

Downtown Dayton Special Improvement District Third Quarter Progress Report

July, August & September 2009

During this third quarter, the Downtown Dayton Special Improvement District (SID) has been busy with work on several key strategic initiatives for downtown Dayton. Outlined below is a summary of the work we accomplished and updates on key projects currently underway.

For more information about these initiatives and other work underway, visit downtowndayton.org.



Site Seeker Program

A free, confidential Site Seeker service is available for businesses interested in leasing or purchasing space downtown. This program assists prospective tenants by helping to identify suitable office or retail space for their businesses. Each site seeker request is distributed to a list of approximately 65-70 leasing agents, property managers and owners for review and consideration. As of September 30, the Partnership has distributed site seekers on behalf of 35 companies. This level of activity, year-to-date, has surpassed that of total activity for each of the past six years.



Greater Downtown Dayton Plan Update

The public and private sectors in Greater Downtown Dayton have joined forces to create a bold, unified plan for the region's center city called A Greater Downtown Dayton Plan. It will establish a very tactical, deliberate game plan for the future of our Greater Downtown and identify collaborative — not competitive — strategies for creating a more vibrant city. More than 200 volunteers worked hard during the third quarter to compile the public's ideas and to research and develop preliminary Plan recommendations. The volunteers have worked in various resource groups and completed draft recommendations that were shared with the public during a series of meetings in early October. Copies of all the draft recommendations and supporting documents are available at downtowndayton.org, or you can engage in an online discussion about the Greater Downtown Dayton Plan at daytonmostmetro.com.

Business Retention & Expansion

The DDP has a robust Retention & Expansion Program that includes staff visits as well as the Downtown Dayton Leadership Network, a program that began in 2008 and engages 20 downtown business leaders in peer-to-peer business visits. As of September 30, 23 Leadership Network visits have been completed and 132 staff visits, for a total of 157 visits. In addition to these visits, 82 visits have been made to downtown property owners in the SID.





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New to Downtown

The following businesses opened their doors during the third quarter:

- **Greathouse Partners**, 137 N. Main Street
- **Performance Technologies**, 137 N. Main Street
- **SFA Architects**, 120 W. Second Street
- **Victory Project**, 16 W. Fifth Street
- **Carmen's Deli**, 110 N. Main Street
- **Envoy Mortgage**, 11 W. Monument Avenue
- **Wright State University Consumer Advocacy Model**, 6 S. Patterson Blvd.

Committed to Downtown

The following businesses expanded, found a new downtown location or renewed their lease downtown during the third quarter:

- **VocaLink Language Services** expanded their operations at 405 W. First Street. The new space is three times as large as their former location and will accommodate the firm's aggressive growth plan.
- **Area Agency on Aging** expanded into Courthouse Crossings. The agency currently has 120 employees and plans to add up to 30 new jobs by 2011.
- **Places, Inc.** moved to 11 W. Monument Ave.
- **Dayton/Montgomery County Port Authority** moved to 6 S. Main Street
- **Executive Men's Hairstyling** renewed their lease at 118 W. First Street
- **ProWork Center** renewed their lease at 360 S. Main Street
- **Vectren Foundation** moved to 32 N. Main Street



The Downtown Neighborhood is Growing

Litehouse Development Group, a partnership of **Rogero Buckman Architects**, **Visual Marketing Associates** and **Burhill Financial Services**, announced plans during the third quarter for five additional green town homes that will be built at Canal Block, located at First St. and Patterson Blvd. Up to 41 town homes, which are made to be affordable, energy-efficient and sustainable, are planned for the entire block. Pricing for the homes is now lower thanks to construction cost-savings measures and development incentives provided by the City of Dayton. Units now start at \$139,900.



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Our Region's Center for Arts, Entertainment & Recreation

- **City Life 2009** wrapped up in August. This year's third and final public art exhibit featured 15 works by J. Seward Johnson and a special 25 ft. sculpture of King Lear.
- **First Friday** events take place the first Friday of each month and feature exhibit openings at the galleries, along with a variety of entertainment options, including an urban street cycling ride, bonfires, arts demonstrations, live music and more.
- **Urban Nights** attracted 25,000 people on Friday, September 11 and more than 100 businesses and organizations participated in this popular event that showcases the creative side of downtown with housing tours, art exhibits, special performances, discounts at restaurants and retailers and much more.
- **Dayton Campus Connect** is a program that was launched by the DDP and several partners in 2008 that aims to engage area college students in our community and encourage them to come downtown to enjoy everything our city has to offer. Year two kicked-off with Welcome Fest on Thursday, September 24, a free event for area college students. Other events are scheduled throughout the school year and additional information about the program is available at www.daytoncampusconnect.com. Thanks to National City Bank, now a part of PNC and SOCHE for helping sponsor the program this year.
- 30,000 **2009-2010 Downtown at Your Fingertips** guides were published and distributed to downtown locations. This annual guide features easy-to-read, topic specific maps, descriptions of restaurants, bars and nightclubs, and ideas on things to do downtown.
- Fundraising efforts for the **2009 Dayton Holiday Festival** took place during the third quarter. Each year the DDP raises nearly \$70,000 to produce the annual holiday activities. The 2009 Grande Illumination and Dayton Children's Parade Spectacular in Lights is scheduled for Friday, November 27 from 4 to 9 p.m.



A Clean, Safe & Pedestrian-Friendly Downtown

- Downtown business district crime is on the decline compared to reports from the previous five-year average thanks to new community policing efforts. Reports of stolen vehicles have dropped more than 60 percent, residential burglaries have declined 40 percent and armed robberies dropped by 45 percent.
- The First Bloom program continued to brighten our downtown streetscapes. This year planters were filled with purple wave petunias and gold lantanas. There are approximately 250 First Bloom planters throughout downtown.
- Greater Dayton RTA officially opened the new Wright Stop Plaza during third quarter, creating a much improved transit experience for riders and several positive changes throughout downtown. The new transit center removed bus line-ups and bus stops from Main Street and relieved pedestrian congestion at Third and Main Streets.
- The Main Street reconstruction and resurfacing work took place during third quarter and was completed two months ahead of schedule. The new street re-opened to traffic on Wednesday, October 21.
- The Downtown Dayton Ambassador Program continues to keep our downtown streets clean and safe. Noteworthy statistics from the beginning of 2009 through the end of September include:
 - o **7,732** pedestrians received assistance.
 - o **44,529** lbs. of trash was collected.
 - o **2,403** motorists received assistance.
 - o **955** incidents of graffiti were removed.
 - o **834** panhandling incidents were addressed.
 - o **320** hours of power washing was performed.