

YEAR END • 2023

DOWNTOWN DAYTON  
SPECIAL  
IMPROVEMENT  
DISTRICTYOUR  
DOWNTOWN  
UPDATE

# ADAPTING TO CHANGE, EVOLVING FOR THE FUTURE

## A YEAR OF CONTINUED PROGRESS IN A CHANGING ENVIRONMENT

Cities everywhere are still working to adapt to the effects of the last few years. A global pandemic and other shifts in our world have had a lasting impact, and many challenges continue to be felt locally and throughout the globe but, in times of change, cities must have the flexibility and agility to **adapt and evolve**.

We're fortunate to live in a city that's good at that. We saw our businesses and residents get creative and pull through the worst of times, and that spirit and energy set us up for some incredibly positive milestones these past couple years. In particular, **2023 saw great progress** as our city adapted and evolved for the future. Business growth continued its



upward trajectory this past year, with dozens of **new businesses** opening and bringing more life to our first floor and other spaces. **Investment** in downtown Dayton brought more than \$200 million in **major projects** to completion with still more future investment announced and in the works. The high demand for **downtown housing** also continued while new urban living options were being constructed.

We saw hundreds of **new hotel rooms** come online, along with major renovations to our convention center and other amenities. **Office towers** saw new ownership invest in improvements as well. We saw **more activity** in our public spaces and businesses, the return of favorite **events and festivals**, an expanded **DORA** district, and a

continuation of the **positive momentum** that has revitalized our center city.

All of that said, there is **much work still to be done**. As we work through 2024, we will continue to focus largely on programs and projects designed to assist our downtown businesses and amenities and help them evolve for the future. We look forward to meeting that future with you.

This report highlights some of downtown Dayton's accomplishments, project updates, and progress during the fourth quarter and all 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](mailto:meyer@downtowndayton.org).





# PROGRESS CONTINUES: MORE THAN \$200 MILLION IN PROJECTS COMPLETED IN 2023



## PUBLIC & PRIVATE INVESTMENTS



**\$200 MILLION** COMPLETED IN 2023  
**\$435 MILLION** UNDER CONSTRUCTION

2023 was a busy year for our downtown, with significant progress made on a wide range of highly-anticipated and exciting development projects. In total, more than \$200 million worth of projects were completed downtown this past year, with another \$435 million in projects under construction in the greater downtown. Here's a taste of some of the work that was underway in 2023:

### Projects & Investment Highlights



Opening of 6888 Kitchen Incubator

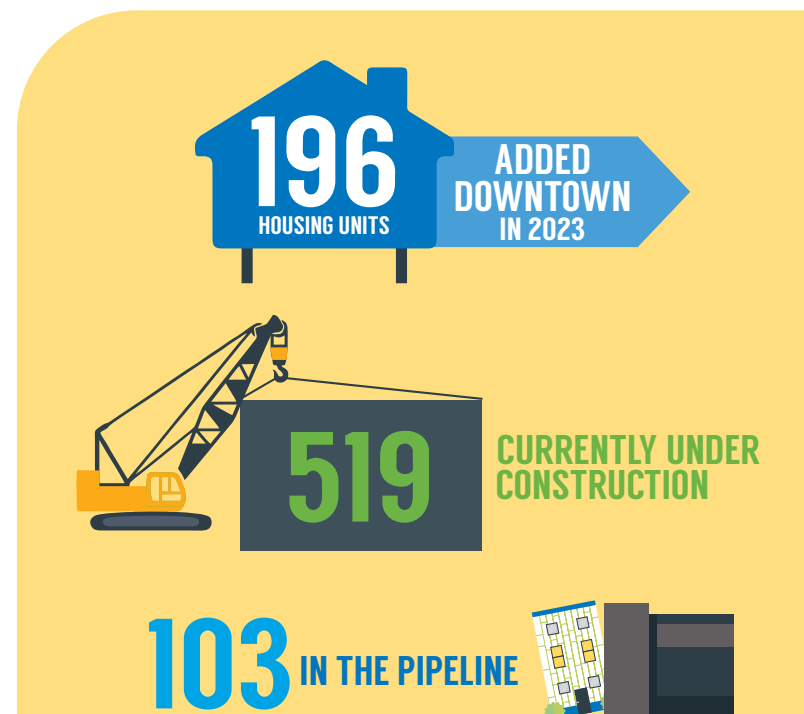
The **Dayton Arcade** project continued to make progress during the fourth quarter of 2023 with the opening of new Italian restaurant Est! Est!! Est!!!, coffee house Gather by Ghostlight, and the Dana L. Wiley Gallery featuring Mike Elsass. Work also was well underway on the 94-room Hilton Garden Inn, as well as boutique retail suites and a pedestrian connector in the North Arcade. Meanwhile, the 6888 kitchen incubator made final preparations for its recent opening in early 2024.

