



Wright-Dunbar Historic Business Corridor

Dayton, Ohio

The Challenge: The City of Dayton wants to revitalize the neighborhood business district on West Third Street known as the Wright-Dunbar Historic Business Corridor. This effort is being undertaken to support residential revitalization in the area and as a context for two National Park sites located in the neighborhood.

The Value of Experience: The consultant, in conjunction with McKenna Associates, Inc. and The Architectural Group, was commissioned to prepare a market study to accompany a conceptual land use plan and key historic structure identification for the corridor. A comprehensive market study examined potential demand for residential, office and retail uses in the historic buildings in the corridor, as well as in new buildings that could be built in the future. The effect of residential revitalization in the area as well as anticipated tourism at the National Park sites was also considered.



The Outcome: The City of Dayton and the Wright-Dunbar Village Business District, Main Street Program have initiated restoration and revitalization of a number of historic structures in the corridor. Several tenants have been identified for the revitalized buildings. In addition, the National Park Service has initiated restoration of several other historic buildings to be used as part of the Park Service's museum center. The Wright-Dunbar Historic Business Corridor is well under-way and has contributed significantly to Dayton's celebration of the Centennial of Powered Flight in 2003.

Project Staff: Douglas E. Harnish, MBA, directed the efforts of GPSS on this project and contributed significantly to the research, analyses, reports, and presentations that became a part of the overall project. One other member of company staff was involved in the project.

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