

TimeLine - The Planning of Dayton*

A Component of CitiPlan Dayton: The 20/20 Vision

For Dayton's 200 year history, four periods are notable for the volume and impact of planning work:

1789-1809- Dayton's original course is set in surprisingly rational terms for a small settlement in the wilderness of the Miami Valley.

1910-1930- The imposition of new structures for the governance of twentieth century growth is applied in Dayton.

1945-1965- Major planning revisions take place to the City's landscape and a realization that economic and social issues would replace physical growth as the driving force in city planning.

1972-1996- The City's planning direction represents a community development approach to sustaining the mature City in light of population and job shifting.

1999-Present- The City moves to reposition itself to compete in the 21st century on quality of life issues with the launch and adoption of the new comprehensive plan.

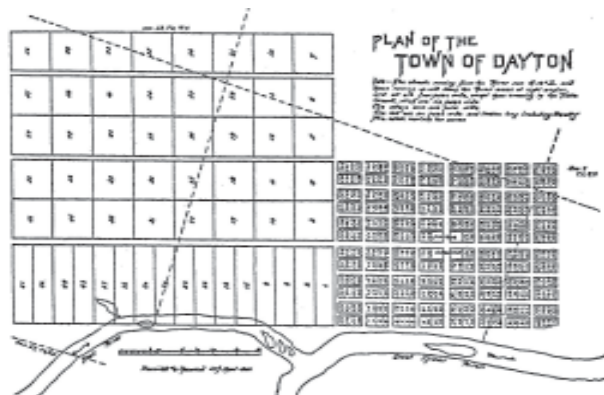
1000 B.C.-100 A.D.- The mound builders locate in several areas throughout the Miami Valley.

Early 18th Century- The Miami Indians migrate from Florida and settle in the Miami Valley, known for its rich hunting and game.

Late 18th Century- The Shawnee Tribe gradually replace the Miamis as the dominant Native American tribe residing in the Miami Valley. The confluence of the Mad, Great Miami, Stillwater and Wolf Creek is a well known hunting ground and food source.

1787- John Symmes purchases the Miami Lands from the United States Congress.


1789- Benjamin Stites lays out a preliminary survey of the Miami Lands. Stites was so impressed by the land that he wanted to buy the entire seventh range of the township, build a town at the mouth of the Mad River (which he proposed to call the Tiber) and name it "Venice".



The 1809 Plat for Dayton.

*Information adapted from a paper prepared by Fred Bartenstein

TimeLine-The Planning of Dayton

- 1795-** Symmes sells his land to Jonathan Dayton, Arthur St. Clair, James Wilkinson and Israel Ludlow.
- 1796-** First settlers land in what will be called Dayton at what is now known as Van Cleve Park on the south bank of the Miami River.
- 1803-** Ohio becomes a state.
- 1805-** Dayton is incorporated.
- 1802, 1805, 1809-** Daniel Cooper, Dayton's first planner, lays out three slightly varying plats for the town of Dayton. A grid of wide streets is laid out. Main Street was the widest in order to accommodate the turning around of a team of twelve horses.
- 1819-** Dayton's population is 765.
- 1829-** The small town of Dayton (smaller than Germantown at the time) welcomes the opening of the first leg of the Miami-Erie Canal which connects Dayton to Cincinnati (and the export power of the Ohio Valley). Dayton becomes an international port city for 12 years and experiences an unparalleled growth boom. Dayton's population is 2,350.
- 
- The Miami-Erie Canal established Dayton as an international port city for 12 years.
- 1835-** The National Road is opened north of Dayton.
- 1841-** The northern section of the Miami-Erie Canal to Lake Erie is completed.
- 1848-** Dayton's population is 14,000.
- 1851-** The first railroad connects Dayton to Springfield and later to the rest of the country. Dayton becomes an important stepping stone in the country's growth and development of the Greater Mid and Near Western United States.
- 1873-** The City's first horse-drawn street railway connects east and west Dayton. New plats and growth follow the lines.

1876- Dayton's population is 35,000. Montgomery County is 64,000.

1887- The first electrified street railways are introduced to Dayton. Unparalleled growth of new suburban neighborhoods results.

1887-1907- Rapid industrial growth occurs. Continued rapid growth of neighborhoods occur to the east, west and north. There were no platting requirements and the city experienced confusion and conflict. A jumble of land uses were demarcated by streets which often failed to meet at right angles and were platted at insufficient capacity.



Commerce in Dayton thrived along the railroads.

1896- Dayton's population is 80,000. Montgomery County is 125,000.