The Arcade developers also were one of several downtown projects to recently earn State Tax Credits. Nearly \$13.9 million in credits from Ohio's Transformational Mixed-Use Development program will go to finish the Arcade renovation and convert the **Centre City** building into apartments, office, and retail space.

The State also awarded \$4.3 million in credits to the Delco project in the **Water Street District**, where developers Crawford Hoying and Woodard Development are converting the former Mendelson's Liquidation space into apartments, commercial space, office space, and parking. Elsewhere in the Water Street District, Crawford Hoying and Woodard celebrated the grand opening of the new AC Hotel by Marriott and The Foundry, its rooftop bar and restaurant, along with new housing developments The Sutton and Monument, earlier in the year. Woodard also purchased properties in the Oregon District, and is converting 505 S. Jefferson into its Dayton headquarters.

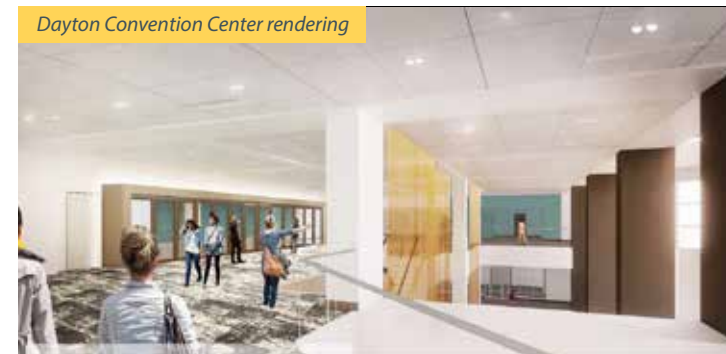
In the **Fire Blocks** district, The Windsor Companies debuted The Home Telephone Lofts at 48 S. Jefferson St. in the former Price Stores location and opened shops Modern Eye and Joui Wine Bar late in 2023. Windsor also worked throughout 2023 toward redeveloping the 22-story Grant-Deneau Tower at 40 W. Fourth St. into a mixed-use property with offices and apartments. The firm also plans to build 119 new apartments at Webster Flats after purchasing and demolishing the former Midwest Tool and Engineering Co. building near the 2nd Street Market.

Another new housing development, The 503 in **Oregon East**, continued construction throughout 2023 and began accepting tenants for pre-leasing late in the year. Demand for downtown housing remains high - in total, 196 units were added in 2023, 519 were under construction, and another 103 were in the pipeline.



Downtown office towers changed hands in recent months, as Arkham Red LLC and Arkham Blue LLC, managed by Stratacache CEO and owner of Stratacache Tower Chris Riegel, assumed ownership of **KeyBank Tower** at 10 W. Second St. and the **Premier Health building** at 110 N. Main St., respectively. Stratacache also recently announced the debut of new retail division Scala Commerce, expected to bring hundreds of new employees downtown in the next three years.

Dayton Convention Center rendering



Construction continued throughout 2023 on the **Dayton Convention Center's** \$40 million renovation project, including enhancements and updates to the building's interior and exterior.



ArtWraps

Round two of the popular **ArtWraps** program hit the streets in 2023 with 15 more metal utility boxes sporting bright colors and fun designs thanks to submissions from local artists. The Downtown Dayton Partnership and The Contemporary Dayton (The Co) once again teamed together to enliven downtown streetscapes with the project that takes commonplace objects, such as the "ugly" utility boxes, and transforms them into pieces of art by wrapping them with artistic designs printed on vinyl wraps. 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.

**Sinclair College** announced it would start a new project in hopes of advancing its defense-focused programs. The \$19M Sinclair College Advanced Air Mobility Aircraft Acquisition Initiative would expand Sinclair's Unmanned Aerial System (UAS) to include aircraft over 55 pounds as well as Advanced Air Mobility (AAM) systems.

