

DOWNTOWN DAYTON  
**SPECIAL  
IMPROVEMENT  
DISTRICT**

MID-YEAR • 2025

# YOUR DOWNTOWN UPDATE

 DOWNTOWN  
DAYTON  
PARTNERSHIP

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

## FIRST HALF OF 2025 SEES GROWTH, VISITORS, & VIBRANCY

UPGRADES & IMPROVEMENTS MADE FOR OUT-OF-TOWNERS & LOCALS ALIKE



Midway through 2025, Downtown Dayton appears to be experiencing a year of significant growth and transformation.

Perhaps unique to this year is the amount of investment made in our tourism and visitation infrastructure. So far this year, we've already seen **three new hotels** open in our downtown, with plans for more on the horizon. Also this year, we witnessed the completion of the extensive renovations at the **Dayton Convention Center**, modernizing and upgrading the facility to help it compete as an attractive option for both regional and national events.

But the growth in our city hasn't only been for those visiting from afar. Midway through this year, we've seen **dozens of new businesses** open or expand to new locations downtown. We've seen major projects come to fruition, including the final phase of **The Dayton Arcade's** rebirth and the redevelopment of the fountain on **Courthouse Square**. We've watched exciting plans get underway for underused **buildings** and office towers, as well as the home of our **Dayton Dragons**.

Along with those more physical upgrades, we've also had a year full of the intangibles that add vibrancy and foot traffic to the city -- new murals and other **public art**, great **events**

and fun activities, and programs and promotions designed to help **drive business** to our independent retailers, restaurants, and others.

In May, our city hosted delegates and others from around the world at the NATO Parliamentary Spring Assembly. There's no doubt that an event of this size and its security needs brought significant disruption to our normal routine, but we also were able to capitalize on the opportunity to make improvements that would **benefit our community** going forward, including street upgrades, landscaping, infrastructure improvements, art, and more, ensuring again that all of the work wouldn't only be for our visitors.

It's been a wild first half of the year, and we're excited about the momentum we've seen so far in 2025. As we round out the second half of the year, we look to **continue this growth** and make exciting plans for the future.

This report highlights some of downtown Dayton's accomplishments, project updates, and progress during the first half of 2025. 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:

## MID-YEAR INVESTMENT HIGHLIGHTS

Work was completed early this year on the \$45 million renovation of the 150,000-square-foot **Dayton Convention Center**, which welcomed the public to a ribbon cutting ceremony and open house in June. Additions to the center include modern amenities, flexible meeting spaces, and cutting-edge technology, all designed to make Dayton an attractive choice for regional and national events.

Major revitalization is planned for the corner of Fourth and Jefferson streets. Developers with The Model Group hope to transform the vacant **Centre City building** into retail space and more than 200 housing units. Dayton-Montgomery County Port Authority trustees voted to assist in a \$750,000 loan for redevelopment of the iconic piece of Dayton's skyline. Meanwhile, the Greater Dayton RTA has also pledged funds and help to revitalize and reopen the neighboring **Air City Garage**.

The **Dayton Dragons** celebrated their 25th season and began construction on a new Dragons Diamond Club to provide elevated hospitality during home games and a rentable event space. Day Air Ballpark also was announced as the winner of the 2025 Newsweek Fans' Choice Award for Best Single-A Ballpark in the United States.



Diamond Club Rendering



The Deneau

The 22-story **Deneau Tower** welcomed its first residents following extensive renovations to create 147 residential units, commercial space, and a potential restaurant. Project managers for The Deneau say crews used a first-of-its-kind insulated glass throughout the building with hopes to provide some of the highest energy efficiency apartments in the region.

Three new hotels opened their doors in the first half of this year. **Hotel Ardent's** 10-story boutique hotel opened early in the year at 137 N. Main St. In May, the **Hilton Garden Inn Dayton Downtown** opened in The Arcade with a ribbon cutting later in the summer. And the **Dayton Vitality Hotel** at 33 E. Fifth St. began a phased opening in June.

One of the development teams behind Downtown Dayton's Water Street District began work to redevelop a historic building at the corner of East Third and Madison streets. **Woodard Development** says the new project will turn the empty two-story building into new office spaces that could house up to 100 jobs.

The City of Dayton approved the \$1.4 million purchase of a vacant Fourth Street property that could eventually be home to a new **police station** to provide a stronger police presence downtown.

**Chaminade Julianne Catholic High School** announced it would welcome its first class of middle schoolers through a new two-year partnership with nearby Our Lady of the Rosary School. Through the program, which is set to start in the 2025-2026 school year, a total of 50 seventh and eighth graders will learn on the CJ campus.

The **Dayton Arcade** announced several new businesses which plan to locate in the newly renovated North Arcade and other areas. From bakeries to groceries to a boutique, a high school, and a new hotel, The Arcade was roaring back to life in the first half of 2025.



Dayton Arcade

Community leaders gathered in May to unveil the newly renovated **Courthouse Square Fountain**. The \$1.1 million makeover includes improved landscaping, lighting, and seating around a new water feature. Meanwhile, planning continued for potential future redevelopment of Courthouse Square.

