

DOWNTOWN DAYTON
**SPECIAL
IMPROVEMENT
DISTRICT**

1ST QUARTER • 2024

YOUR DOWNTOWN UPDATE

EXCITING TRENDS MARK 2024'S FIRST FEW MONTHS

NEW PROJECTS, NEW BUSINESSES, NEW PLACES TO LIVE, & A NEW SENSE OF ENERGY FOR OUR CITY



2024 has gotten off to a great start in downtown Dayton. During the first part of the year, we saw several announcements of **exciting new projects and developments** coming to our city, while other initiatives made huge progress or saw transformational projects come to completion. Throughout downtown, **new housing options** were being built to meet the continued growth in demand for the urban lifestyle. **New businesses** continued to open steadily, while many existing businesses and amenities made new commitments to downtown with new locations, expansions, and renovations.

Our Downtown Dayton Ambassadors were busy keeping the city streets **clean and safe** for residents, workers, and visitors, and freshening downtown as we transitioned into spring. We saw increases in **foot traffic**, not only from locals, but also from thousands who came into town for sports tournaments and other events and got out to explore our city while they were in town.

Meanwhile, we spent much of the first quarter preparing for our 2024 lineup of signature **downtown events**, while getting ready to debut the first phase of an ongoing reimagining of Courthouse Square. As we move into the summer months, there will be so many opportunities to get together with friends and coworkers, explore our city, and enjoy what makes downtown Dayton so special. **We encourage you to visit downtowndayton.org to keep up with dozens of summer events, festivals, and other fun downtown**, as well as all the progress being made in our center city.

This report highlights some of downtown Dayton's accomplishments, project updates, and progress during the first quarter of 2024. 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: FIRST QUARTER INVESTMENT HIGHLIGHTS

Day Air Ballpark, home of the Dayton Dragons, completed several improvements during the first quarter. Work included replacing the playing field, stadium roof, and HVAC system, plus improvements to the LED outfield wall, sound system, and seating.



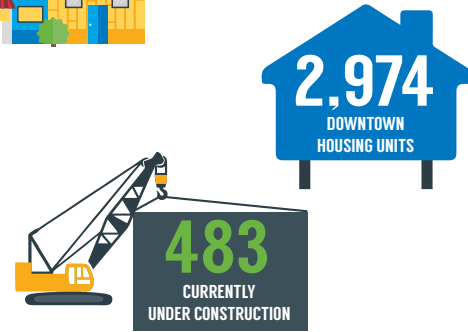
Elsewhere, work continued on a couple of other large downtown projects. The **Dayton Convention Center's** \$40 million renovation made more progress, including enhancements and updates to the building's interior and exterior, and **The Dayton Arcade** saw the opening of the 6888 Kitchen Incubator, along with progress on the North Arcade's retail space, Hilton Garden Inn hotel, and other features.

Recently, a new full-service **downtown hotel** was pitched for the space between East Fifth and Stone streets, just steps away from the Dayton Convention Center. The \$60M+ project would feature a 12-story hotel with more than 200 guest rooms, plus space for a restaurant and entertainment/retail on the ground floor, and the possibility of a rooftop bar and/or indoor fitness center. The new hotel would help with drawing more conventions and events to Dayton.

The City of Dayton has agreed to sell the parking lot along Second Street between St. Clair and Jefferson streets to Marker Development, who plans to create **114 new apartments and retail** on the space. The development would have 118 parking spaces behind the building, and help activate the neighborhood around Cooper Park and the Dayton Metro Library, connecting other downtown corridors, such as Patterson Boulevard and Main Street, and RiverScape and the Fire Blocks, to each other.



In other housing news, preleasing began for Windsor Companies' **Home Telephone Lofts** (former Price Stores building) in the Fire Blocks District, and developers Crawford Hoying and Woodard Development made huge progress toward a summer 2024 opening of the massive **"The Delco"** project at the site of the former Mendelsons Liquidation Outlet. Weyland Ventures' **The 503** apartments continued construction and also began preleasing, while the **Patterson Lofts at The Livery** continued construction of 19 new apartment units, and the **Stratford House** began renovating units into condos.



436 MORE IN THE PIPELINE

The first phase of the revitalization of **Courthouse Square** got underway during the first quarter. While the revitalization committee held several meetings, planning sessions, and community engagement opportunities to plan for the long term future of the Square, and reviewed proposals and interviewed firms for the long range plan, the Downtown Dayton Partnership worked on implementation of short term improvements. The Community Placemaking Grant from Project for Public Spaces was used to create the new **CURIO at Courthouse Square** entertainment hub and programming you can read about elsewhere in this newsletter.

Several opportunities were held during the first quarter for the public to contribute to a large mosaic art piece that will be installed in the Oregon District as part of the **8/4 Memorial**. The memorial is expected to be finished by the fifth anniversary of the tragic events, on August 4.

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.

Q1 SITE SEARCHES 13 **Q1 SITE TOURS 15**



PREPARING FOR A GREAT SUMMER IN THE CITY

Temperatures are rising, things are getting greener, people are heading outside, and that means it's time for the **AES Ohio Summer in the City!** The Downtown Dayton Partnership is bringing back the series of signature events for another season, and the 2024 summer will be full of great ways to get out and explore downtown Dayton.

