

2ND QUARTER • 2024

DOWNTOWN DAYTON  
SPECIAL  
IMPROVEMENT  
DISTRICT

YOUR  
DOWNTOWN  
UPDATE

## FIRST HALF OF 2024 MARKED WITH VIBRANCY & VITALITY

PANDEMIC RECOVERY AHEAD OF OTHER METROS, WHILE PROGRESS & MOMENTUM CONTINUE



*Downtown Adventure*

**Downtown Dayton's post-pandemic comeback** continues to be strong, and the numbers show it. During the second quarter, The Business Journals released its latest Downtown Vitality Index, which placed downtown Dayton 15th out of the 44 markets analyzed, in the company of many much larger cities. Scores in the Downtown Vitality Index are based on a weighted formula that examines downtown office commercial real estate trends, hotel occupancy, percentage of individuals working from home, downtown cellphone activity compared to pre-pandemic levels, public transit ridership trends, and population growth momentum, and our numbers compare well with other metros.

Additionally, research shows that our evening foot traffic has resumed and even exceeded its pre-pandemic levels, while our daytime foot traffic recovery level is higher than most major U.S. cities.

These statistics back up what we're seeing with our own eyes - **more people** on the streets and in downtown businesses, **more visitors** and hotel usage, **more residents** moving into more downtown housing units, and a general sense of **vibrancy and vitality** in our center city.

**Projects and progress** are on the rise, too, and we saw much of that during the second quarter, with major developments and initiatives nearing completion or reaching construction milestones. **New businesses** opened at a steady clip, while others renewed their commitment to downtown through expansions, renovations, and other improvements.

The second quarter also brought the return of favorite **events and festivals** downtown, giving us the chance to get out and explore our city, enjoying the amenities we all love.

Through the first half of the year, downtown Dayton's comeback was evident everywhere you looked, and the positive changes brought excitement and energy to our streets. As we round out the second half of the year, we look to **continue this great momentum** for our downtown.

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



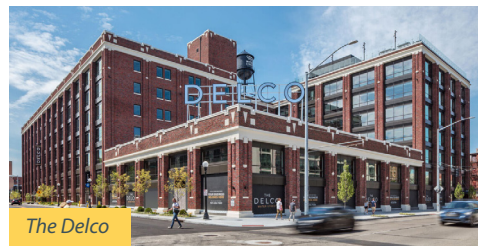
# DOWNTOWN PROGRESS CONTINUES: SECOND QUARTER INVESTMENT HIGHLIGHTS



Late in the second quarter, downtown's **Stratacache** announced that its PRN "Sales Center of Excellence" will soon be established in the former Premier Health building at 110 N. Main Street. The new division of the digital sign company is expected to create more than 100 jobs, including data scientists, retail media sales professionals, and other tech-related positions.

Work continued throughout the second quarter on some of downtown's larger ongoing projects. **The Dayton Arcade** made more progress on the next phase of its redevelopment, while the **Dayton Convention Center** continued work on its \$40 million renovation, including enhancements and updates to the building's interior and exterior. Elsewhere, The Windsor Companies proceeded with renovations that will transform **The Deneau Tower**, 40 W. Fourth St., into a mixed-use space with three floors of office, approximately 150 luxury apartments, and 5,200+ square feet of retail.

A new transportation option, **GEST Carts Dayton**, took steps toward its August launch, with plans to offer low-cost rides for up to five people throughout downtown in low-speed, electric vehicles.



In housing news, developers Crawford Hoying and Woodard Development made enormous progress toward the summer opening of the massive "The Delco" project at the site of the former Mendelsons Liquidation Outlet. Leasing began for Windsor Companies' **Home Telephone Lofts** (former Price Stores building) in the Fire Blocks District, and Weyland Ventures' **The 503** apartments, while construction and renovation continued at the **Patterson Lofts at The Livery** and **Stratford House** projects. Additionally, the City of Dayton 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.

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. In other hotel news, the historic former **St. Paul Evangelical Lutheran Church and Parish Hall** at 239 Wayne Avenue in the Oregon District is set to

become a multi-use space with hotel rooms, entertainment, and retail spaces, thanks to Weyland Ventures, the Arcade continued work on its new **Hilton Garden Inn**, and **Hotel Ardent**, currently under construction at 137 N. Main St., is on track to open its doors later this year.

The first phase of the revitalization of **Courthouse Square** is underway, both with the debut of the new **CURIO** at Courthouse Square entertainment hub and with construction beginning on the renovation of the Courthouse Square fountain.



Work continued during the second quarter on the creation and installation of the **memorial** for the victims of the tragic events in the Oregon District on August 4, 2019, for its unveiling and dedication in early August.

Several exciting announcements from the second quarter included **Ludlow Place** at Fifth and Ludlow streets being fully leased, **Chaminade Julianne Catholic High School** announcing its Ascend campaign initiative, **Riverscape MetroPark** debuting new hours and a seasonal menu, and the former Dayton Convention & Visitors Bureau marking the organization's 30th anniversary with a new name: **Destination Dayton**.

