

Valleycrest Reuse Framework

Prepared for: The City of Dayton, Office of Economic Development



Table of Contents

Definitions.....	xi
Introduction	1-3
Context	
Location Map.....	4
Redevelopment Goals.....	5
Redevelopment Objectives	6
Planning and Design Process.....	7
Work Phase I - Preliminary Investigations	
Work Phase II - Final Reuse Framework Formulation	
Site Recommendations	8-9
Final Reuse Framework Map	10
Appendix	
Alternative Landfill Reuse Scenarios.....	11
Contributors.....	12

Definitions

Federal EPA - Federal Environmental Protection Agency

Ohio EPA - Ohio Environmental Protection Agency

NEPB - Northeast Priority Board

ONDNA - Old North Dayton Neighborhood Association

RFT - Reuse Facilitation Team

VNCC - Valleycrest Neighbors and Concerned Citizens

Introduction

Background

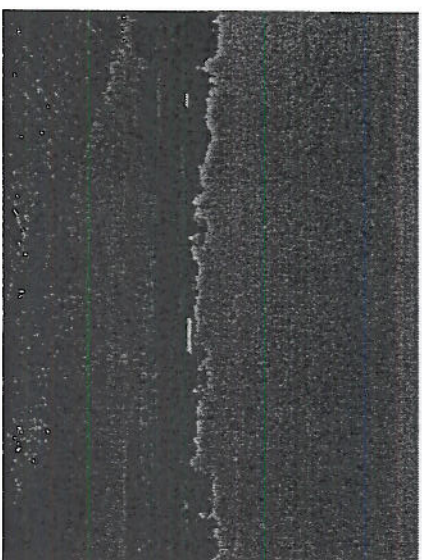
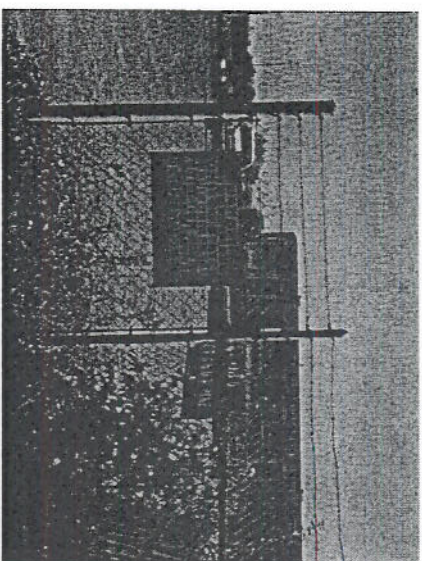
The 100 acre Valleycrest Landfill is situated in the northeast section of Dayton between the Mad and Miami Rivers. It is surrounded by a mixed-use residential neighborhood of single family homes, apartments, and commercial uses. The City of Riverside lies to the north and the Old North Dayton Neighborhood to the west. Valleycrest lies between the City of Dayton's two well fields: the Miami Well Field to the northeast and the Mad River Well Field to the southeast. Between 1966 and 1975, after extensive quarrying, the site was used as an industrial and municipal solid waste landfill. The western 1/3 of Valleycrest, along Brandt Pike, received slag and foundry sands while the eastern 2/3 of the site was filled primarily with municipal and industrial wastes. During its time of operation thousands of drums, since removed, containing industrial waste products were hauled to the site. The landfill was placed on the National Priorities List of Superfund sites on May 31, 1994.

Superfund sites such as this one cannot be planned in the same manner as "greenfield sites", or previously undeveloped lands. Because of its long history of excavation and filling, the Valleycrest Landfill site is physically limited in the way in which it can be redeveloped. The western 1/3 of the site will be capable of supporting traditional building loads due to the foundry sands and slag that were deposited here. The eastern 2/3 of the site, however, will be restricted to lightweight structures and commercial activity and recreational uses. A portion of the eastern section may require capping coverage. Continued environmental monitoring will be necessary due to the methane gas production, the close proximity to residential neighborhoods, and the location between the two drinking water well fields. Recognizing these limitations is of critical importance in order to develop a site-sensitive redevelopment solution.