Earlier in 2023, Sinclair announced partnerships with Wright-Patterson Air Force Base to give students hands-on food truck practice, and with Festo Corp. for on-the-job manufacturing experience.

DORA cups



Downtown Dayton's expanded **Designated Outdoor Refreshment Area (DORA)** went into effect in June of 2023. The new boundaries include much of downtown, and the DORA operates seven days a week from noon until midnight. A DORA is a space that allows patrons 21 years and older to purchase alcoholic beverages in a designated cup from a permitted establishment and then carry those beverages outside within the defined boundary. Guests are encouraged to carry drinks served in designated DORA cups throughout the boundary, but all beverages must be finished or disposed of before entering another business that sells alcohol. A full list of rules, FAQ, and a map of the DORA are available at [downtowndayton.org/dora](http://downtowndayton.org/dora)

Two downtown projects will receive credits in the latest round of the Ohio Historic Tax Credit Awards. The **Fidelity Medical Building** at 211 S. Main St. will receive \$4.9M in tax credits toward Mayfair Hospitality Group's \$50.6M project to turn the 11-story building into more than 100 apartments on the upper floors and entertainment and retail on the ground level. The **St. Paul Evangelical Lutheran Church & Parish Hall** at 239 Wayne Avenue will receive a \$2M Historic Tax Credit toward the total cost of more than \$22M for Weyland Ventures to transform the church sanctuary and parish hall into entertainment and retail spaces, as well as add 23 hotel rooms.

Downtown public restroom



Photo credit: Dayton Daily News

Two new **public restrooms** were installed downtown late last year. The "Portland Loo" restrooms are available on West Third Street, just outside of City Hall, and on Fifth Street, near the Transportation Center garage. Restrooms are available daily closing at 10 p.m. each day. Each restroom includes a hand sanitizer, trash bin, and sharps collection device inside. The restrooms are stainless-steel kiosks designed to prevent drug use, graffiti, and prostitution. The Downtown Dayton Ambassadors provide daily cleaning services to the restrooms. Dayton Police monitor and patrol each unit. More information about the restrooms is available on the City of Dayton website.



# PROJECTS & INVESTMENT HIGHLIGHTS continued



Late last year, the **8-4 Memorial** Committee and The Contemporary Dayton hosted an official announcement to share the artist team selected to produce the memorial and design renderings for the project. Artists Terry Welker, Sierra Leone, Jes McMillan, & James Pate have been selected to create the memorial, which they have titled "The Seed of Life." The artists have invited the community to help create the Memorial's mosaic through several open workshops. More information is available at [8-4memorial.com](http://8-4memorial.com).

in order to expedite solutions. Elsewhere downtown, Infinity Labs announced it would expand to double its footprint in our city, as well as open another office in Colorado Springs.

In addition to the opening of the AC Hotel by Marriott, work continued on The Arcade's Hilton Garden Inn and the Hotel Ardent project on Main Street. Hotel options continue to grow downtown, with 120 new rooms added in 2023, and another 412 rooms in the pipeline.

**NEW HOTEL OPTIONS**  
120 NEW HOTEL ROOMS  
ADDED IN 2023  
412 MORE ROOMS IN THE PIPELINE



Some of downtown's institutions are investing in their future. **The Dayton Woman's Club** requested \$175,000 in PDAC funds to go toward essential repairs at its historic home. Additionally, **Dayton Live** announced a \$25M "Spotlight on the Future" project to update and improve its venues. The campaign would repair, update, and upgrade equipment at the Schuster Center, Victoria Theatre, and Metropolitan Arts Center, as well as the Arts Garage.

# DEVELOPMENT TOUR SHOWCASES DOWNTOWN PROGRESS

In October, the DDP partnered with the Dayton Area Board of Realtors to host the 8th annual **Downtown Development Tour**.

The event was attended by dozens of regional residential and commercial brokers and highlighted many of downtown's impressive projects and developments. Attendees were able to tour and hear about creative mixed-use conversion projects like Windsor Deneau Tower and The Delco (former Mendelson's Liquidation Outlet), where existing structures are being transformed through adaptive reuse into residential, office, and retail space; event space conversion

projects like The Grande Hall at Liberty Tower and the major renovation project at the Dayton Convention Center; and new residential construction projects like 112 Webster St. and The 503 apartments; along with other downtown projects and hotspots. The tour concluded with refreshments and networking at Liberty Tower.