## 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).

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CURIO at Courthouse Square

## DOWNTOWN'S NEWEST HOT SPOT PIQUES PEOPLE'S CURIO-SITY

A new addition to Courthouse Square made its debut in May, providing a fun location for free entertainment throughout the summer months.

**CURIO at Courthouse Square** is a shipping container turned entertainment hub and community gathering place downtown. The project was partially funded by a \$75,000 Community Placemaking Grant from Project for Public Spaces, funded by General Motors. The new downtown feature has regularly scheduled programming, and also can be used for other downtown events.

CURIO Lunch Box is the evolution of the former The Square Is Where programming, and takes place from noon to 2 p.m. Tuesday through Thursday. Downtown employees, residents, and guests are invited to bring lunch or stop by a visiting food truck to dine while enjoying live entertainment like Trivia Tuesdays, Workout Wednesdays, and Unplugged Thursdays.

Every Wednesday evening from 4 to 6 p.m. is CURIO Midweek Mix, sponsored by Fifth Third Bank, with a rotating theme each week, from pets and bingo to outdoor markets, karaoke, arts, and spotlight performances. A monthly schedule for CURIO Lunch Box and CURIO Midweek Mix can be found on the CURIO at Courthouse Square webpage at [downtowndayton.org](http://downtowndayton.org).

## FAVORITE EVENTS RETURN FOR SPRING & SUMMER IN THE CITY

The spring and summer months bring the return of some of our favorite festivals and events, and it's always great to see downtown's streets full of fun and activity. Things got off to a great start in April with the 2024 debut of **Out on 5th** weekends in the Oregon District, followed by the new CURIO programming on Courthouse Square in May, and the popular free weekly concerts on the lawn at **Levitt Pavilion** in June.

The second quarter also brought the first **AES Ohio Summer in the City** signature event, the **Downtown Housing Tour** on May 11, which showcased downtown living options and the urban lifestyle to hundreds of attendees. The second signature event, the **Downtown Adventure**, introduced teams of scavenger hunters to downtown businesses and amenities through clues and challenges throughout the city on June 29. June and early July saw the return of Dayton's **Pride** festivities, cultural festivals, and the **Lights in Flight** fireworks display.

Preparations were underway during the second quarter for the popular **Art in the City** event, held August 3. Art in the City once again kicked off a juried art show in businesses throughout downtown, and was a celebration of Dayton's visual and performing arts groups, with hundreds of artists participating in demos, exhibits, and fun activities throughout the city.



Summer's a great time to get out and explore downtown Dayton, and there are still many events, festivals, and more fun activities to come as we wind up the season. 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](http://downtowndayton.org).



## NEW BUSINESSES & NEW LOCATIONS

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

- **Chairapy** – hair salon (605 E. Fifth)
- **APG Office Furnishings** – office furniture retailer (moving to 220 E. Monument)
- **Bottom Line** – educational nonprofit (Talbot Tower)
- **RA Consultants** – consulting firm (111 W. First)
- **Ohio Democratic Party** – party headquarters (Talbot Tower)
- **Zadan's Jazz Arts Studio** – studio (moved to Liberty Tower)
- **Grist** – restaurant (expanded in Ludlow Place)
- **Base Camp Outdoors** – outdoor retailer (coming to 420 E. First)
- **Miami Valley Urban League** – new office (The Hub at the Arcade)



Mintha's Boutique

- **5 Star Salon Academy** – beauty education (125 E. Second)
- **Mintha's Boutique** – fashion retailer (520 E. Third)
- **Jimmy's Italian Cuisine & Bar** – restaurant (824 E. Fifth)





**The 2024 AES Ohio Summer in the City continues through September**  
with many of your favorite festivals and downtown events!

- **Dayton Greek Festival (Sept. 6-8)**
- **Dayton Startup Week Block Party: Startup the Block (Sept. 12)**
- **Taste of the Oregon District (Sept. 14)**
- **Hispanic Heritage Festival (Sept. 21)**
- **Oktoberfest (Sept. 27-29)**

Visit [DowntownDayton.org](http://DowntownDayton.org) to view the online events calendar or download an AES Ohio Summer in the City events and activities guide.



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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 second quarter of 2024, making our city a cleaner and safer place to be, and serving as friendly faces to welcome visitors and others downtown.

	Q2	YTD
CUSTOMER SERVICE ASSISTANCE	273	391
BUSINESSES CONTACTED	98	150
PANHANDLING/HOMELESSNESS INCIDENTS ADDRESSED	23	36
TRASH COLLECTED (LBS)	23,324	41,853
GRAFFITI MITIGATED	120	226
POWER WASHING (GALLONS)	2,807	2,807
FLOWER WATERING (GALLONS)	6,000	6,000
WEED ABATEMENT (BLOCK FACES)	439	439



**100+**  
PLANTERS FILLED

Downtown is full of foliage this summer, with more than 100 planters filled throughout the center city as part of the **First Bloom program**.

## 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  
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