



Phoenix Project

Dayton, Ohio

2013 Annual Report

History

Since 2004, Good Samaritan Hospital and the City of Dayton, under the leadership of CityWide Development, have worked to improve the neighborhoods surrounding the hospital. This public-private partnership has invested millions of dollars for redevelopment activities in the Fairview, Sunnyview-Catalpa Park and Dayton View Triangle neighborhoods in Dayton, Ohio. Both the City of Dayton and Good Samaritan Hospital have each invested more than \$8M into the project, which has leveraged over \$100M in other private and public investments.

The Phoenix Project has tackled many “bricks and mortar” development projects, as well as providing community organizing, community policing and strategic partnerships with area social service providers. These providers engage youth in activities such as civic leadership, summer employment and summer day camp.

Dayton Metro Library - NorthWest Branch

Dayton Metro Library began meeting with the Phoenix Project in 2013 to share information and gather feedback on the new branch library that will be built at the corner of Philadelphia and Hillcrest on the former Fairview High School site. Construction is scheduled to begin in June 2014, with a grand opening expected in the fourth quarter of 2015.

At approximately 30,000 square feet, the new Northwest Branch will be the largest in the Dayton Metro Library system which serves most of Montgomery County. It is part of the *Libraries for a Smarter Future* plan to transform the system’s aging facilities into 21st century libraries. Voters

passed a \$187 million bond issue in November 2012 which will fund the renovation and expansion of the Main Library in Downtown Dayton, the construction of 11 new branches including Northwest, and the expansion and/or renovation of five current branches.

Library officials estimate the new facility will serve 1,000 patrons per day from northwest Dayton, Harrison Township, and the entire region. Their goal is to create an anchor for the neighborhood to serve as a place for learning and gathering by providing learning, meeting, and creative spaces.

Features of the new library include:

- Dedicated space for Adults, Teens and Children
- Quiet Reading Area with a fireplace
- Interactive Marketplace providing easy access to new and popular materials
- Easy to browse collections
- Enhanced technology including more computers for public use and convenient, upgraded power and Wi-Fi connectivity
- Rooms of varying size for tutoring, group study, and meetings
- Comfortable lounge and table seating
- Flexible space for short- and long-term community partnerships and programs, civic innovation, and future library service needs
- Children’s story area with early childhood manipulative activities to promote literacy and kindergarten readiness
- A food and beverage Café or Vending Area

According to Sister Carol Bauer, “We are delighted to have the library choose this as a site for the new library and are excited to have them invest in the Phoenix Project area. Bringing this amenity to the community is a tremendous opportunity.”



Dayton Design Collaborative – Ruetschle Architects and Group 4 Architecture

Leveraged Contributions to Date

City of Dayton	\$ 10.5M
Good Samaritan	\$ 8.6M
Good Sam. (campus improvements)	\$60.6M
Private	\$ 6.9M
Dayton Public Schools	\$16.5M
Other	\$ 5.7M
Total	\$108.8M

Phoenix Partners

Dayton Police Department

The Phoenix Community Policing program has been an important part of the revitalization of the neighborhoods surrounding Good Samaritan Hospital. Working in partnership with residents, schools, churches and neighborhood groups, two Dayton Police Officers specifically assigned to the Phoenix Project redevelopment area, design strategies to solve and prevent crime. Police recognize the vital role citizens play in keeping their neighborhoods safe through their regular participation in strategy sessions, community events and public meetings.

Phoenix Police Officers are special officers who apply to be part of the community policing program. Over the last decade, 8 Dayton Officers have been selected for this assignment. Many have gone on to have prominent roles in the Dayton Police Department including Detectives and Academy instructors. We are proud to know and work alongside such dedicated officers.



Phoenix Officers also give back in non-traditional ways. For the last few years they have been avid supporters of the Fairview

Neighborhood School Center. Located at 2314 Elsmere Avenue, the new school was built as part of the Phoenix Project. Officers interact with the children at Fairview School regularly from eating lunch with them, to participating in events such as Read Across America and organizing special basketball games between staff and police officers.

Last summer, Fairview school got its own “Field of Dreams,” when Dayton Police Officers Matt Heiser and Jeff Heiber raised awareness about the desire of young people to play baseball. Working with other officers, local sporting goods vendors and the news media, the Officers received enough donated equipment to field their own little league and will begin practices this spring.

Fairview Neighborhood Youth Leadership Academy

For seven years, the Fairview Neighborhood Association has reached out to engage young people in the community. What started as a small program focused on the neighborhood’s community garden has grown to a fully developed model of community engagement that focuses on the academic and civic development of young people.



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On the Horizon

Five Rivers Health Center

Good Samaritan Hospital will break ground in 2014 for the Five Rivers Health Center. Five Rivers Health Center, an affiliate of Premier Health Partners, provides primary health care services to over 47,000 low income people each year.

Five Rivers Health Center will employ over 100 supportive staff and over 92 attending physicians. It is the primary clinic location for the Wright State University Boonshoft School of Medicine and is the training ground for 190 residents intending on specializing in the field of general practice medicine.

The new 25,000 square foot facility will consolidate five former sites into one location to provide comprehensive care to the community at large. The new center will be located on Salem Avenue just north of Good Samaritan Hospital’s main campus.



Salem Avenue Tree Farm

In a unique collaboration with the City of Dayton, the Phoenix Project will plant 800 trees in the 2300 block of Salem Avenue in one of the City’s first urban tree farms. The

City is seeking to grow its own trees as a way to save money and replace a large number of the trees destroyed due to the Emerald Ash Borer. Trees are started in the City greenhouse and then transferred to urban tree farm sites where they will grow for approximately four years until they are mature enough to be moved. The City partners with community groups to care for the trees including watering and mowing in exchange for a small stipend. The Victory Project will be the City’s tree partner in the Phoenix Project area.

