

PAUL R. LEONARD
MAYOR



EXHIBIT E

CITY OF DAYTON, OHIO
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FOR RELEASE

TUESDAY, OCTOBER 5, 1982 - 10:00 a.m.

STATEMENT OF MAYOR PAUL R. LEONARD

RE: OREGON PLAN

On behalf of the City of Dayton, I would like to extend our appreciation for the dedication, investment, tolerance, and commitment to the problem-solving process, exhibited by members of the Oregon Task Force. The plan which is being announced and implemented beginning today is a response to that process which brought dedicated people together for the common good of the community.

The Oregon residents' requests and concerns, and the City's responses are as follows:

(1) The residents have requested a moratorium on the issuance of additional liquor licenses.

The City administration will recommend that the Commission adopt pending legislation which would eliminate the possibility of additional taverns or restaurants with liquor permits without actual and designated parking availabilities. The legislation removes from the Board of Zoning Appeals the right to grant variances, as has been the past practice, with respect to parking availabilities. It would apply to all historic districts, on an equal basis, throughout our City. The legislation is a change in historic district zoning procedures and will come before the

City Commission for public hearing debate, and a final vote on Wednesday, October 27, 1982.

(2) The residents have requested the development of a traffic plan to alleviate neighborhood congestion.

The City Administration, at this very moment, is implementing a one-way street system on Brown and Jackson Streets. The system will require signs and a diverter on Brown Street to prevent south-bound traffic from entering the residential area as was previously allowed. These street revisions will be reviewed after a 90 day trial period for the purpose of gauging its effectiveness or faults. Permanent implementation would require City Commission approval.

The City Administration is ready to recommend to the City Commission the adoption of "enabling legislation" which would allow for the establishment of a residential permit parking procedure that could be available for any Dayton neighborhood, including, but not limited to Oregon, providing that certain guidelines be followed by the interested neighborhood. The plan is modeled after a similar approach which has been adopted by the City of Columbus. Prior to City Commission consideration, guidelines will be reviewed by the Priority Boards. Among possible guidelines to be included would be a requirement that the interested neighborhood petition the City for implementation of the plan and demonstrate that at least 55 percent of the area residents (one per household) approve of the proposal. In effect, the burden would be upon the petitioning neighborhood to demonstrate that a consensus exists supporting the plan.

(3) The residents have requested a reaffirmation of the City of Dayton's commitment to quality neighborhoods and a pledge of strict enforcement of zoning regulations.

✓ In past years the City of Dayton has been less than strict in its enforcement of zoning regulations in the Oregon Historic District. In its legitimate pursuit of economic development, lenience in enforcement led to a "sloppiness" with respect to the City's commitment to quality neighborhood development.

The Department of Urban Development is in the process of compiling a list of commercial establishments in the Oregon Historic District which have been identified as in non-compliance with local zoning ordinances. Official notice of non-compliance will be given to each establishment involved with a request that a "plan of action" for resolving respective violations be received by the City Administration within 30 days after the November 2 election. Thereafter, "reasonable and steady progress" toward compliance will be expected and monitored. Regular progress reports will be given to the Oregon Historic District Association and the Oregon Business Association. As long as "reasonable and steady progress" is demonstrated, the City will not move to deprive anyone of his or her livelihood or job.

Although some residents have demanded full compliance before the November 2 election, the City of Dayton will not insist on such. In some instances a major financial investment will be necessary to assure full compliance. To insist on such investment when some commercial establishments might fail as a result of an unfavorable vote on November 2, would not be reasonable or prudent.

(4) The residents have requested that the City actively oppose the renewal of liquor licenses where there have been repeated criminal law or liquor department violations.

It has always been, and will continue to be the City's policy to oppose renewal of an establishment's liquor license where there exists a pattern of criminal law, or liquor ordinance violations for which the establishment is responsible, and where liability for such has been established. The City will cooperate with the Oregon Historic District and the Southeast Priority Board in compiling necessary documentation to support appropriate resolutions where the situation warrants such action.

(5) The residents have requested a review of historic district zoning with the goal of discouraging future encroachment into residential areas.

The City of Dayton remains open and amenable to any and all suggestions for zoning changes that would be reasonable and prudent. The City reaffirms its commitment to neighborhood viability in Oregon and elsewhere, and will pursue whatever changes or amendments are necessary to preserve the rights and livelihood of residents and commercial establishments which must learn to exist side-by-side in an atmosphere of tolerance, understanding, and cooperation.

Other specific recommendations, not addressed above, and responses thereto, are as follows:

(1) A request for denial of a renewed temporary certificate of occupancy for Jonathan's is rejected. Jonathan's has demonstrated "reasonable and steady progress" toward zoning ordinance and building code compliance and will be monitored closely to assure that its posture remains the same. To require a major financial investment, before the election by this or any other establishment, while the future viability is in doubt, would not be reasonable.

It should be emphasized that if it becomes apparent, at any time, that Jonathan's or any other commercial establishment, stalls or refuses to continue a posture toward compliance, the City of Dayton will move to negate the validation of the certificate of occupancy.

(2) The City of Dayton acknowledges the concern of the Oregon Historic District regarding the demolition of existing buildings for the purpose of solving parking problems. There is no such plan. Any such proposal would require Historic Architecture Committee review with input from the neighborhood. This would insure a role for members of the Oregon Historic District.

(3) The residents have requested strict enforcement of parking and traffic regulations by the Dayton Police Department. That is the City's policy throughout its neighborhoods and said policy will remain in place for the future.

Concluding Remarks

The Oregon Plan combined with the many investments and efforts of the City already undertaken with previous investments made by the Oregon Business Association to address the issues of cleanup and extra security, are examples of a positive approach to the problem-solving process. This same effort will always be available to any of our neighborhoods -- for no single neighborhood is more or less important than any other.

Our efforts were not an attempt to please or appease any one resident or individual -- the plan is our way of attacking problems that have been neglected in the past.

Everyone has his or her personal opinion as to how each problem area should be approached. The task force provided the forum for the City of Dayton, the Oregon residents, and the commercial establishments, to come together and listen -- and learn. In the final analysis, this exercise has been a learning process for all of us -- one that will benefit all of our neighborhoods and residents in the future.

The decision is now in the hands of the residents and voters who reside in the neighborhoods of South Park and Oregon. They will determine the future course of their development.

At the outset of the current debate the residents of Oregon asked that the City of Dayton take "some significant steps" to show "good faith" in our commitment to solve existing problems. The City has done just that. The time has now come for the Oregon ✓ Historic District Society to demonstrate equal good faith by opposing the dry-vote effort and advocating the status quo while we move forward in months and years to come.

Task force deliberations have been suspended until after the November election at which time the effort will be reconvened for the purpose of analyzing, amending, or recommending permanent implementation of the Oregon Plan.