



# The Strategic Building Re-Use Project

## New Ideas for Downtown Spaces and Places



# Table of Contents

**Project Overview** ..... Page 2



**Merchant's Row Streetscape** ..... Page 3  
**Third Street between  
Main and Patterson**  
App Architecture



**The Walker Building** ..... Page 4  
**135 N. Main Street**  
The Architectural Group



**The Price Stores Building** ..... Page 5  
**52 S. Jefferson Street**  
Earl Reeder Associates, Inc.



**The Gagel Building** ..... Page 6  
**146 E. Third Street**  
Greg L. Lauterbach, Architect, LLC



**The Lindsey Building** ..... Page 7  
**25 S. Main Street**  
Jeff Wray Architects



**The David Building** ..... Page 8  
**115 E. Third Street**  
John Poe Architects, Inc.



**The Third National Bank  
and Trust Building** ..... Page 9  
**32 N. Main Street**  
Levin • Porter • Associates • Inc



**The Leigh Building** ..... Page 10  
**Corner of Second and Ludlow**  
Lorenz Williams, Inc.



**The Bernie's Music Building** ..... Page 11  
**20 S. Jefferson St.**  
Matrix Architects



**The Transportation Center** ..... Page 12  
**Corner of Fifth and Jefferson**  
Roger Buckman Architects

**Potential Development Incentives** ..... Page 13

# New Ideas for Downtown Spaces and Places

## Project Overview

Downtown Dayton is rich in historic architecture and unique buildings. While the collection of office space downtown is a varied and interesting one, some of our current office inventory is underutilized. In order to more appropriately align available commercial space in downtown Dayton to the future needs of our community, the Downtown Dayton Partnership, in conjunction with the local chapter of the American Institute for Architects and ten local architectural firms, spearheaded a project to evaluate reuse opportunities for a series of downtown properties.

Local firms lending their services pro bono include:

- App Architecture
- The Architectural Group
- Earl Reeder Associates, Inc.
- Greg L. Lauterbach, Architect, LLC
- Jeff Wray Architects
- John Poe Architects, Inc.
- Levin • Porter • Associates • Inc.
- Lorenz Williams, Inc.
- Matrix Architects
- Rogero Buckman Architects

In total, firms donated over \$180,000 worth of their professional creative time to this initiative and the results are outstanding. A special thanks to all of the firms and architects who participated in this project. It is extremely generous of them to lend their expertise in support of our center city.

The goal of the initiative is to imagine new potential uses for each property and link them to potential developers who will help bring the plans to life. Urban office spaces, mixed-use, and housing are some of the options the architects have explored in their designs, as you will see in the following pages.

Properties evaluated in this project include:

- 146 E. Third Street
- 20 S. Jefferson Building
- 25 S. Main Street
- David Building
- Third National Bank & Trust Building
- Leigh Building
- Merchant's Row Streetscape (E. Third Street)
- Price Stores Building
- Transportation Center
- The Walker Building