Despite its extensive constraints, the size and location of the Valleycrest site offers a rare and exciting opportunity to do something on a large scale in northeast Dayton. Located adjacent to Route 4, it provides an exceptional opportunity to connect with Downtown Dayton, the Mad River Recreation Corridor, and Wright-Patterson Air Force Base. It is a few miles from the proposed Tech Town development at Webster Station and about 11 miles from Dayton International Airport. The following are key components of the local and regional context (also see context map page 4):

- Old North Dayton Neighborhood
- Downtown Dayton
- The Mad River Recreation Corridor
- Springfield Street Entertainment Office Center
- Wright-Patterson Museum and Visitor Center
- Wright-Patterson Air Force Base
- Wright State University
- The Harshman Commercial Corridor
- Tech Town
- Dayton International Airport
- The City of Riverside

Envision-Works, Inc. Landscape Architects and Planners



Introduction

Opportunities

For the redevelopment of Valleycrest to be successful, a customized strategy must be developed. It is critical that this redevelopment strategy include concepts with responsible economic positioning, responsive site design, and substantial community support. Due to the fact that former landfill sites require additional effort and funding to redevelop, strategic economic positioning and niche marketing techniques should be implemented which would focus on non-traditional, emerging economic sectors. These emerging sectors, such as green power production, will attract developers, public interest, and assist in creating a positive, renewed image of Valleycrest.

The primary goal for redevelopment of the site is to create a neighborhood-centered development, with positive implications for job creation and environmental reconditioning. The site's limited load-bearing capacity and need for some type of ongoing environmental remedial measures may inhibit conventional, market-driven development.

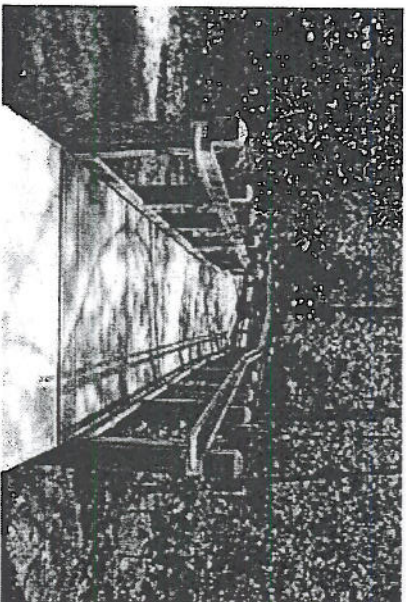
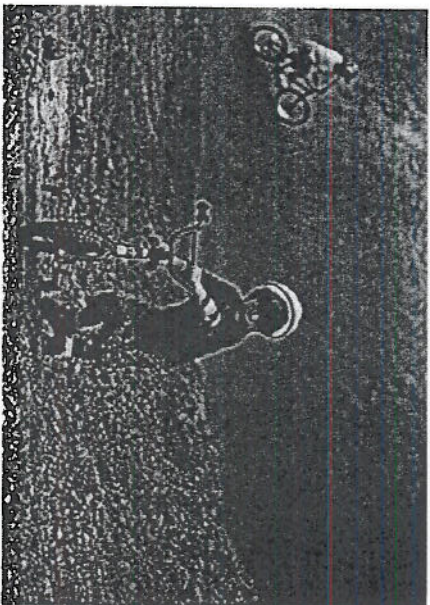
Industrial Use:
The market for traditional space appears to be saturated, as a nearby industrial park continues to sit vacant more than a year after final platting and installation of public infrastructure. However, the availability of substantial acreage, with access to and visibility from Route 4 may support specialized light industry in unique combinations.

Commercial Use:
Given the site's constraints and the surrounding empty businesses along the commercial areas of Valley Street, quality commercial uses will likely not drive redevelopment. Although the interior of the site could easily support land-intensive commercial uses that every city needs (mini-warehouses, lumberyards, and other quasi-industrial uses), such uses would be difficult to mesh with the surrounding residential neighborhoods. As the site redevelops, potential for small-scale commercial/retail development will improve particularly on areas fronting Valley Street. The non-commercial activities on site may ultimately generate supporting commercial spin-off in surrounding areas.

Residential Use:
Given that the site will continue to generate methane, residential redevelopment is not a viable option.

Recreational Use:
Active hardscape and softscape recreational use, such as baseball and soccer fields, BMX biking and walking trails, are appropriate uses given the needs to cap the entire site. Additionally, the adjacent neighborhoods would directly benefit from such uses. The Mad River Recreation Corridor to the south could connect on site recreation to Downtown and the Wright-Patterson Air Force Base.