The first quarter was packed with summer planning, including for these events and other ways you can welcome summer with your friends, coworkers, employees, and others downtown:

- The **Downtown Housing Tour** was held Saturday, May 11, showing attendees out why downtown is the hottest, most in-demand real estate market in the region. This year's tour included a Downtown Amenities Fair, tips from Resident Experts, and themed walking tours, in addition to the self-guided tours of several of downtown's living options.
- The **Downtown Adventure** will return June 29, with teams competing for prizes in a scavenger-hunt style adventure through the city!
- Mark your calendar now for the next **Art in the City** event, to be held August 3. Art in the City will once again kick off a juried art show in businesses throughout downtown, and be a celebration of Dayton's visual and performing arts groups, with hundreds of artists participating in demos, exhibits, and fun activities throughout the city.
- **Out on 5th** has returned to the Oregon District! Fifth Street will again close to vehicular traffic between Patterson Boulevard and Wayne Avenue on weekends, to create a pedestrian mall with more space to shop, dine, and relax in the open air. Out on 5th will continue every Friday, Saturday, and Sunday through the spring and summer months.
- **Festivals:** Downtown is home to many fantastic community festivals, including the Dayton Celtic Festival, Dayton Pride, great events in the Oregon District, and many more.
- **Levitt Pavilion:** Downtown's outdoor concert venue is always a hit, and it's back with a full season of free performances throughout the summer. Find the full list of summer concerts at www.LevittDayton.org.

• **NEW! CURIO at Courthouse Square:** Plans were also underway during the first quarter to launch the next evolution of the former "The Square Is Where" programming. A modified shipping container has become downtown's latest hotspot, bringing free, fun, out-of-the-box entertainment throughout the summer, with CURIO at Courthouse Square as the hub of community, connection, and collaboration.

CURIO Lunch Box features lunchtime programming from 12 to 2 p.m. Tuesdays-Thursdays, while CURIO Midweek Mix will bring weekly social hours featuring adult beverages and a mix of events at the end of the workday from 4 to 6 p.m.

Stay up to date on all downtown happenings this summer. Download a handy **2024 AES Ohio Summer in the City Events & Activities Guide at downtowndayton.org**.



NEW BUSINESSES & NEW LOCATIONS

During the first quarter of 2024, several new businesses opened or prepared to open downtown, while others opened expanded locations:

- **Jimmy's Italian Cuisine & Bar** – restaurant (824 E. Fifth)
- **5 Star Salon Academy** – beauty education (125 E. Second)
- **Dayton Region Manufacturers Association** – moved to new location (22 E. Fifth)
- **Base Camp Outdoors** – outdoor retailer (coming to 420 E. First)
- **Mintha's Boutique** – fashion retailer (520 E. Third)
- **Regus** – flexible workspace (40 W. Second)
- **6888 Kitchen Incubator** – culinary and event space (Dayton Arcade)
- **Downtown Dayton Partnership** – moved to new offices (10 N. Ludlow)
- **Kaney** – aerospace firm (201-210 E. First)
- **Troni's Pizza & Pasta** – restaurant (coming to Stratacache Tower)
- **Bodega on Wilkinson** – convenience store (30 N. Wilkinson)
- **Val's Bakery** – coffee, pastries, etc. (25 S. St. Clair)
- **Miami Valley Urban League** – new office (The Hub at the Arcade)
- **Teapot Cafe** – infused coffeeshop lounge (146 E. Third)
- **Scala Commerce** – new retail division of Stratacache
- **KeyBank** – bank regional office (moved to 130 W. Second)
- **Beiser Greer & Landis LLP** – law firm (moved to 409 E. Monument)



OPEN FOR Business



Downtown Dayton Partnership New Offices

MARKETING EFFORTS USE SPECIAL OCCASIONS TO SUPPORT BUSINESSES

The first part of the year was full of special events and occasions, which the DDP used to generate foot traffic and help boost sales at downtown businesses.

In February, the DDP launched its **Valentine Gift Guide**, full of ideas for gifts, dates, and other ways to celebrate the holiday. March always brings thousands of people to Dayton for **basketball tournament** season, and those folks were fed information about where to eat, drink, shop, and explore downtown during their stay via billboards, targeted geo-fenced ads near UD Arena and area hotels, printed maps, consumer guides, social media campaigns, videos, and other messaging. Similar campaigns were run in April to capture the **Winterguard** tournament crowds. In the early second quarter, special webpages were created as resources for downtown **eclipse** events and **summer camps**. Events like these are a boon for tourism and the local economy, so marketing efforts to capture those dollars and funnel them into our local, independent businesses are essential.

From festivals to visual and performing arts events, live music to recreational activities, unique shopping to independent restaurants and breweries and so much more, the summer is packed with great things to do downtown.

Nonprofit Org
US Postage
PAID
Dayton, OH
Permit 1085

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

DowntownDayton.org

[f](#) [i](#) [d](#) [X](#) [in](#)
@DowntownDayton



VISIT
DOWNTOWNDAYTON.ORG
TO DOWNLOAD THE 2024 AES OHIO
SUMMER IN THE CITY
EVENTS & ACTIVITIES GUIDE.

AMBASSASORS KEEP DOWNTOWN CLEAN & SAFE

The DDP oversees the Downtown Dayton Ambassador Program. Here is a summary of the Ambassadors' work in the first quarter of 2024, making our city a cleaner and safer place to be, and serving as friendly faces to welcome visitors and others downtown.



	Q1
CUSTOMER SERVICE ASSISTANCE	118
PANHANDLING/HOMELESSNESS INCIDENTS ADDRESSED	13
TRASH COLLECTED (LBS)	18,539
GRAFFITI MITIGATED	106



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