1900- 1941- Interurban travel is introduced to the Miami Valley. Dayton is connected to other cities and becomes a regional center, particularly with communities to the north. Downtown Dayton is the hub.

1911- The business community sponsored Dayton's first formal plan, a park study, prepared by the Olmstead Brothers. The plan recommended an elaborate system of large parks along the river, playgrounds and boulevards.

1913- The Great Flood of 1913 devastates the Miami Valley and Dayton in particular. The community resolves to pick up the pieces and to never let it happen again.



The 1913 flood devastated the city.

TimeLine-The Planning of Dayton

- 1914-** Governor Cox signs the legislation creating the Miami Conservancy District, the first flood control and regional authority district in the United States. The construction commences on the far reaching project. The ground work for the regions extensive open space network for the late 20th and early 21st centuries is laid. Dayton becomes one of the first cities' to adopt a City Manager/Commission form of professionally managed government.
- 1918-** The state legislature authorized zoning under the authority of governmental policy powers for the ipromotion of health, morals, comfort, prosperity, and welfare of the general public.† The legislation followed agitation from Dayton and other Ohio citizens suffering from the ill effects of disorderly growth and desiring for Ohio the zoning protections other states had enacted.
- 1920-** Dayton's population is 152,559. Montgomery County is 191,618.
- 1926-** The Supreme Court upholds zoning as constitutional if classifications are determined to be reasonable.
- 1915- 1929-** Daytonís ìGolden Ageî of growth and development continues at unstoppable rates. Dayton becomes known as a ìCity of a Thousand Factoriesî. The rise of private automobiles along with increased jobs, wages and buying power creates a large City.
- 1925- 1927-** The Cityís first comprehensive plan was issued and approved in a series of actions. The Plan included platting rules, a thoroughfare plan, and an open space map. Also recommended were a Euclidean zoning plan, plans for parks and recreation, sewage disposal, transit, yard and bulk regulations and airport locations. A board of zoning appeals was also appointed. Daytonís modern planning history, as we know it, was formalized and began.
- 1929-1945-** The Great Depression falls upon the country. Growth and development of Dayton slows to a snails pace. World War II essentially halts the housing industry, although the City faces a severe housing shortage as a result of workers



The City Plan Board explored possibilities for a civic center just before the great depression.

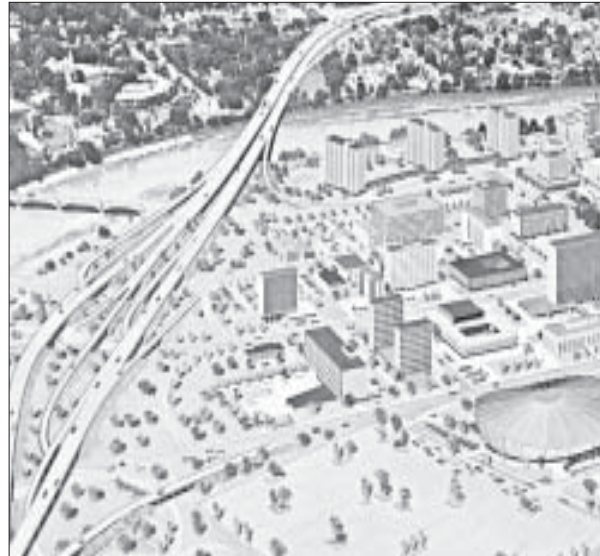
coming to town to keep the wartime factories operating around the clock.

1940- Dayton's population is 210,718. Montgomery County is 275,076

1950-1966- Dayton experiences a period of major planning activity. During this period, Dayton's modern freeway system was conceived and constructed.

1950- Dayton's population is 243,872. Montgomery County is 382,245.

1952- A comprehensive study of existing land uses results in the first major revision to the 1926 Plan. The overall thrust of the Plan echoed the concern that planning issues be addressed on a metropolitan basis. The Plan's recommendations went beyond the city limits to a line expected to contain future growth and projected that much of the city's growth would occur in the city. It also laid the ground work for an era of urban renewal which was to follow for about 20 years.



The 1960's saw wholesale clearance and redevelopment projects. The first era of highway development

1960- Dayton's population peaks at 262,332. Montgomery County is 527,080.

1961- A Downtown Dayton Development Plan was issued.

1960s-The large scale, federally funded urban renewal and highway programs are implemented. In Dayton, I-75 and U.S. 35 have major impact on travel patterns within the region. Thousands of residents move to newly developed bedroom communities. The earliest suburban shopping centers including EastTown, West Town, Miracle Lane and Town and Country follow the movement of rooftops to the suburbs. The City's planning efforts were focused in the preparation of functional plans rather than the grand comprehensive plans of 1926 and 1952.

