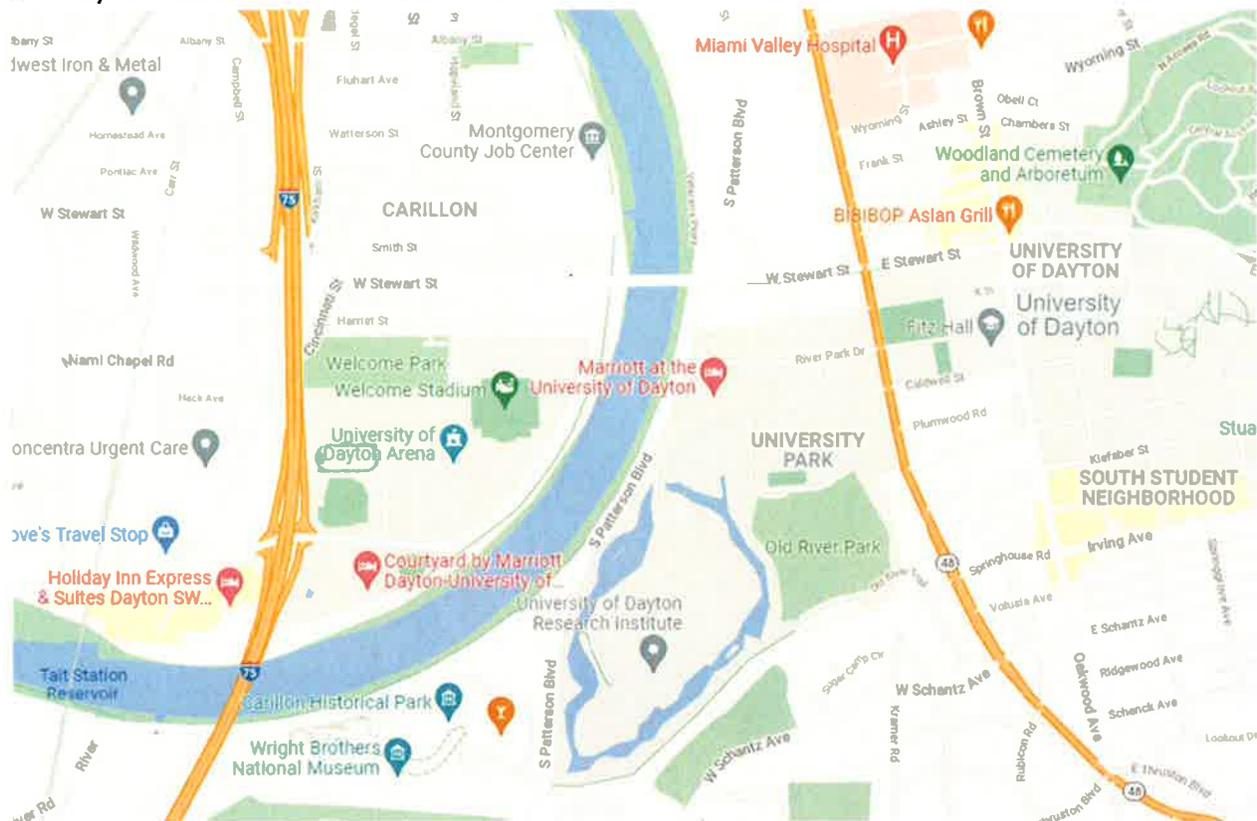


PDAC submittal--Detailed Planning and Design for the Great Miami Riverway/University of Dayton section from OnMain/W. Stewart Street to the I-75 interchange area.

PDAC submittal purpose:

Great Miami River Corridor Improvement in Dayton: To create a new entity, to enhance access to riverfront development on both sides of the river, and to improve riverfront recreation between Dayton's Stewart Street bridge, OnMain, Carillon Park, and adjacent neighborhoods. The following anchor entities will be invited to participate:

- The University of Dayton
- The Miami Conservancy District/Great Miami Riverway
- Dayton History/Carillon Park
- OnMain
- The City of Dayton/Carillon Neighborhood
- Montgomery County/Job Center
- Dayton Development Coalition/Fitz Center/Dayton Foundation
- Premier Health
- Dayton Convention and Visitors Bureau



This area of the Great Miami Riverway has seen significant investment:

The Great Miami Riverway is seeing significant investment up and down the corridor—from Sidney to Hamilton—ten cities in all. The area around the University of Dayton—in particular—has

seen millions of dollars of investment over the last twenty years, and is poised for additional growth due to significant anchor institutions on both sides of the river:

- OnMain has the potential for \$650 million in new investment.
- Corporate investments on University of Dayton-owned property has been significant, such as the General Electric Research and Development facility and Emerson Helix.
- Dayton History continues to expand its footprint-growing to 65 acres with \$25 million of new investment over the last 15-20 years.
- OhioMeansJobs-Montgomery County, is the largest one-stop employment and training center in the United States. This public/private partnership is made up of forty plus organizations housed in an 8.5 acre facility. Half a million job-seekers visit the site annually to find potential connections to new work opportunities
- The Premier Health campus is in proximity to the river and the Great Miami River Recreation Trail, as well as significant employers like Emerson Helix, GE Research/Dev.
- Dayton's Carillon neighborhood could have opportunities for stronger connection to all of these anchor institutions.

In addition:

- We'll have the opportunity to make a stronger case to continue our relationship with the NCAA First Four tournament which generates significant national visibility for the Dayton region as well as \$4.5-million in economic impact.
- UD Arena also holds events like the Winterguard tournament which has a \$19-million economic impact to the region. Again –if we can find ways to improve the look, the feel, the visitor experience here, we have a stronger case to keep these types of events.

We need to include some planning with major stakeholders, but the focus needs to be on implementation and some of this planning has already occurred with the Dayton Riverfront Master Plan.

- Some of this has already been completed with Dayton's Riverfront Master Plan, including:
 - Potential pedestrian access from Carillon Park to UD Arena across the river to facilitate pre-and post-event activities, like the NCAA First Four.
 - Better parking options near Carillon along the Great Miami River Trail (lots of eagle watchers there now which is pretty cool, but it doesn't look to good and could be improved).
 - More of a neighborhood feel-including lighting, safety, and outdoor assets-for the benefit of Carillon residents and adjacent employer centers including Montgomery County Job and Family Services to be able to walk and be connected to the UD campus and particularly some of the newer investments that will occur at OnMain in future years.
 - Pedestrian bridge from OnMain to Great Miami River Recreation Trail
 - Improved river recreation and water trail access.