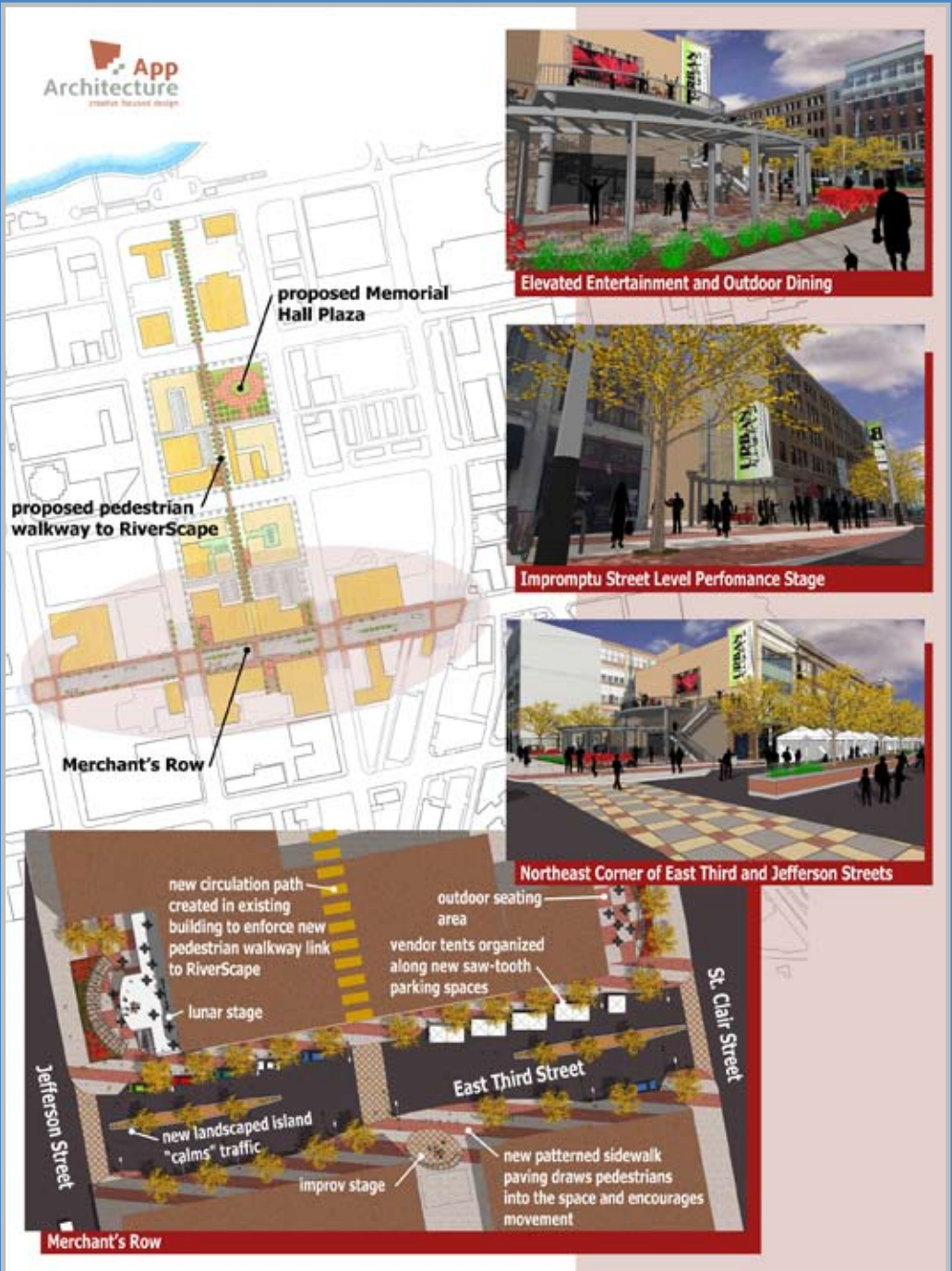
Enjoy looking at all of the potential re-use designs in this brochure and be sure to visit [www.downtowndayton.org](http://www.downtowndayton.org) for additional renderings and details on each design.

Are you a commercial developer or prospective investor looking for a dynamic development opportunity? Contact the Downtown Dayton Partnership for more information at 937-224-1518, or visit [www.downtowndayton.org](http://www.downtowndayton.org).



# Merchant's Row Streetscape Third Street between Main and Patterson Blvd.

App Architecture



3

**Merchant's Row** is located on East Third Street and currently features a variety of retail and professional service businesses. A redesign of the streetscape between Main Street and Patterson Boulevard offers a variety of enhancements to the area, including transforming the street into an impromptu performing and visual arts destination. Additional highlights include:

- Elevated lunar stage and outdoor dining with a public sound system for plug-in performance
- Trees and landscaping for shade while enjoying performing artists
- Easy-to-navigate saw-tooth on-street parking
- A pedestrian walkway link to RiverScape





# The Price Stores Building 52 South Jefferson Street

Earl Reeder Associates, Inc.