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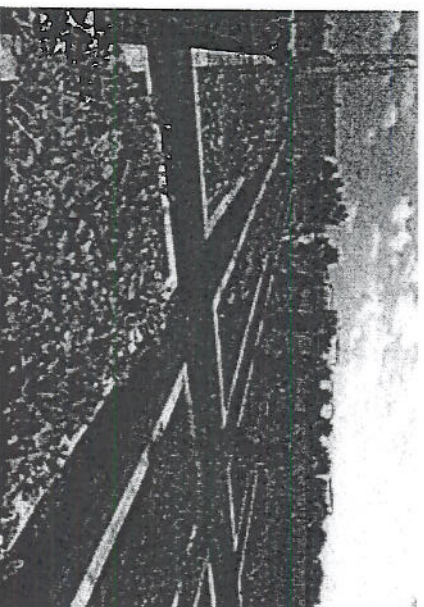
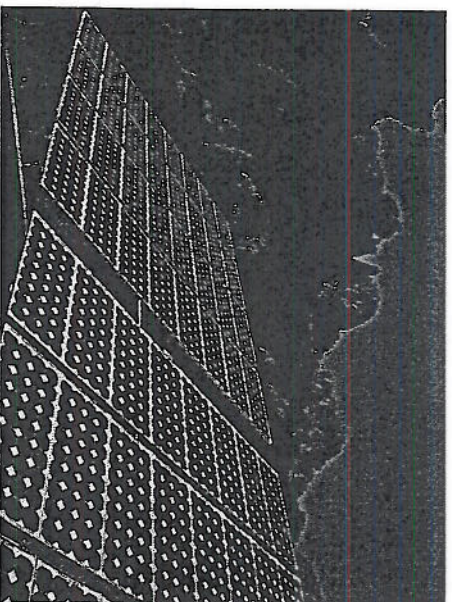
Introduction

Concepts For Redevelopment

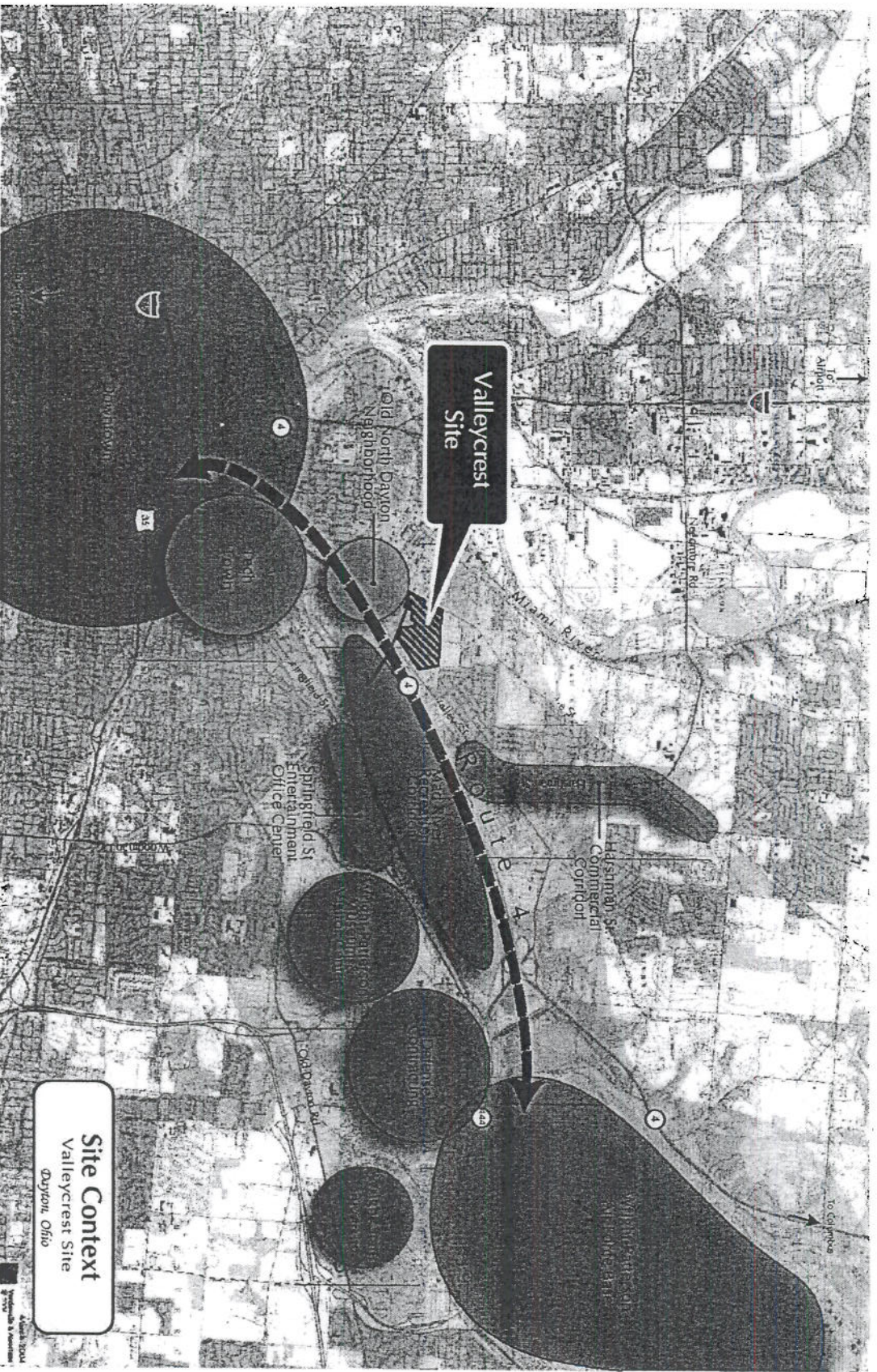
Based on its regional and local context, as well as its redevelopment constraints, the Valleycrest site would benefit from uses that emphasize green, environmentally-friendly activities and building practices that incorporate employment, recreational, and semi-educational attributes. The following uses are mutually beneficial when grouped together in a single location and can work to transform the Valleycrest site into a successful asset to its community. Potential concepts for redevelopment on the Valleycrest site are:

- **Active and Passive Recreation**
Hardscape and softscape active recreational uses such as soccer and baseball fields, BMX biking and walking trails are acceptable, and would provide an additional barrier between the capped surface and subsurface materials. Recreation amenities also provide tangible neighborhood benefits and provide an open space component for the development. The Valleycrest site is also adjacent to the Mad River Recreation Corridor to the south, which could connect onsite recreational uses to Downtown Dayton as well as Wright-Patterson Air Force Base.
- **Green Power Production**
Green Power Production facilities could provide a reliable, clean power source for the industrial uses on site as well as the surrounding neighborhoods.
- **Urban Agriculture and Horticulture**
Urban Agriculture and Horticulture on the Valleycrest site would produce cleaner air, fresh produce to sell in the local economy as well as other positive effects. Lightweight greenhouse structures would be ideal on this site due to its load-bearing limitations and would provide an additional barrier between the surface and subsurface.
- **Eco-Industrial Development**
Eco-Industrial development on site would create jobs while manufacturing products in a clean, quiet and more environmentally friendly process. Eco-industrial structures are typically built with energy efficient building materials and implement energy-saving methods.

The purpose of the Valleycrest Reuse Framework is to guide the decision making process for the redevelopment of this vital piece of the Dayton community and to assist in further defining the future of Valleycrest.



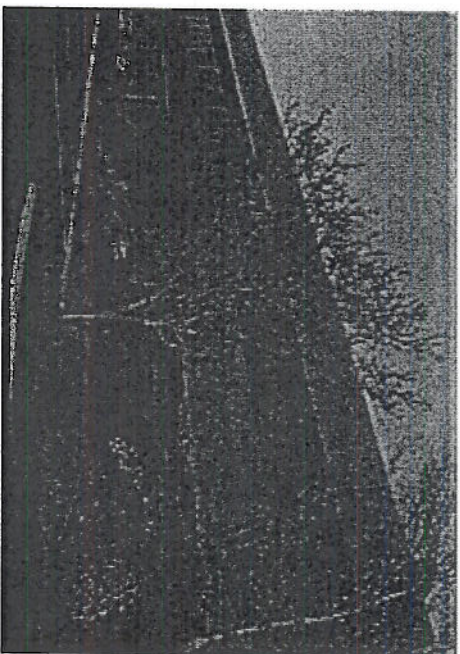
Context



Redevelopment Goals

Goals

- To create a neighborhood-centered development with positive implications for job creation and environmental conditioning
- Ensure the safety of human health and the environment
- Provide a tangible benefit to the surrounding neighborhoods
- Employ "green" uses to combat the site's negative image from its past use
- Provide new employment opportunities
- Generate new tax base
- Take advantage of opportunities for the cogeneration of heat and power
- Respond to existing site conditions and locational opportunities
- Address the need for lightweight construction and capping requirements
- Accommodate the need for ongoing remediation and environmental monitoring
- To review existing data, reports and plans relating to the Valleycrest site and surrounding area
- To conduct site inventory and analysis of the Valleycrest site
- To gather input from the City of Dayton, NEPB, VNCC, Valleycrest Landfill Site Group, and conduct investigative interviews with potential reusers in order to gain a sense of community goals and attitudes
- To make recommendations for Valleycrest Landfill site improvements, making it a valuable asset to the Dayton community