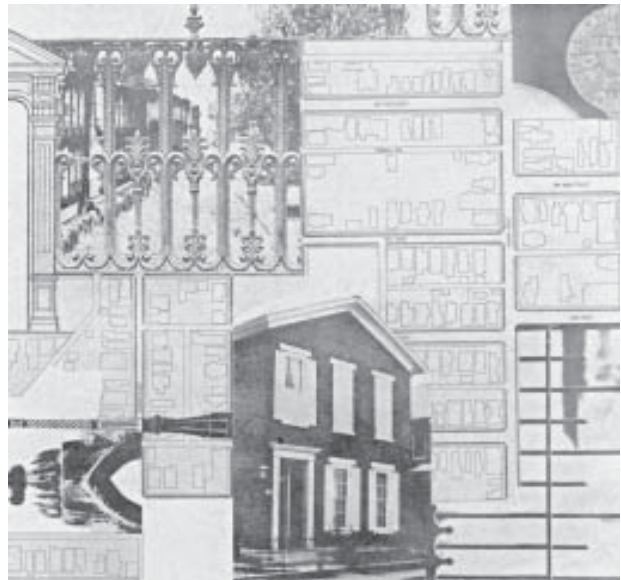
1968- A major revision of the zoning ordinance and zoning map was undertaken. The zoning scheme anticipated continued growth, although evidence was mounting that the growth years had ended. The zoning revision, for the most part, legitimized existing land uses and trends, provided no substantial challenge to existing property rights.

Late 1960's-Early 1970is- Dayton experiences the largest percentage drop in population in the entire country from 1970 to 1974. Tens of thousands of manufacturing jobs are lost.

1970- Dayton's population is 242,917. Montgomery County is 606,148.

1970- Dan Kiley was brought in by the River Corridor Committee to do a river opportunities study. His recommendations led to the River Design Study and extensive enhancement of the corridor for recreation.

1972- Historic District legislation is introduced in the City and Oregon (an urban renewal area slated for clearance) becomes the City's first historic district. Dayton's neighborhood based historic preservation movement in Dayton is begun.



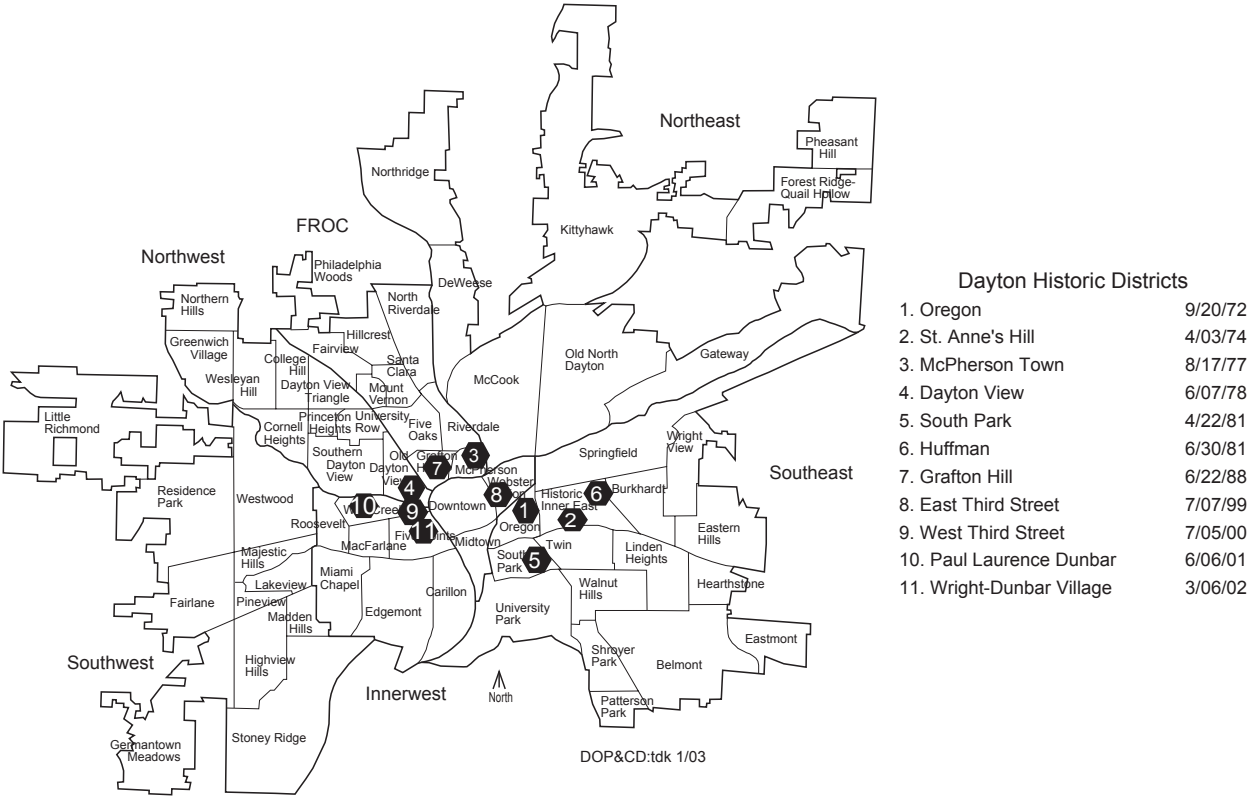
Historic District revitalization has helped fuel significant levels of private investment.