The Downtown Development Tour is a popular event and an effective way to introduce brokers and others to downtown's amenities and development projects, while educating them about downtown progress and opportunities for investment.



# A YEAR FULL OF DOWNTOWN EVENTS

Downtown's signature events and festivals always bring that sense of vibrancy and community we all love, and 2023 was full of reasons to gather and celebrate in our city.



The fourth quarter once again brought the longstanding and favorite tradition of the **Dayton Holiday Festival**, presented by AES Ohio. The festival kickoff brought thousands of families downtown to welcome the holiday season with a great evening of activities leading up

to the Grande Illumination of the tree on Courthouse Square and the Dayton Children's Parade Spectacular in Lights, presented by White Allen Chevrolet. Family fun days continued through December with traditional holiday favorites like the Rike's Holiday Windows, Virginia Kettering's train display, the Family Movie Series at The Neon, Downtown Jingle Lights, the Whimsical Windows competition, and appearances by "The Real Elf."



Earlier in the year, the **AES Ohio Summer in the City** lineup featured a very successful Art in the City event and the Downtown Housing Tour, along with weekday lunchtime entertainment on Courthouse Square through The Square Is Where programming.

Other event highlights included **Levitt Pavilion's** free weekly concerts, **Dayton Dragons** baseball, The City of Dayton's **Summer Music Series**, **RiverScape MetroPark's** variety of programming, **Out on 5th** in the Oregon District, **cultural festivals**, and a great season of **performing arts** shows.



Find a calendar of events at [DowntownDayton.org](http://DowntownDayton.org)





# NEW BUSINESSES & NEW LOCATIONS

From new restaurant and retail options to expanding tech, creative, and professional services, downtown Dayton continued to see its business community grow this year. 41 total new businesses, including 28 new first floor businesses, opened or signed a lease downtown in 2023.

**41** TOTAL NEW BUSINESSES  
**28** NEW ON FIRST FLOOR



Modern Eye

During the fourth quarter of 2023, several new businesses opened or signed a lease downtown, while others opened expanded locations:

- **Joui** wine bar (117 E. Third)
- **Wild Whiskers** pet supplies (33 S. St. Clair)
- **Kaney** aerospace firm (201-210 E. First)
- **Diné Development Corporation** IT company (714 E. Monument)
- **Val's Bakery** coffee, pastries, etc. (25 S. St. Clair)
- **Gem City Primary Care** doctor office (Talbot Tower)
- **Modern Eye** optometry practice (110 E. Third)
- **Massage Empress** massage (Liberty Tower)
- **Woodard Development** Dayton HQ (505 S. Jefferson)
- **Great Lakes Mission Acceleration Center** defense technology (The Hub at The Arcade)
- **Gem City Housing Initiative** real estate services (130 W. Second)
- **Designz by Dee** screenprinting & embroidery (40 W. Second)
- **Cosmo Joe's Atomic Lounge** bar (Talbot Tower)
- **Base Camp** outdoor retailer (Water Street District)
- **It Takes a Village** studio productions (28 W. Fifth)



Corporate



Gather



The Foundry rooftop

## Other notable new business openings and announcements downtown throughout 2023:

- **Gather by Ghostlight** café & art space, Est! Est!! Est!!! restaurant, & **Rushlight Ventures** defense technologies (The Arcade)
- **Culture by Chef Dane** restaurant, **Temple of Esteem** massage studio, **NextDoor** bar, **Figment** photo studio, and **Allendeaux & Company** cybersecurity (Oregon District)
- **TriComB2B** marketing firm new offices and **Dozo** sushi concept (E. Third Street)
- **The Ohlmann Group** marketing firm and **KeyBank** regional office (130 W. Second)
- **AC Hotel by Marriott & The Foundry** rooftop bar and restaurant (124 Madison)
- **Corporate** shoe retailer (119 E. Third)
- **IWG Regus Center** flexible workspace (40 W. Second)
- **A Loving Heart** youth and recovery services (371 W. First)
- **Blue Raven Solar** solar energy (RSM building)
- **5 Star Electrical & P. Wilkinson Law** (11 W. Monument)
- **RFFG Marketplace** food market (110 N. Main)
- **Mitosis** marketing firm (116 N. Jefferson)
- **Jetpack** web design & development (212 Wayne)
- **FH Event Center** event space (312 N. Patterson)
- **Boston Stoker** coffee company HQ (205 E. First)
- **Aura Beauty Collective** salon (438 Wayne)
- **Grey Garden Tattoo** tattoo artist (259 Wayne)
- **The Mansion on Monument** boutique hotel/ BnB (136 Monument)
- **Address** Crawford Hoying residential sales (418 E. First)



New DDP offices



Courthouse Plaza SW

## We've Moved! A New Location for the DDP

Throughout much of 2023, the **Downtown Dayton Partnership** prepared for a move to its new offices. Planning, buildout, and other work was done during the year to get ready for a move in the first quarter of 2024.