EARL REEDER ASSOCIATES, INC.  
346 Jones Street Dayton, Ohio 45410 937-461-7753

**BUILDING AMENITIES:**  
26,800 SQUARE FEET  
FIVE STORIES PLUS A BASEMENT  
FIRE SUPPRESSION SYSTEM  
TWO EGRESS STAIRS AT OPPOSITE CORNERS  
COMMERCIAL ELEVATOR  
1915 HISTORIC BUILDING

**SITE AMENITIES:**  
CENTRAL LOCATION  
PROMINENT CORNER LOT  
VIEW OF DAVE HALL PLAZA  
NEAR HOUSING & BUSINESS  
DAYLIGHT ACCESS THREE SIDES  
30'-0" LOT NORTH OF BUILDING

**PROPOSED BUILDING:**  
UNVAIL HISTORIC BUILDING  
DOWNTOWN MARKET & DELI  
16 MARKET RATE LOFT UNITS  
BALCONIES FOR LOFT UNITS

**PROPOSED SITE:**  
ENHANCE BLOCK MASSING  
DEVELOP PARKING COURT  
PROVIDE GREEN SPACE



VICINITY MAP



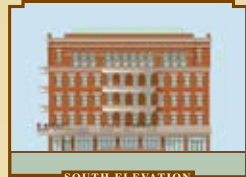
THE CITY MARKET BUILDING



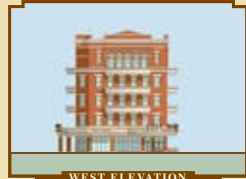
VIEW FROM SOUTH JEFFERSON STREET



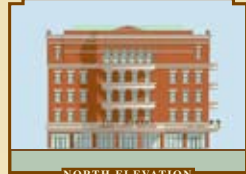
THE CITY MARKET BUILDING



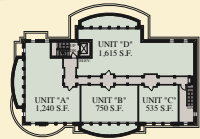
SOUTH ELEVATION



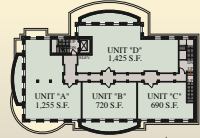
WEST ELEVATION



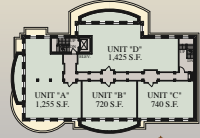
NORTH ELEVATION



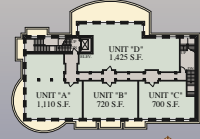
FIFTH FLOOR



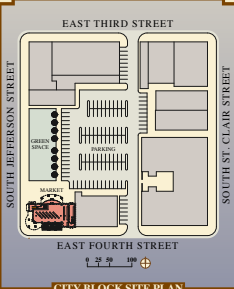
FOURTH FLOOR



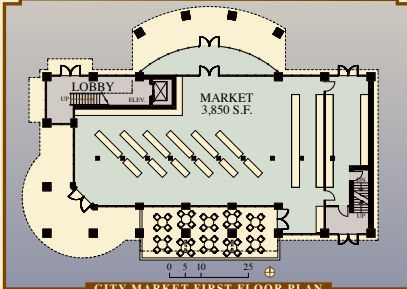
THIRD FLOOR



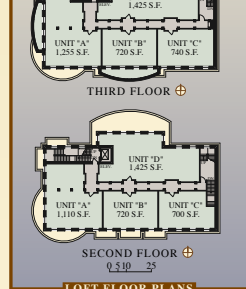
SECOND FLOOR



CITY BLOCK SITE PLAN



CITY MARKET FIRST FLOOR PLAN



LOFT FLOOR PLANS

The Price Stores Building is a downtown landmark at the corner of Jefferson and Fourth Streets. Reimagined as the City Market Building, this property has the potential to be a retail/residential mixed use development that unveils the existing historic building façade and offers the following features:

- Amenities include a market and deli
- 16 market rate loft units with balconies
- Green space and central parking court



# The Gagel Building 146 East Third Street

Greg L. Lauterbach, Architect, LLC



6



Located on Merchant's Row just blocks from the heart of downtown and the Oregon Arts District, **the Gagel Building** is redesigned as a "green" mixed use project that features four ground-level retail units and 12 two-bedroom loft apartments. Additional amenities include:

- Green roof system with rain capturing troughs
- Indoor bike and scooter storage
- SmartShare car-share program with a SmartCar devoted to residents
- Private balconies overlooking Third Street
- Ivy screen wall for solar shading



# The Lindsey Building 25 South Main Street

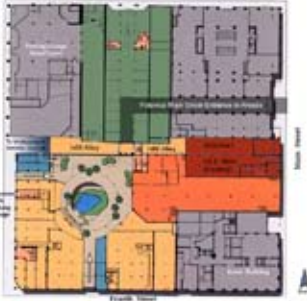
Jeff Wray Architects



- Functional program and viable funding
- Envisioned as component of larger scheme to redevelop Arcade Square
- Listed on the National Register of Historic Places
- Eligible for state, federal historic tax credits, and New Market Tax Credits
- Residential units on floors 3-12 comply with the Low Income Housing Tax Credit requirements
- Single tenant commercial space on floors 1 and 2 in the restored bank lobby space with historic entry
- 5% of electricity provided through south wall solar panel array qualifying for a Federal Energy Tax Credit.
- Restored north and east facades
- Extensive green roof



RENDERING OF SOLAR ARRAY

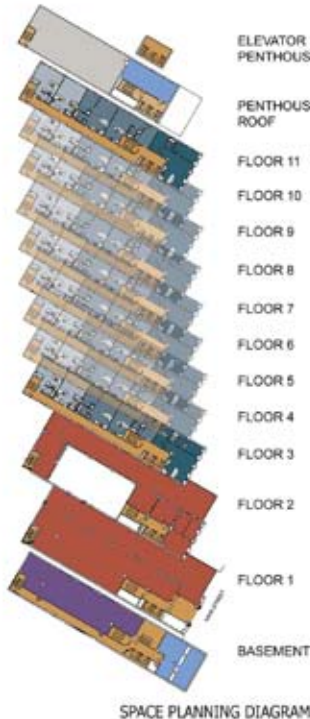


Arcade Diagram - First Floor

- PROPOSED COMMERCIAL SPACE
- PROPOSED METRO PARK SPACE
- PROPOSED OFFICE SPACE
- PROPOSED RETAIL SPACE
- EXISTING STAIR/ELEVATOR SPACE
- EXISTING MCCORMY'S BUILDING
- EXISTING SOUTH MAIN BUILDING



VICINITY MAP



SPACE PLANNING DIAGRAM

- ELEVATOR PENTHOUSE
- PENTHOUSE ROOF
- FLOOR 11
- FLOOR 10
- FLOOR 9
- FLOOR 8
- FLOOR 7
- FLOOR 6
- FLOOR 5
- FLOOR 4
- FLOOR 3
- FLOOR 2
- FLOOR 1
- BASEMENT



25 South Main - Mixed Use Development with Affordable Housing

REVENUES & SAVINGS/FIRES	TOTAL
Partnership Equity	408,543
Capital Development Fees	211,737
Grants	400,000
State Historic Tax Credits	1,476,443
Federal Historic Tax Credits	2,142,526
New Market Tax Credits	0,400,000
LIHTC	1,868,000
Construction Period Income	80
Loan	3,770,000
<b>TOTAL REVENUES</b>	<b>12,184,250</b>
<b>APPLICATIONS (minus tax benefits / credits)</b>	
Pre-construction Development Costs	847,260
Construction	6,962,875
Landscaping & Marketing	9,400
Development Fee Contribution	1,402,216
<b>TOTAL APPLICATIONS</b>	<b>9,221,751</b>
<b>Net Operating Income (NOI) year 1</b>	<b>2,962,499</b>
<b>Total Leverage Ratio (DLR)</b>	<b>5.4</b>
<b>Lease to Value Ratio (LVR)</b>	<b>0.78</b>