1970is-1996- Dayton becomes a part of the Federal Model Cities Program. Dayton is the first in the country to create a Priority Board system to help in the decision making process of budget allocations. It results in changing the City's approach to mature management of change to a community development approach of maintaining and stabilizing the City's neighborhoods through to 1996. The City's planning focus becomes project and program based and moves away from general planning. The City of Dayton develops and implements numerous plans and programs that are community development based that are aimed at stabilizing and revitalizing neighborhoods. The City also plans and implements an extensive system of roadways and upgrades through West Dayton for economic development which will culminate with the opening of U. S. 35 West in 1996.

1979- The City of Dayton adopts a revised General Land Use Plan. For the first time in Dayton's history, the land use plan reflects a City that is reaching to stabilize and maintain itself when most growth in the region is occurring in outlying areas.

1980- Dayton's population is 193,536. Montgomery County is 571,697.

- 1985-** With divided projections, the City of Dayton supports the construction of the outer regional beltway- I-675. The completion of the beltway begins a major shift of jobs from various locations within the City and Montgomery County with focus to the I-675 corridor.
- 1988-** The City of Dayton enacts and adopts a far reaching, nationally recognized well-field protection ordinance. While the action impacts the City's ability to develop land on and near the wellfields, the action acknowledges that the quality of the water is important to the long-term well being of the City and the region.
- 1990-** Dayton's population is 182,005. Montgomery County is 573,809.
- 1991-** City Commission adopts the Dayton Tomorrow Policy Goals and Objectives.



TimeLine-The Planning of Dayton

- 1995-** The Wright-Dunbar Village Plan is adopted continuing renewed interest in residential and business development in the west Dayton area. Community and economic development efforts in the years to come will include the Southern Dayton View Rehabilitation, Hope VI, and ISIS.
- 1995-** The long awaited U.S. 35 West (C.J. McLin Parkway) opens with high expectations that the highway will spur development in west Dayton.
- 1996-** City Commission adopts Dayton Vision 2003 Priorities.
- 1997-** Webster Station Neighborhood Planning District becomes a major focus of development in Downtown Dayton. Among the efforts are the Webster Station North and Webster Station West Urban Renewal Plans. These efforts highlight a major shift from Industrial to mixed-use land uses.
- 1999-** CitiPlan Dayton, The 20/20 Vision is adopted by the Dayton City Commission. This progressive comprehensive plan will be used for decades to come by the City Commission and the City Administration to set policy direction, establish service priorities and act as a guideline for land use and zoning decisions and updates. CitiPlan 20/20 also gives the Commission and Administration a road map for working with neighboring jurisdictions and other public and private organizations.
- 2000-** Fifth-Third Field, home of the Dayton Dragons minor league baseball team opens in the emerging Webster Station district.
- 2000-** Dayton's population is 166,179. Montgomery County is 559,062.
- 2002-** "Designing Dayton, Strengthening Our Future Through Zoning," a major initiative to rewrite our zoning code and a key recommendation of CitiPlan Dayton: The 20/20 Vision begins. On-going major residential initiatives such as Hope VI, Wright-Dunbar Village, Webster Station and Genesis in the Fairgrounds neighborhood continue a thirty year effort to renew our inner-ring neighborhoods.
- 2002-** Desegregation order vacated. Dayton residents overwhelmingly pass a bond levy for the rebuilding and reconstruction of the Dayton Public School's facilities.
- 2002-** The City designates Wright-Dunbar Village as the City's 11th historic district marking 30 years of historic district development.
- 2003-** The Schuster Center, Dayton's Performing Arts Center opens.

updated 4/04 tdk