Leadership Academy, from pg. 2

Organized by Kevin Jones, Chairman of the FROC Priority Board and Revered Barbara Wiechel, Pastor of Fairview United Methodist Church, the program serves 25 children ages 12-15 each summer. Last year, 25 youth received academic training three mornings per week, worked in a local community garden and received weekly computer training at the Dayton View Library. Successful completion of the summer program earned each graduate a monetary stipend and a personal computer. Supported by the Phoenix Project and other community groups, the program utilizes community volunteers, many who are former educators, to operate. To keep connections and relationships strong throughout the year, an alumni group of the program participants meets weekly at Fairview Church to share a meal, join in fellowship, and receive academic tutoring. In addition to providing direct academic assistance, young people learn important life skills to better equip them for challenges ahead.

Victory Project

In 2013, the Phoenix Project partnered with the Victory Landscape Management LLC to provide property maintenance for vacant land the project owns. The Victory Landscape Management LLC, is an entrepreneurial enterprise founded by the young men of the Victory Project.

The Victory Project is a non-profit mentoring program aimed to help put at-risk teenage men on paths toward success. Most of the young men have had some experiences with the court system or have been determined at-risk. Monnie Bush, founder of the Victory Project and retired law enforcement officer, started the Victory Project to help introduce these

young men to life skills they might not normally be developing. To participate in the program, the young men must participate in a curriculum which includes activities such as family meetings, tutoring, music lessons, bible study, and doing “acts of kindness” to serve their community. They learn how to run businesses through projects and the guidance of local professionals, as well as skills such as personal money management. Several of the young men live in the Phoenix Project area.

The Phoenix Project sees the Victory Project’s involvement in this venture as a win-win. Their landscaping efforts are a key to keeping the community clean and beautiful, and local young men are learning useful life skills. The Phoenix Project is proud to continue their partnership with the Victory Project and is looking forward to their efforts on the tree farm. (see *On the Horizon*)



Lower Commons Family Fitness Park

The Lower Commons Family Fitness Park, located at 1305 W. Fairview is the last piece of developable land that comprises Fairview Commons. This park will contain passive space for



play and includes a designated ¼ mile walking loop. Incorporating green storm water control techniques and pervious pavement, the project is utilizing funding from the City, GSH and the Army Corps of Engineers to design a state of the art “green” park. The park is the final phase of the Fairview Commons master plan, a campus integrating the Fairview PK-8 Elementary School, the City of Dayton aquatic park and playground and this park space. The Lower Commons connects to the rest of the campus through a sidewalk that leads from Fairview Avenue to the Fairview Elementary school. This path was built through a grant the City received from the State of Ohio’s Safe Routes to School program.

Miracle Lane

Just north of Good Samaritan Hospital is an eight acre tract of land that was the site of the former Miracle Lane Shopping Center. Currently owned by the Phoenix Project, the site has recently been cleared of significant development barriers. Staff will be working throughout 2014 to find a productive use for this land.

In Memory of Thelma Patterson

Those who knew Mrs. Thelma Patterson will not soon forget her. Mrs. Patterson was Spirited with a capital “S,” and full of bounding energy and creativity. She was a longtime activist in her Fairview neighborhood and took over as its President in 2010. In her February 2010 remarks to the Fairview Neighborhood Association, she looked forward to the challenge and encouraged residents to get involved, “Working together gives us more power to design the neighborhood the way that will benefit everyone who lives here.” That outlook guided her in the many facets of a full and rewarding life.



An avid volunteer, Mrs. Patterson served in many ways including as a FROC Priority Board Member; supporting efforts of the Phoenix Project; working in the neighborhood’s community garden; helping out at Fairview Elementary School and Fairview United Methodist Church; and – her special project, serving with Kevin Jones as Co-Coordinator of the Fairview Neighborhood Youth Leadership Academy. She had high expectations of the youth who participated in the program each summer, and they knew they could test her patience just so far before she would boot them out of the program! Longtime friend and Fairview resident Kevin Jones summed up the giving spirit of Mrs. Patterson with this remembrance, “She was a person who did not wait to be asked to perform a task but, instead, when she saw what needed to be done she just did it – no fanfare – she just did it. Imagine if everyone were that way!”

Mrs. Patterson’s lovingly stitched fabric art has been seen at many art shows and other venues throughout the area. She was an active member of the African American Visual Artists Guild and the Dayton Chapter of the Women of Color Quilters Network. Her quilts were unique and fantastic, as she herself was. Noted Dayton artist Willis Bing Davis, Founder & President of the Willis Bing Davis Art Studio & EbonNia

Gallery and Shango: Center for the Study of African American Art & Culture, expressed a wonderful tribute in these words, “Mrs. Thelma Patterson was a constant contributor to the African American arts community in the Dayton region. She was an exceptionally gifted textile artist whose high skills and positive work ethics were an inspiration to new and seasoned artists. Her sincere enthusiasm and joy of creating touched all in her presence. She not only enjoyed doing what she knew, but equally enjoyed the challenge of exploring new avenues in art. Her love of life and art will always be one of the memories when I think of Thelma Patterson.”

Mrs. Patterson passed away unexpectedly on March 30, 2013. She left behind a host of family, friends and community members who will always remember the loving spirit that was Mrs. Thelma Patterson.



About CityWide Community Development

CityWide is engaged in a variety of projects to revitalize Dayton neighborhoods. We believe that physical development projects have greater success in neighborhoods with a strong civic structure and well-informed citizens. To facilitate this, we build support services into our neighborhood revitalization projects focused on financial literacy, preparing for homeownership, neighborhood leadership and strong small businesses.

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