RESIDENTIAL USE DISTRIBUTION	SUMMED	BASE PLANS
1 BR	421	Peak electric load (kw)
2 Bedroom	19	Peak solar energy (kw)
3 Bedroom	9	Potential non-solar energy
Efficiency	413	Total SF of solar array
<b>Total</b>	<b>862</b>	<b>Watts per SF (712k w/s)</b>

- COMMON SPACE
- RESIDENTIAL - TWO BEDROOM
- RESIDENTIAL - ONE BEDROOM
- RESIDENTIAL - EFFICIENCY
- CIRCULATION
- GREEN ROOF
- COMMERCIAL
- STORAGE

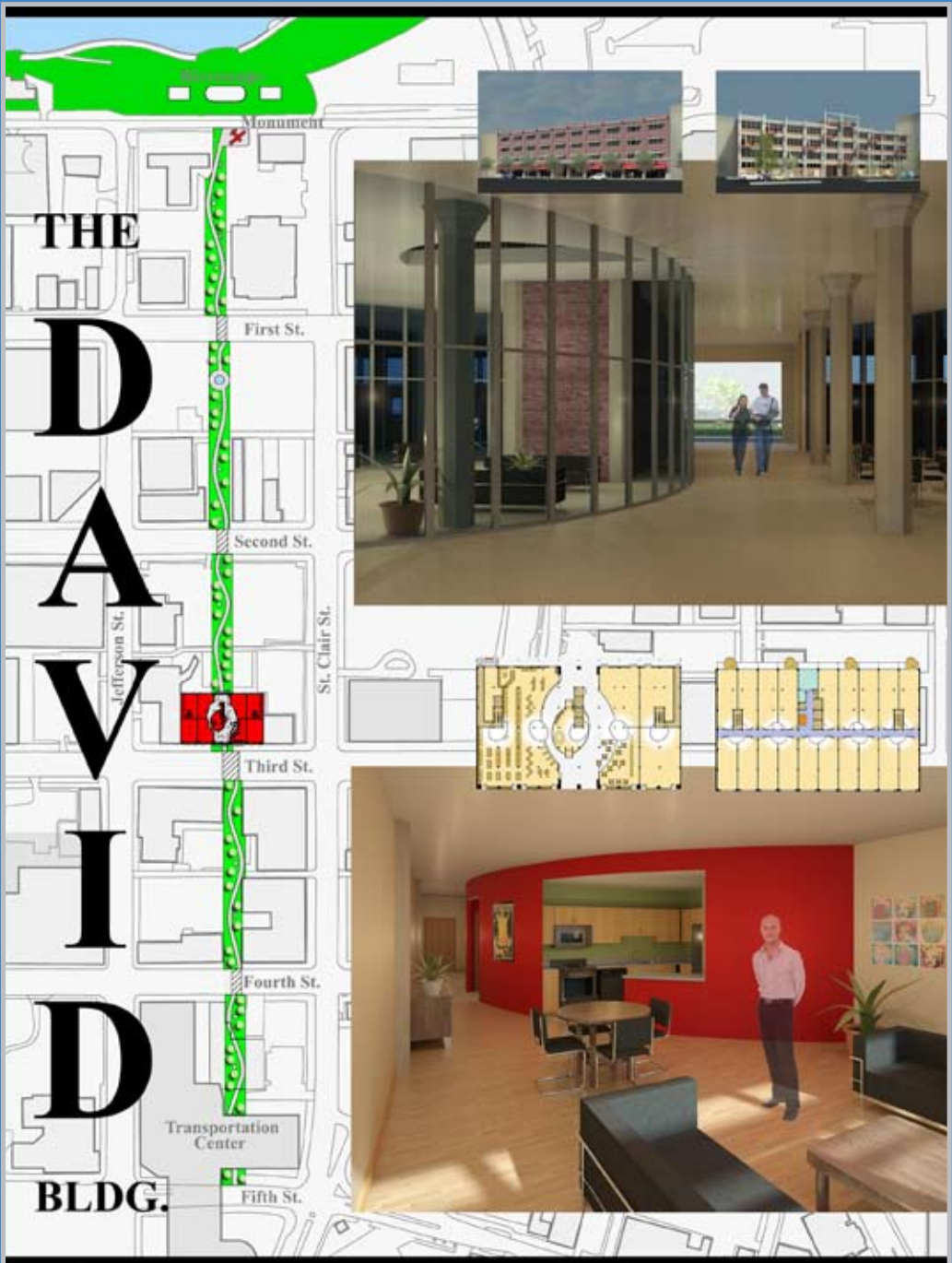
The historic **Lindsey Building** is located on South Main Street next to the Arcade. Re-use options for this building include a mix of residential and retail space that utilizes available tax credits. Single-tenant commercial space is an option for floors one and two, as well as the following residential options:

- 45 residential units in compliance with low income housing tax credits
- 18 efficiencies; 18, 1-bedroom; 9, 2-bedroom
- Penthouse to be utilized as common space
- Extensive green roof and retrofitted solar array



# The David Building 115 East Third Street

John Poe Architects, Inc.



8

**The David Building** is a 100,000 square foot, four-story building located only one block from the heart of downtown. Re-use options include a mix of residential and retail space that includes a pedestrian corridor connecting to Riverscape to the north and Transportation Center to the south. Additional highlights include:

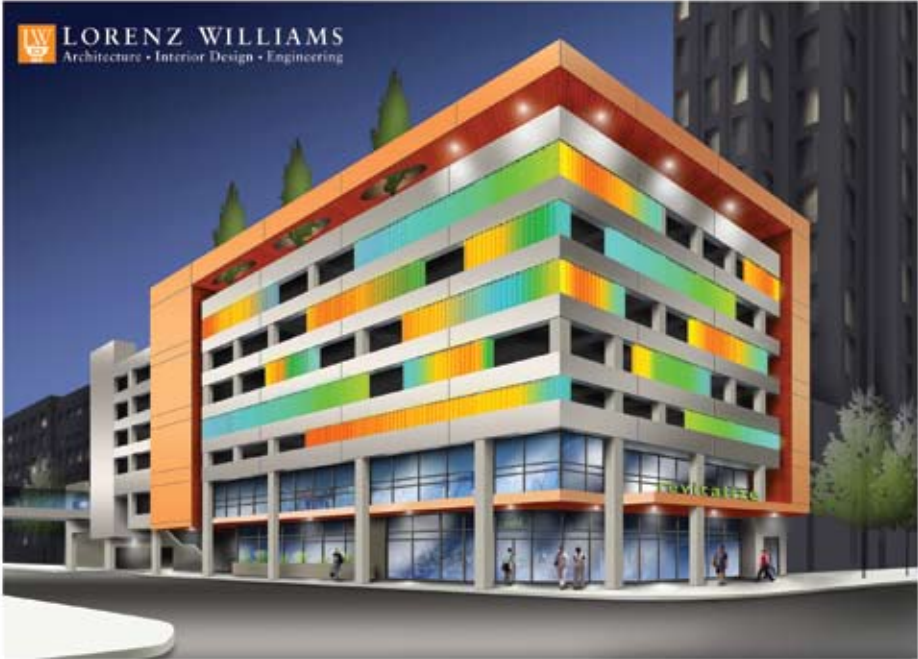
- Retail space available, including proposed grocery and café
- 57 residential units at 1,000 sq ft each and 30 private decks
- Amenities include: fitness center, bulk storage, theater, dining, and rooftop party deck
- Retail, tenant, and on-street in/out parking





# The Leigh Building Corner of Second and Ludlow

Lorenz Williams, Inc.



The new vision for the building is a 35,000 SF health and fitness center. The program features state-of-the-art facilities highlighted by a climbing wall that extends through the circular entrance ramp of the parking garage. Bright LED louvers enhance the building's visual interest.



Located on the corner of Second and Ludlow Streets, the **Leigh Building** offers 35,000 SF of commercial space and a 300-car parking garage. The health and fitness center is an amenity that is designed to attract downtown residents and commuting business professionals. The center features exercise and wellness facilities, including lap and therapy pools, cardio theatre, child care and a café. The exterior of the building has been transformed to infuse energy into the central business district. The building was designed by Lorenz Williams in 1977. The original tenant was State Fidelity Savings.