## NEW BUSINESSES & NEW LOCATIONS

During the first half of 2025, several new businesses opened or prepared to open downtown, while others expanded:

- **Agnes** – restaurant (relocated to 613 E. Fifth)
- **Beyond Grocery** – cashless grocery store (The Arcade)
- **Blind Rage Records** – record store (508 E. Fifth)
- **Cornerstone First Mortgage** – residential lender (14 W. First)
- **Dayton Vitality Hotel** – hotel (33 E. Fifth)
- **Family Support Care LLC** – healthcare agency (The Arcade)
- **Good Hands Bread Company** – bakery (coming to 531 Wayne)
- **Gulzar's Indian Cuisine** – restaurant (expanded at 219 N. Patterson)
- **Hilton Garden Inn Dayton Downtown** – hotel (The Arcade)
- **Hotel Ardent - hotel & Bistecca** – restaurant (137 N. Main)
- **Lucho** – restaurant and bar (The Arcade)
- **Luke's Custom Cakes** – bakery (coming to The Arcade)
- **Mikey's Late Night Slice** – restaurant (coming to 503 E. First)



Hilton Garden Inn

- **Nook & Needle** – cross-stitch store (coming to The Arcade)
- **Piccolo Orsetto (Little Bear)** – restaurant (coming to 521 Wayne)
- **Pins Mechanical** – entertainment venue (416 E. First)
- **Resonant** – restaurant (coming to 524 E. Fifth)
- **The Silos** – food hall (801 E. First)
- **Smales Pretzel Bakery** – bakery (coming to The Arcade)
- **Soleil Movement Studio** – wellness studio (204 Wayne)
- **Taft** – law firm (planning move to The Delco)
- **Valor Montessori High School** – school (coming to The Arcade)

## NEW SUMMER PASSPORT PROVIDES FUN WAY TO INCREASE BUSINESS TRAFFIC

Downtown's small businesses need our help and support, and the summer months brought a new way for locals and visitors to invest in their community while investing in a good time.

The new Downtown Dayton Summer Passport encouraged people to visit as many of the 70+ participating businesses as possible to collect stamps. 16 stamps from different businesses earned a downtown prize pack AND a chance in one of four monthly grand prize drawings. To date, approximately 7,000 passports have been distributed.



NATO Nations Banners on Main Street

## NATO DELEGATES WELCOMED TO DOWNTOWN DAYTON

Hundreds of international guests visited downtown Dayton in late May as the city hosted the **NATO Parliamentary Assembly Spring Session**, an effort requiring more than 18 months of planning by a wide variety of area organizations.

At the Downtown Dayton Partnership, our role in the planning centered largely around two efforts: communication to our downtown constituents, and special projects to make downtown look its best for NATO and beyond. On the communication side of things, we deployed many emails, social media posts, and other methods to get updates on security measures and other logistics into the hands of downtown businesses, residents, and others as soon as information became available. We also hosted several in-person information sessions where questions could be answered and concerns voiced.

For our special projects, we focused on improvements that could be enjoyed not just by our NATO guests, but also by our community for years to come. Some such projects included new pole banner infrastructure for Main Street, landscaping, and new public art, including storefront activations, a new Courthouse Square mural, and work to help bring the new Dayton Peace Sign to fruition.



Sidewalk Studios Installation

## SPECIAL EVENTS LIVE UP 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. This spring, we bookended the NATO Parliamentary Assembly with two events: A new **First Bloom Community Cleanup** day brought folks together for a day of planting, painting, and other tasks to help spruce up our downtown ahead of NATO. Following NATO, a **Local Love: Art Stroll & Business Blitz** invited the public to take a closer look at all the new art and improvements made downtown while supporting our city's small businesses.

The second quarter also brought the return of free weekday programming from **CURIO at Courthouse Square**, along with a new **Downtown Summer Passport** program. Summer saw the return of Dayton's Pride festivities, cultural festivals, **Out on 5th** weekends in the Oregon District, concerts on the lawn at **Levitt Pavilion**, and the **Lights in Flight** fireworks display.



Preparations were underway during the second quarter for an **AES Ohio Summer in the City** signature event, the popular **Art in the City**, held August 2. Art in the City once again kicked off a juried art show, 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 **2025 AES Ohio Summer in the City Events & Activities Guide** at [downtowndayton.org](http://downtowndayton.org).



CURIO at Courthouse Square





**The 2025 AES Ohio Summer in the City continues through September**  
with many of your favorite festivals and downtown events!

- **CURIO at Courthouse Square (Tues-Thurs throughout the summer)**
- **Dayton Greek Festival (Sept. 5-7)**
- **Taste of the Oregon District (Sept. 13)**
- **Hispanic Heritage Festival (Sept. 20)**
- **Oktoberfest (Sept. 26-28)**

*Visit [DowntownDayton.org](https://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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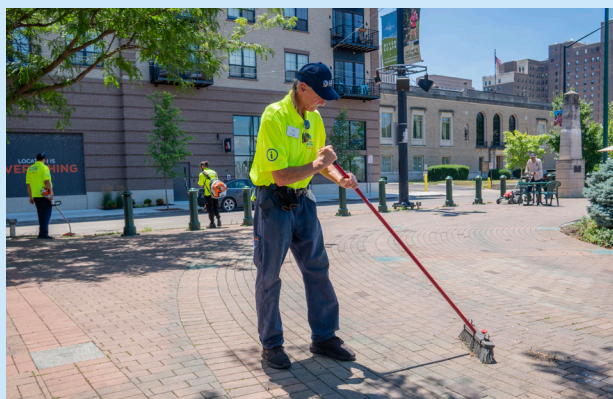
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## AMBASSADORS KEEP DOWNTOWN CLEAN & SAFE

The DDP oversees the Downtown Dayton Ambassador Program.

Here is a summary of the Ambassadors' work in the first half of 2025, making our city a cleaner and safer place to be, and serving as friendly faces to welcome visitors and others downtown.



TRASH COLLECTED (LBS)	38,000
BUSINESS CONTACTS MADE	533
HOSPITALITY ASSISTANCE	108
GRAFFITI MITIGATED	180
POWER WASHING (GALLONS)	1,255
WEED ABATEMENT (BLOCK FACES)	130

## 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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Dan Brown, Brown Law Office, LLC  
Katie Meyer, Downtown Dayton Partnership