Redevelopment Objectives

Objectives

- Reclaim the Valleycrest Landfill site for reuse potential
- Develop active and passive/open space recreation
- Eco-Industrial Development
- Green Power Distribution
- Urban Agriculture and Horticulture
- Research Institutions
- Establish compatibility with Downtown Dayton, Old North Dayton neighborhood, the Mad River Recreation Corridor, Wright-Patterson Air Force Base and Museum, and Wright State University
- Develop a framework for redevelopment of the Valleycrest Landfill site



Planning and Design Process

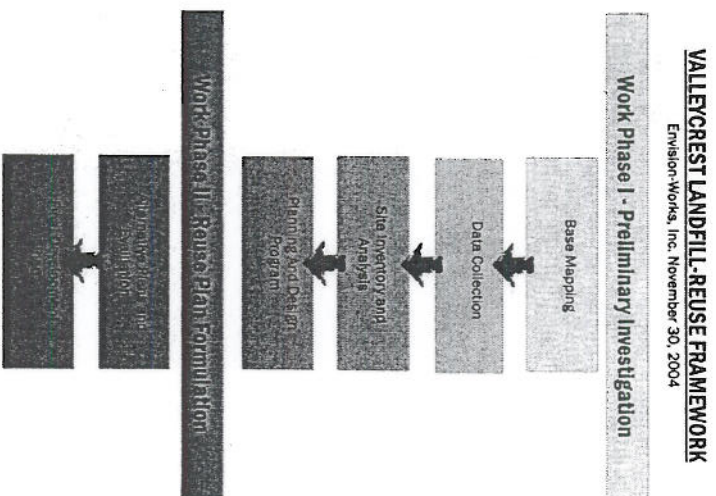
Throughout the Planning and Design Process, a definite focus was placed on collaboration and public participation. A series of public forums were held in which citizens had the opportunity to voice their opinions and actively shape the future of the Valleycrest Landfill site.

Work Phase I Preliminary Investigations

Base mapping information and other relevant data was provided by the City of Dayton in order to begin the project process. This information was then analyzed and discussed with the RFT, in order to define the physical constraints and limits of development for the site. Extensive site inventory and analysis was then conducted in order to fully comprehend the critical site issues and conditions, including a firsthand visit to the Valleycrest Landfill site. A strong partnership was developed between the City of Dayton, the Federal and Ohio EPAs, the public and Envision-Works Inc. in order to produce a preliminary outline of the written Planning and Design Program. This document will serve as a development framework for the reuse plan, including design goals, objectives, options and standards for the site. Feedback was then solicited for this Planning and Design program from the City of Dayton RFT, and revisions were made.

Work Phase II Final Reuse Framework Formulation

Based on the feedback received on the approved Planning and Design Program, two preliminary reuse framework scenarios were developed for the Valleycrest Landfill site. These scenarios explored the potential land uses both within and immediately adjacent to the landfill. The alternative landfill reuse frameworks depicted schematic site and facility development patterns including streets and parking, building configurations, open spaces, environmental design enhancements, and other public and private land use amenities that would describe the potential physical development on site. These alternative scenarios were prepared to graphically depict the recommended land uses (see Appendix, page 11).