# The Bernie's Music Building 20 South Jefferson

Matrix Architects



## GEARS Building Highlights

### Basement Floor

2,970 S.F.

- Bicycle Storage
- Bicycle Rental
- Bicycle Service Center
- Bicycle Self-Repair

### First Floor

2,830 S.F.

- Biker Self-Serve/Carry-Out Deli
- Biker Bar
- Lounge Seating
- Café Seating
- Bicycle Retail Display
- Kitchen

### Second Floor

1,945 S.F.

- Bicycle Retail Center
- Bicycle Retail Display
- Retail Office

### Third Floor - Scheme 'A'

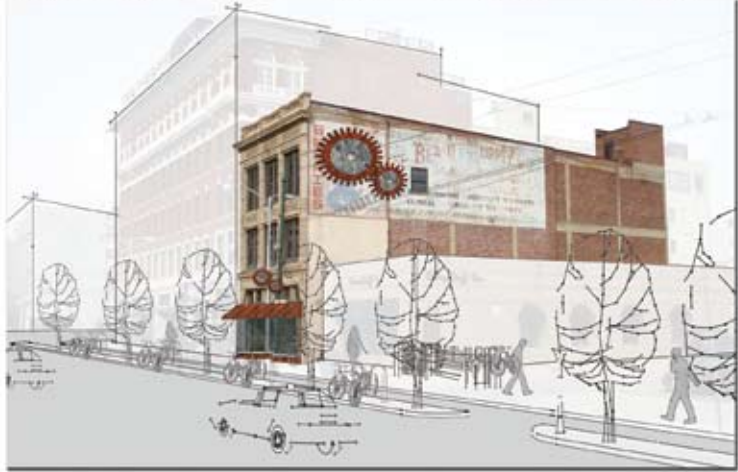
2,840 S.F.

- 2 Bedroom/2 Bath Apartment
- Great Room
- TV Room
- Study
- Laundry

### Third Floor - Scheme 'B'

2,840 S.F.

- (2) 1 Bedroom/1 Bath Apartments
- Living Area
- Laundry



11

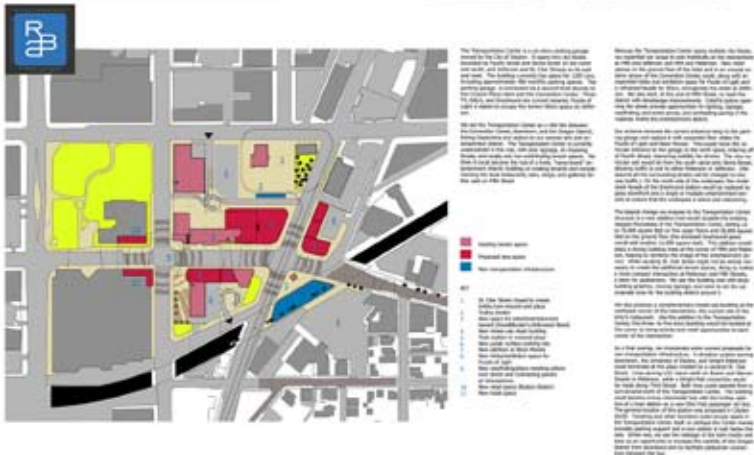
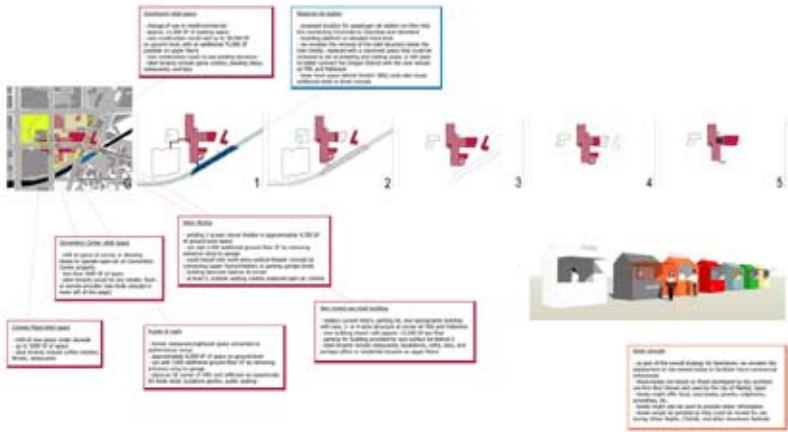
The former **Bernie's Music Building** on South Jefferson is a historic property that is reimagined as the Gears Building – a residential/retail mixed use project. Features of the redesign include bicycle storage, retail, service, and self-repair areas. Additional highlights include:

- Floor 1 retail, including: self-serve/carry-out deli; biker bar; lounge and café seating; retail display
- Floor 2 retail, including: retail bicycle, accessories, and apparel display and sales
- Floors 3-4 residential options: 1) One 2-bedroom apartment; 2) Two 1-bedroom apartments



# Transportation Center On Fifth between Patterson and Jefferson

Rogero Buckman Architects



**The Transportation Center** currently serves as a parking garage for the Dayton Convention Center, Crowne Plaza Hotel and a variety of downtown businesses. The re-use plan envisions it as an entertainment venue, a lively hub for the many local restaurants, bars, shops, and galleries surrounding it. Other highlights of the redesign include:

- Streetscape improvements, including colorful pylons for lighting, signage, and event power
- New building addition clad with building graphics, moving signage, and neon
- New infrastructure, including streetcar system serving downtown, UD, and WPAFB
- City-owned kiosk concept for micro-commercial enterprises

# Potential Development Incentives

## City of Dayton Incentive Programs

Are you interested in pursuing a development opportunity downtown? The City of Dayton has incentive programs for which you could qualify.

### Dayton Development Fund

Established in 1998, the Dayton Development Fund is a source of grant money set aside by the City of Dayton that can provide business owners with “gap” financing to reduce the amount of equity needed to complete an otherwise fully-financed project. The purpose of the fund is to spur investment within the city limits, creating an environment where companies can grow and increase their competitiveness in the market. Examples of these projects include those that fall into Dayton’s target industries, those creating competitive locations for future development, and those renovating or reusing existing buildings.

### Main Street Corridor Program

Through the City of Dayton’s Main Street Corridor Program, funding is available to developers and building owners who plan to renovate downtown’s vintage buildings located on Main Street, and add to the vibrancy that is evolving in our center city. This program aims to create a high-density, mixed-use area that combines office, retail, and living space while retaining the original characteristics of the structures. The City of Dayton is committed to an investment of \$5 million to this project.

Working in unison with the development community, this program will:

- Support the repositioning of unique, vintage, high-rise buildings that will offer unique, high-character urban space products;
- Sustain replenishment of market driven office and housing products;
- Further the development of Jobs, Amenities and Housing in the urban core.

### Dayton Economic Attraction Program (DEAP)

The City of Dayton recently announced the new Dayton Economic Attraction Program (DEAP). This program offers a financial incentive to new and existing businesses downtown. Effective immediately, businesses that create new jobs in downtown Dayton are eligible to receive a grant equal to 75% of their net new payroll taxes. To qualify for a grant under DEAP, a business must hire a minimum of five full-time employees or create at least \$200,000 in new payroll from new jobs in a given calendar year.

For more information, contact Timothy Downs in the City’s Office of Economic Development at (937) 333-3805 or Assistant City Manager Shelley Dickstein at (937) 333-3611, or the Downtown Dayton Partnership at (937) 224-1518. Visit the City’s website at [www.CityofDayton.org](http://www.CityofDayton.org)



**Downtown Dayton Partnership**  
40 North Main Street, Suite 1360  
Dayton, Ohio 45423  
937.224.1518 | fax 937.224.3602

**[www.downtowndayton.org](http://www.downtowndayton.org)**