

DOWNTOWN DAYTON
**SPECIAL
IMPROVEMENT
DISTRICT**

3RD QUARTER • 2023

YOUR DOWNTOWN UPDATE



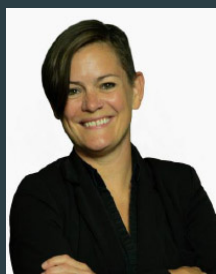
DowntownDayton.org

CONTINUING THE PROGRESS & LOOKING TO THE FUTURE

NEW DDP PRESIDENT LOOKS TO BUILD ON DOWNTOWN'S POSITIVE MOMENTUM



Dear downtown property owners, businesses, and friends:



Hello! My name is Katie Meyer, and it is my great privilege to introduce myself as your next President of the Downtown Dayton Partnership. Over the past two months, I've had the opportunity to meet with and hear from a wide range of downtown leaders and stakeholders, including many of you. Those conversations have covered a *very* wide

range of topics, and I've loved it all. This work is my passion, and I'm inspired by the Dayton community.

In all of these recent conversations, I've reflected on the function and purpose of Downtown Dayton Partnership. At the most basic level, the Special Improvement District and the DDP exist to drive demand for downtown. While we may often measure demand in investment dollars, the economic condition for those investments relies on people wanting to live, work, and play downtown. It's about the experience. It's a combination of social health, economic progress, amenities, and connection to place. Cities have sometimes been described as "organized complexity" - meaning that they have many variables among which there are strong mutual interdependencies. We achieve success by recognizing the complicated nature of social health and economic progress and working together to align efforts toward solutions.

It's not always easy, and cities everywhere are still wrestling with the effects of a global pandemic. But it's at pivotal moments like these that cities have only one choice, which is to continue to evolve. Despite the hits that office space and small businesses have taken, so far this year downtown has experienced growth in residential options, hotels, and new businesses. \$200 million in projects were completed this year and \$435 million more are under construction. Our visitor traffic has returned to 83% of pre-pandemic numbers, putting us ahead of many major cities in that respect.

So much progress has been made in our downtown over the past several years, and we're not going to stop now. I look forward to working with you to continue that momentum while helping our city adapt and evolve for a strong future. Please don't hesitate to reach out to me with your suggestions, comments, issues, and other needs, or just to introduce yourself so I can get to know you. I'm excited to be here, and I thank you for your support of downtown Dayton.

Katie Meyer

This report highlights some of downtown Dayton's accomplishments, project updates, and progress during the third quarter of 2023. For additional information or answers to your questions, please contact Katie Meyer at 937-224-1518, ext. 224, or at meyer@downtowndayton.org.

DOWNTOWN PROGRESS CONTINUES: THIRD QUARTER INVESTMENT HIGHLIGHTS



Work continued this quarter on Phase II of the **Dayton Arcade** project, which will include the 94-room Hilton Garden Inn, as well as a boutique retail suites and a pedestrian connector in the North Arcade. Elsewhere in the Arcade, new Italian restaurant Est!! Est!!! Est!!!, coffee house Gather by Ghostlight, and the Dana L. Wiley Gallery featuring Mike Elsass all opened for business.

Downtown's **Chaminade Julianne High School** is continuing its growth. A recent purchase of the former Terminal Cold Storage and Dayton Frozen Solutions building at 20-60 Eaker Street will expand the campus footprint to more than 20 acres and help to connect the school with more crucial educational resources.

\$1 million in renovations are expected soon at the **CareSource** headquarters, 230 N. Main St., to modernize workspace, creating more collaborative spaces and opportunities for employees to connect.

Construction continued on the **Dayton Convention Center's** \$35 million renovation project, and the Convention Center recently celebrated its 50th anniversary with a reception and preview of renovations.



Convention Center Rendering

NEW BUSINESSES & NEW LOCATIONS

During the third quarter of 2023, several new businesses opened or prepared to open downtown, while others expanded:

- **TriComB2B** – marketing firm (new offices at 601 E. Third)
- **Dozo** – new sushi concept at Tender Mercy (607 E. Third)
- **Temple of Esteem** – massage studio (411 E. Fifth)
- **Figment** – photo studio (434 E. Third)
- **IWG Regus Center** – flexible workspace (coming to 40 W. Second)
- **Massage Empress** – massage studio (120 W. Second)
- **Culture by Chef Dane** – restaurant (416 E. Fifth)
- **Gem City Primary Care & Tei Tei Shirts** – (opened in Talbott Tower)
- **A Loving Heart** – youth & recovery services (371 W. First)
- **Blue Raven Solar** – solar energy business (RSM Building)
- **5 Star Electrical & P. Wilkinson Law** – (opened at 11 W. Monument)

Windsor Companies continued work on renovating the Home Telephone (former Price Stores) building in the Fire Blocks District and the Windsor Deneau Tower at 40 W. Fourth St., as well as new construction at the former Midwest Tool site on Webster Street. Each of these projects plans to add retail and residential units.

Developer **Crawford Hoying** continued making progress on turning the former Mendelsons liquidation outlet into The Delco, a mixed-use building with residential space, retail, restaurants, and a parking garage. Elsewhere in the Water Street District, Crawford Hoying and Woodard Development celebrated the grand opening of The Foundry, the rooftop bar and restaurant at the new AC Hotel by Marriott.



Rendering of The Delco

More downtown housing units have entered the mix, as Weyland Ventures' apartment project **The 503** in Oregon East began leasing. Downtown now has 2033 market-rate housing units in its core, with 622 more units in the pipeline. 519 of those are already under construction.

Sinclair College and the 88th Force Support Squadron of Wright-Patterson Air Force Base are partnering on a new culinary program to teach Sinclair culinary students hands-on practice and fundamental skills needed for food truck operation. Earlier in the third quarter, Sinclair announced it had teamed up with local corporation Festo Corp. to help students earn on-the-job manufacturing experience while earning college credit.