You can now find us on the 9th floor of the **Courthouse Plaza SW** building at the corner of Ludlow and Third streets, with entrances off Ludlow and Courthouse Square. An open house is planned for later this spring but, in the meantime, feel free to stop by and say hello!

Our new address is:

**10 N. Ludlow St.  
Suite 901  
Dayton, OH 45402**



Phone number and extensions, email address, etc. remain the same.

## 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](http://DowntownDayton.org).

2023 SITE SEARCHES **49**

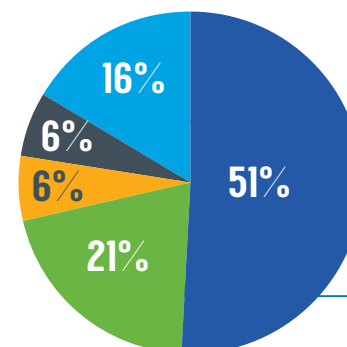
2023 SITE TOURS **84**



## RETENTION & EXPANSION UPDATE

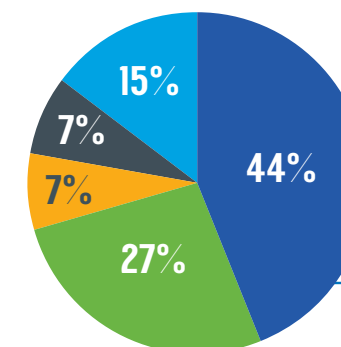
Retention and expansion efforts are a critical part of the DDP's proactive approach to growing the number of jobs downtown, as well as identifying and addressing any issues existing businesses may have. The DDP well exceeded its 2023 goal of visiting 125 businesses.

2023 R&E VISITS **143**



## SITE SEEKERS BY BUSINESS TYPE

- Restaurant / Retail
- Professional Services
- Creative Services
- Tech Services
- Other



## NEW BUSINESSES BY TYPE

- Restaurant / Retail
- Professional Services
- Creative Services
- Tech Services
- Other



## It's performing arts season downtown!

Visit [DowntownDayton.org](http://DowntownDayton.org) for a calendar of events taking place in your city, and catch a performance at your favorite venue.



10 N. Ludlow St., Suite 901  
Dayton, Ohio 45402  
(937) 224-1518

[DowntownDayton.org](http://DowntownDayton.org)

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## AMBASSADORS KEEP DOWNTOWN CLEAN & SAFE

The DDP oversees the Downtown Dayton Ambassador Program.

Here is a summary of the Ambassadors' work in the fourth quarter and all of 2023, making our city a cleaner and safer place to be, and serving as friendly faces to welcome visitors and others downtown.

	Q4	YTD
<b>CUSTOMER SERVICE ASSISTANCE</b>	87	821
<b>PANHANDLING/HOMELESSNESS INCIDENTS ADDRESSED</b>	31	363
<b>TRASH COLLECTED (LBS)</b>	75,051	184,911
<b>GRAFFITI MITIGATED</b>	197	913

During the fourth quarter, we welcomed new Operations Manager **Samantha Dean** to the Downtown Dayton Ambassador team. Sam says:

*"I have never been a part of a group of people who care for their work and home as much as our current Ambassadors. They know this city better than anyone."*



## DOWNTOWN DAYTON SPECIAL IMPROVEMENT DISTRICT BOARD OF DIRECTORS

**Chair:** Ryan Powell, LPI Properties, Inc.  
**Vice Chair:** Charlie Samaan, The Riverfront Grande  
**Treasurer:** Carolyn Rice, Montgomery County  
**Secretary:** Anne Pfeiffer, Big Brothers Big Sisters of the Greater Miami Valley

Shelley Dickstein, City of Dayton  
Danielle Edwards, Sweet P's Handcrafted Ice Pops  
Steve Skerl, CareSource  
Katie Meyer, Downtown Dayton Partnership