



DOWNTOWN DAYTON
**SPECIAL
IMPROVEMENT
DISTRICT**

Q1 2026
**DOWNTOWN
UPDATE**

This report highlights some of Downtown Dayton's accomplishments, project updates, and progress during the first quarter of 2026. For additional information or answers to your questions, please contact the Downtown Dayton Partnership at 937-224-1518 or info@downtowndayton.org.

DOWNTOWN PROGRESS CONTINUES

FIRST QUARTER INVESTMENT HIGHLIGHTS



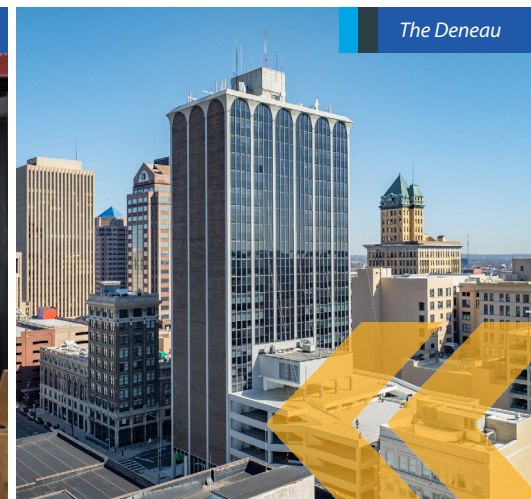
The **Dayton Arcade** hosted a grand opening for the fully restored and much anticipated North Arcade marketplace in early March, as the final phase of the massive renovation project for the nine-building, historic complex was completed. Shops in the North Arcade now include such options as Smales Pretzel Bakery; Pink Moon Goods, Too; Maria's at the Market;

and Luke's Grab & Go, with Road Runner Espresso Bar, Invoke, Willow Rust, and Tiffany's on Third coming soon to the Arcade's lineup.

Early this year, Dayton City Commissioners approved a \$500,000 grant to help fund improvements to **The Deneau** at 40 W. Fourth Street. The Windsor Companies has been renovating

the 22-story office tower as part of a \$65 million project. Many of the building's upper floors now house nearly 150 apartments, while developers are working to transform some of the lower floors into new offices, as well as a "graduation space" for entrepreneurs and small business owners at the nearby Hub at The Dayton Arcade.

INVESTMENT HIGHLIGHTS CONTINUE INSIDE >>





Downtown Police Substation



Dragons Diamond Club

THE DOWNTOWN AMBASSADORS

KEEPING DOWNTOWN CLEAN & SAFE

TRASH COLLECTED (LBS)	1,468
TRASH CAN TOP-OFFS & LINER REPLACEMENTS	55
GRAFFITI, STICKERS, & POSTERS REMOVED	148
SNOW REMOVAL (HRS)	34
LEAF REMOVAL (LBS)	405
CURB LINES CLEANED / WEED-ABATED (BLOCKS)	132
POWER WASHING (HRS)	16
HOSPITALITY / MOTORIST ASSISTANCE & SAFETY ESCORTS	53
MEET & GREET VISITORS, BUSINESS CONTACTS	568

The DDP oversees the Downtown Dayton Ambassador program. Above is a summary of the Ambassadors' work in the first quarter of 2026, making our city a cleaner and safer place to be, and serving as friendly faces to welcome visitors and others downtown.



FIRST QUARTER INVESTMENT HIGHLIGHTS CONTINUED

In late January, city leaders approved a three-year lease at 30 S. Main St. for a new temporary **Downtown Police Substation**. Work continued on building out the space throughout the first quarter, in preparation for the substation to open in early May.

Located near the Greater Dayton RTA's bus hub, the substation will house the Dayton Police Department's Central Business District's operations, including uniformed cruiser, bike, and walking patrols, as well as outreach for people experiencing homelessness and mental health issues. The temporary substation is expected to be used through January 2029, with plans in the works for a permanent downtown police station to be built.

Dayton Police also announced that downtown Dayton has seen double-digit decreases in nearly every crime category since the pandemic.

The Dayton City Commission approved a \$2 million grant agreement with a subsidiary of the **Centre City Building's**

developer, Model Group, which will help boost the project to turn the building into "**The Mainline**," featuring 121 apartment units and new commercial space. One of the city's oldest and most prominent skyscrapers, the building has been vacant for more than a decade. Leaders expect the \$120 million+ project to reactivate an important building and corner for downtown.

CYMI Holdings and the **Mathile Family Foundation** announced they plan to relocate their headquarters to 431 E. Third St., where **Woodard Development** has been redeveloping the property into Class-A office space. The collaboration with **Northwestern Mutual** and MODA4 Design also will see Northwestern bring its local offices to the development.

In transportation news this quarter, the City of Dayton installed **new multi-space parking pay stations** on Main and Third streets in an effort to improve the payment process. Additionally, Dayton City

Commissioners had the first reading of a new measure aimed at adding more **chargers for electric vehicles**, including at City Hall and Oregon District parking garages, as well as near Day Air Ballpark. Meanwhile, a new service connecting Ohio cities by bus added a stop in downtown Dayton. The **GoBus** service makes four stops daily on Main Street in front of Fifth Third Center on its route between Toledo and the Cincinnati airport.