Culture by Chef Dane

- **Choice Juice Box** – juice cafe (second location at 2nd Street Market)
- **The Foundry** – rooftop bar and restaurant at AC Hotel (124 Madison)
- **Gather by Ghostlight** – cafe, art space & **Est! Est!! Est!!!** restaurant (The Arcade)
- **Corporate** – shoe retailer (119 E. Third)
- **The Remedy Studios & Events** – event space (expanding at 123 Webster)
- **Third Perk** – coffeehouse (expanded offerings to include ice cream at 146 E. Third)
- **Allendevaux & Company** – cybersecurity (400 E. Fifth)
- **Infinity Labs** – tech startup (expanded with office in Colorado Springs)

SITE SEEKER ACTIVITY

The Site Seeker program is a free, confidential service that helps prospective tenants identify suitable downtown space and connects them with leasing agents and property managers and owners. Businesses looking to expand or relocate to a downtown facility that would like to utilize this service should contact the DDP at (937) 224-1518, or visit DowntownDayton.org.

Q3 SITE SEARCHES **13** YTD: 39

Q3 SITE TOURS **20** YTD: 68



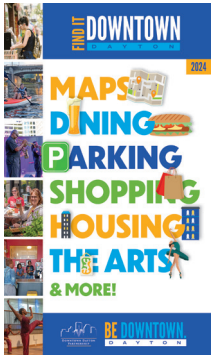
SECOND ROUND OF ARTWRAPS ADD COLOR TO DOWNTOWN STREETS

15 more metal utility boxes around downtown are sporting brighter colors and fun designs thanks to submissions from local artists. The Downtown Dayton Partnership and The Contemporary Dayton (The Co) once again teamed together this past quarter to enliven downtown streetscapes with **ArtWraps**, a project that takes commonplace objects, such as the “ugly” utility boxes on downtown streets, and transforms them into pieces of art by wrapping them with artistic designs printed on vinyl wraps.

The program debuted in 2022 with the first phase of ArtWraps, consisting of 15 utility boxes throughout downtown. An additional 15 boxes were wrapped during the project's second phase this summer. The designs were chosen from more than 200 entries submitted by a diverse range of people from the Dayton area. Sponsors for the program include CareSource, PNC, and the City of Dayton.

NEW EDITION OF “FIND IT DOWNTOWN” GUIDE AVAILABLE

The Downtown Dayton Partnership recently finished production on the 2024 edition of **“Find It Downtown”** - a consumer's guide to downtown's businesses and amenities that features listings for retail, dining, nightlife, parking, consumer and professional services, arts and entertainment, and more. Copies of the popular guide were delivered to downtown employees, residents, and businesses, as well as the airport, hotels, and other key locations. If you would like free copies of the guide, please call 937-224-1518.



RETENTION & EXPANSION UPDATE

Retention and expansion efforts are a critical part of the DDP's proactive approach to growing the number of jobs downtown, as well as identifying and addressing any issues existing businesses may have. The DDP's goal in 2023 is to visit 125 businesses. Activity during the third quarter:

Q3 R&E VISITS **18** YTD: 139

A GREAT SUMMER OF DOWNTOWN EVENTS & PLANS FOR ANOTHER FUN HOLIDAY CELEBRATION

The AES Ohio Summer in the City lineup wrapped up this past quarter with a very successful **Art in the City** event, featuring more than 300 local artists throughout downtown, hands-on activities, live performances and demos, an artisan bazaar, a juried art show, and much more. Free lunchtime entertainment on Courthouse Square also continued through September with **The Square Is Where** programming, and downtown was active with concerts at Levitt Pavilion, music and cultural festivals, Dayton Dragons baseball, performing arts shows, activities at RiverScape MetroPark, and so much more. We closed out the third quarter putting the finishing touches on a very successful **Downtown Development Tour**, held October 19, which gave real estate professionals and other attendees an up-close look at some exciting projects in our city.



As the summer began winding down, our attention turned to making plans for this year's **Dayton Holiday Festival**, presented by AES Ohio. The holiday fun kicks off on **November 24** with the Grande Illumination tree lighting, sponsored by AES Ohio, and the Dayton Children's Parade Spectacular in Lights, sponsored by White Allen Chevrolet. Plans have been made for an evening of fun from 3 to 8 p.m. (an hour earlier than in past years), including the return of such family favorite holiday activities as the Holiday Village, the Street Fair on Third, Gingerbread Homes for the Holidays, horse-drawn wagon rides, live reindeer, and other great ways to welcome the holiday season.

Much more holiday fun is planned downtown all season long! Find more information and a calendar of holiday event highlights at daytonholidayfestival.org or in downtown businesses.



**Downtown's *the* place to
be for holiday fun!**

**Visit DaytonHolidayFestival.org
for details on great ways to enjoy
the holiday season!**



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AMBASSASORS KEEP DOWNTOWN CLEAN & SAFE

The DDP oversees the Downtown Dayton Ambassador Program. Here is a summary of the Ambassadors' work in the third quarter of 2023, making our city a cleaner and safer place to be, and serving as friendly faces to welcome visitors and others downtown.

	Q3	YTD
CUSTOMER SERVICE ASSISTANCE	326	642
PANHANDLING/HOMELESS ASSISTANCE	111	332
TRASH COLLECTED (LBS)	22,632	109,860
GRAFFITI MITIGATED	257	716



DOWNTOWN DAYTON SPECIAL IMPROVEMENT DISTRICT BOARD OF DIRECTORS

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Vice Chair: Charlie Samaan, The Riverfront Grande

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Steve Skerl, CareSource

Katie Meyer, Downtown Dayton Partnership