Site Recommendations

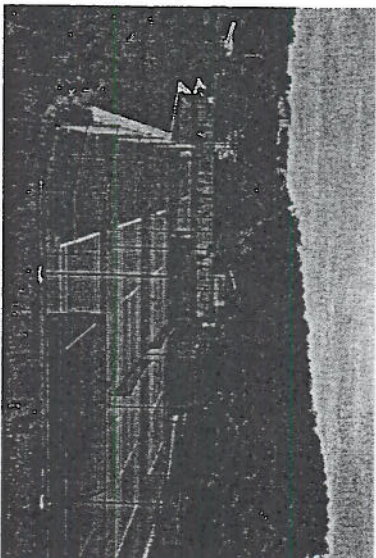
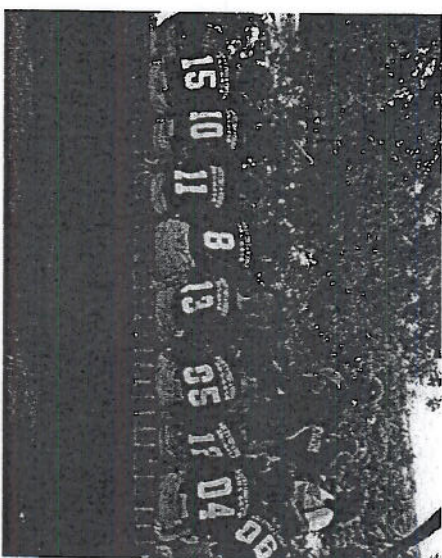
The Final Reuse Framework included recommendations for the future improvement of the Valleycrest Landfill site. The following recommendations and descriptions correspond to the map on page 10.

All Areas

- All existing vegetation on site is strongly encouraged to be protected and preserved primarily on the perimeter and where appropriate throughout the development.
- All new development on the site should encourage and promote the use of building and construction techniques, designs and materials that are environmentally responsible, sustainable and will result in a healthy place in which to work and play.
- All uses and activities on site must meet all City of Dayton regulations for such items as, but not limited to, noise, hours of operation and public assembly.

Area A

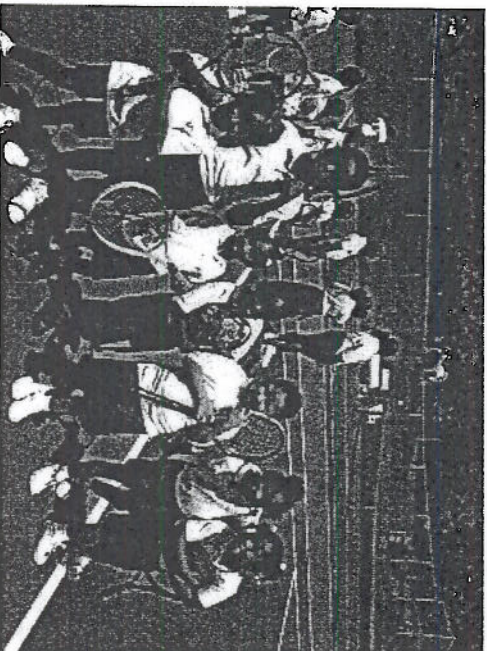
- Clean up and enhance the "natural" appearance of the site along Brandt Pike.
- Site redevelopment should be contained within the western 1/3 of the site. Redevelopment should encourage uses that promote building development possibilities to include, but not limited to, low intensity commercial and/or business offices, a public safety facility, a health club, an indoor/outdoor recreation facility, a research development facility, etc.
- Zoning should reflect the intent and purpose of the recommended development for the subject area.
- Explore using existing geographical features for future site amenities, energy efficiency and environmental sensitivity.
- Explore acquiring and using the railroad R.O.W. to the south for pedestrian and bicycle access to the site.
- Provide a minimum landscape buffer of 30' between all residential areas adjacent to the developable Valleycrest site.
- Public R.O.W. access must be provided through the site for existing residents to the north and other on site amenities.