Downtown's **Chaminade Julienne Catholic High School** named Dr. David Wright its next president after Dan Meixner announced he would be stepping down after the 2025-26 school year. Wright currently serves as the headmaster of Arkansas' Subiaco Academy.

The **Dayton Dragons** completed work on the new South Dayton Toyota Diamond Club at Day Air Ballpark during the first quarter. The \$6 million addition features 5,000 square feet of state-of-the-art event and hospitality space overlooking the ballpark.

PLANNING FOR SUMMER EVENTS

Temperatures are rising, things are getting greener, people are heading outside, and that means it's time for summer events! 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:

- Plans were underway early in the year for the annual **First Bloom Community Cleanup**, held this year on May 9, where teams of volunteers helped plant flowers, pick up litter, and do other tasks to help our city look its best.
- The **Downtown Housing Tour** will return on Saturday, May 30, showing attendees why downtown is the hottest, most in-demand real estate market in the region. This year's tour will also include some bonus themed walking tours, in addition to the self-guided tours of several of downtown's living options.
- Plans were also underway for the summer schedule of **CURIO at Courthouse Square**, featuring free lunchtime entertainment on the Square, weekdays beginning in June.

- Art in the City** will return in August with a fun celebration of Dayton's visual and performing arts groups.
 - Out on 5th** has returned to the Oregon District with some changes this year. Fifth Street will again close to vehicular traffic between Patterson Boulevard and Wayne Avenue to create a pedestrian mall with more space to shop, dine, and relax in the open air. But District officials say it will now occur on First Friday weekends and each weekend they host a block party event, rather than every weekend this summer.
 - 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.
- Stay up to date on all downtown happenings this summer with our online calendar of events at downtowndayton.org.

NEW BUSINESSES & NEW LOCATIONS



During the first quarter of 2026, several new businesses opened or prepared to open downtown, while others expanded:

- 6888 Kitchen Incubator** – commercial kitchen (expanding at The Arcade)
- The Apex** – upscale event venue (former Racquet Club space in Stratacacha Tower)
- The Book Worm Cafe** – cafe (Dayton Metro Library)
- CYMI Holdings & Matile Family Foundation** – philanthropy (431 E. Third)
- International Workplace Group (IWG)** – workspace (33 W. First)
- Kordalis Law Office** – law firm (moved to 120 W. Second)
- The Lighthaus** – event space (510 E. Fifth)
- Luke's Grab & Go** – bakery (The Arcade)
- The Lumpia Queen** – restaurant (Stratacacha Tower)
- Maria's at the Market** – gourmet food items (The Arcade)
- Mikey's Late Night Slice** – restaurant (503 E. First)
- Northwestern Mutual** – financial services (431 E. Third)
- Piccolo Orsetto** – restaurant (coming to 521 Wayne)
- Pink Moon Goods, Too** – home goods shop (The Arcade)
- Smales Pretzel Bakery** – bakery (The Arcade)
- Road Runner Espresso Bar** – coffee shop (coming to The Arcade)
- Tony & Pete's** – sandwich shop (expanded next door on Third Street)
- Veracruz Express** – restaurant (coming to 416 E. Third)
- White Lotus** – restaurant (opened with new ownership - 327 E. Third)



Smales Pretzel Bakery



Downtown Housing Tour



First Bloom Volunteers

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.



VISIT
DOWNTOWNDAYTON.ORG
TO FIND A LIST OF SUMMER FESTIVALS
& SIGNATURE EVENTS,
AS WELL AS A FULL CALENDAR
OF EVENTS HAPPENING
IN YOUR DOWNTOWN.



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

   
@DowntownDayton

Nonprofit Org
US Postage
PAID
Dayton, OH
Permit 1085



REMEMBERING DDP PRESIDENT KATIE MEYER

We at the Downtown Dayton Partnership and the Downtown Dayton Special Improvement District are incredibly thankful for the time we got to spend with and be led by Katie Meyer.

Her passion, energy, leadership, kindness, humor, positivity, insight, thoughtfulness, dedication, and so much more will be very sorely missed.

Her family, friends, and all who had the pleasure of knowing Katie have been in our thoughts; and through this difficult time, we are comforted by the memories of what a special person she was.

Thank you, Katie.

DOWNTOWN DAYTON SPECIAL IMPROVEMENT DISTRICT BOARD OF DIRECTORS



Chair: Charlie Samaan, The Riverfront Grande
Vice Chair: Danielle Edwards, Sweet P's Handcrafted Ice Pops
Treasurer: Steve Skerl, CareSource
Secretary: Anne Pfeiffer, Big Brothers Big Sisters of the Greater Miami Valley

Dan Brown, Brown Law Office, LLC
Shelley Dickstein, City of Dayton
Mary McDonald, Montgomery County
Ryan Powell, LPI Properties, Inc.