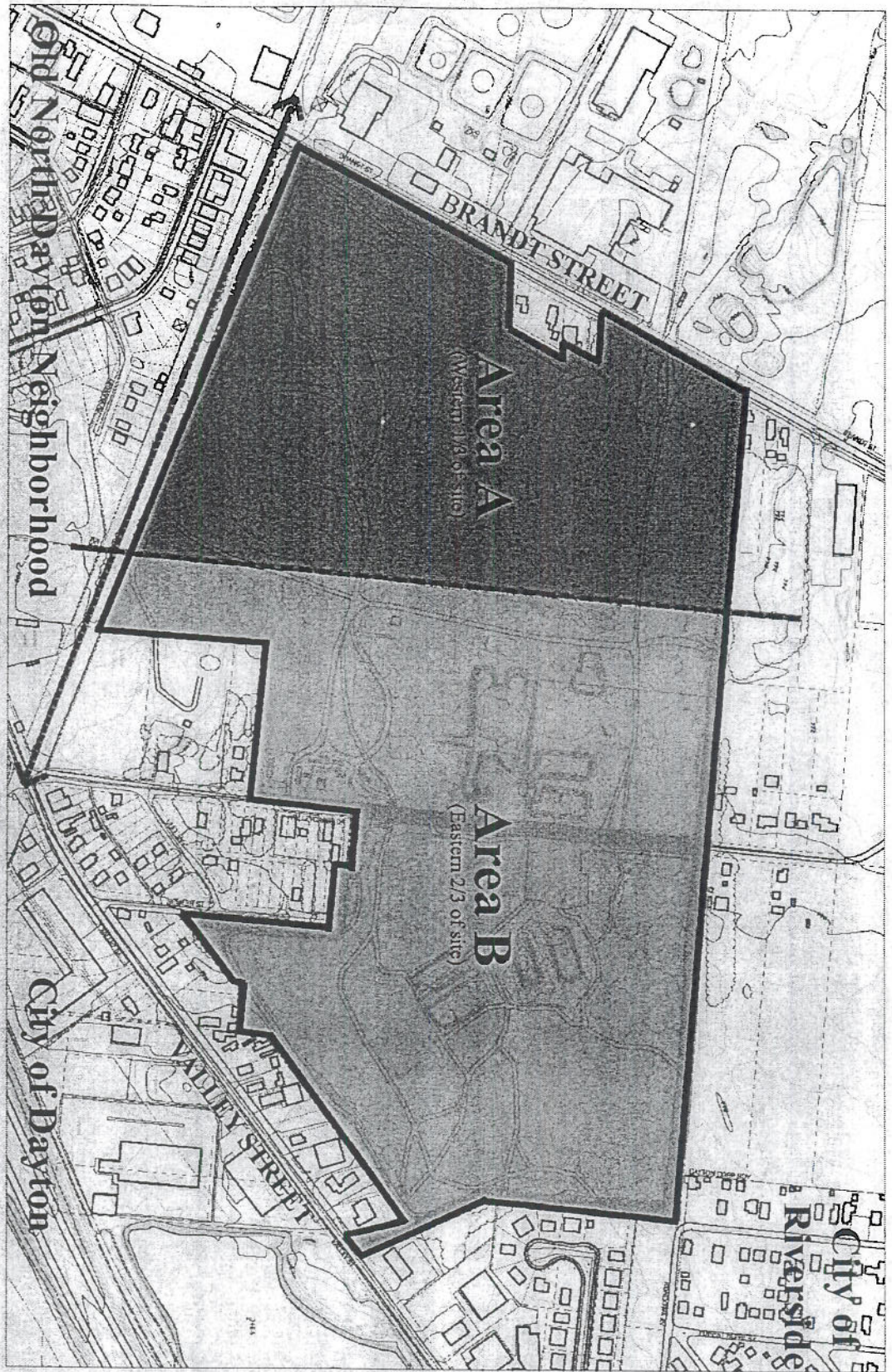
Site Recommendations

Area B

- Explore acquiring and using the railroad R.O.W. to the south for pedestrian and bicycle access to the site.
- Provide a minimum landscape buffer of 30' between all residential areas adjacent to the developable Valleycrest site.
- Public R.O.W. access must be provided through the site for existing residents to the north and other on site amenities.
- Development on eastern 2/3 of the property should encourage uses which have an emphasis on outdoor and open space recreational activities. Zoning should reflect the intent and purpose of the recommended development for the subject area.
- Explore methods of improving the visual appearance of the properties adjacent to the eastern property line of the site.



Final Reuse Framework Map



Appendix

Alternative Landfill Reuse Scenarios

Scenario 1



- Locally owned and operated open space
- Limited building and site development
- Destination-based recreational use
- Bicycle oriented facilities to include a range of challenging trails and courses
- Environmentally sensitive land reclamation

Scenario 2



- Education/research based on owner preference
- Campus-like site development on western 1/3 of site
- Includes environmental education center with interpretive facilities

Appendix

Contributors

The City of Dayton

Reuse Facilitation Team (RFT)

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Department of Planning and Community Development
Department of Engineering
Department of Water

Northeast Priority Board
Old North Dayton Neighborhood Association
Valleycrest Neighbors and Concerned Citizens

Montgomery County
Montgomery County Combined Health District
Montgomery County Solid Waste District

United States EPA
Ohio EPA
Valleycrest Landfill Site Group

The City of Riverside

Greenworks: Landfill Site Opportunities Analysis

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