

DOWNTOWN DAYTON

SPECIAL
IMPROVEMENT
DISTRICT

2ND QUARTER • 2021

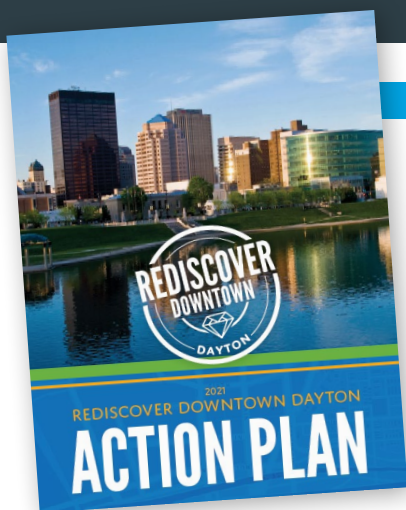
YOUR DOWNTOWN UPDATE

REDISCOVERING DOWNTOWN

RECONNECTING, RECHARGING, AND RECONVENING IN THE CITY

There is still plenty of uncertainty around COVID-19 and the impacts it has had on us all, but downtown Dayton is emerging from the pandemic with renewed and continued strength. Our community has found new ways to support each other and our businesses, and we've grown closer despite all the social distancing. A public anxious to see each other is coming back downtown, activity is returning to our businesses and streets, and projects and progress have continued despite all the challenges.

Hardship can also be a catalyst for creativity, and so many good things are underway so far this year. This report highlights some of downtown Dayton's accomplishments, project updates, and progress during the second quarter of 2021. For additional information or answers to your questions, please contact Sandy Gudorf at 937-224-1518, ext. 224, or at gudorf@downtowndayton.org.



Released this summer, the **Rediscover Downtown Dayton Action Plan** is the result of nearly 100 community leaders, business owners, residents, and stakeholders committed to downtown's continued growth and recovery who gathered to address some of the top challenges and opportunities the COVID-19 pandemic presented for downtown Dayton.

The plan was created at this pivotal moment to provide a **blueprint for downtown's recovery after the pandemic**, but also to capitalize on the opportunities for funding and development, and to leverage the public's energy to rediscover downtown coming out of the shutdown.

The plan includes summaries and recommendations from subcommittees focused on eight different priority sectors:



**Arts, Entertainment,
Culture & Venues**



**Outdoor &
Recreation**



Residents



Future Of Office



**Downtown
Development**



Marketing



**First Floor & Small
Business Relief**



**Public Realm
& Transportation**

So much work has already started, and implementation teams are ready to move the recommendations forward. Read the full Rediscover Downtown Dayton Action Plan at



DOWNTOWN PROGRESS CONTINUES: SECOND QUARTER INVESTMENT HIGHLIGHTS

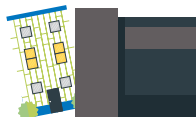


At the **Dayton Arcade**, The Contemporary Dayton welcomed visitors to the inaugural exhibits in the gallery's new home, while residents began moving into the new Arts Lofts apartments. New events in the rotunda included a monthly market, weddings, and other happenings. Planning also was underway for the Arcade's public grand opening events which took place in early August.

The **Fire Blocks** residential units are now completely full, and new commercial tenants include Ascend Innovations and the Greater Dayton Area Hospital Association, new restaurant Jollity, and new business Two Social (opening soon). Additionally, the Home Telephone – Journal Herald Building project was awarded \$1.2 million in Ohio Historic Preservation Tax Credits.

Construction began on **The Sutton**, a new five-story apartment building at 307 E. First St. from Crawford Hoying and Woodard Development, who also currently are constructing **The Monument** apartments across from RiverScape MetroPark.

379 DOWNTOWN
HOUSING UNITS
IN THE PIPELINE



Taft Dayton announced it will expand its office footprint by 25% after it signed a 15-year lease to take up several floors of the Stratacache Tower and open a 3,900-square-foot Taft Center on the first floor for meetings, conferences and events.



Wayland Ventures opened a coworking business called **Genuine Work** in the Motor Car Building at 15 McDonough St. as part of its development in the Oregon East district.

Office tower owners continued to make major investments and improvements, including lobby upgrades, remodeled office spaces, and new amenities. The DDP video series "Elevate" released a new video on Talbott Tower in the second quarter.

Link: Dayton Bike Share expanded its network with the launch of seven new bike hubs in May.

Key pedestrian **crosswalks** throughout downtown Dayton have been improved, including pedestrian refuge islands and curb extensions, upgrading signing and pavement markings, replacing curb ramps, and upgrading pedestrian signals.

The reconstructed, 440-foot long **Deeds Point Pedestrian Bridge** that connects RiverScape MetroPark to Deeds Point park opened in the second quarter.



155 OF THOSE ARE
CURRENTLY UNDER
CONSTRUCTION

NEW BUSINESSES & NEW LOCATIONS

During the second quarter of 2021, several new businesses opened or prepared to open downtown, while others opened expanded locations:

- **Flyboys Deli** – restaurant (219 N. Patterson)
- **The Entrepreneurs Connection** – retail space for local vendors (200 Wayne)
- **GDAHA and Ascend Innovations** – health and hospital associations (new location at 124 E. Third)
- **The Contemporary Dayton** – art gallery (new space in the Arcade)
- **Jollity** – restaurant (127 E. Third)
- **Taft Dayton** – law firm (new space in Stratacache Tower)
- **BBA Café** – restaurant (6 N. Main)
- **Aviatra Accelerators** – entrepreneur support (The Hub at the Arcade)
- **Now & Zen DIY Studio** – terrarium bar and shop (new, expanded location at 121 E. Third)
- **Rich Taste Catering** – catering business (new partnership with Dayton Woman's Club)
- **Weston Solutions** – environmental and infrastructure support (new location at 205 E. First)
- **Streetlight Entertainment Group** – entertainment company (Daywork 130)



Aviatra Accelerators



Flyboys Deli

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.

Q2 SITE
SEARCHES **26** YTD: 38
69% women/minority-owned

Q2 SITE
TOURS **44** YTD: 81
57% women/minority-owned



WELCOME BACK TO YOUR FAVORITE DOWNTOWN EVENTS!

We may still have a way to go before we fully return to life as we knew it, but in the meantime, so many of downtown's signature events and festivals have given us a much-needed taste of normalcy as they've returned to welcome guests. Some highlights include:

- **Levitt Pavilion's** free weekly concerts
- **Dayton Dragons** baseball
- The City of Dayton's **Lights in Flight Festival** & fireworks and **Blues, Funk, & Reggae festivals**
- **RiverScape MetroPark's** Music@Lunch, R&B Hot Summer Nights, Big Band Nights, Pickin' in the Park and more
- Indoor market reopening at the **2nd Street Market**
- **Out on 5th**, weekends in the Oregon District
- Free weekday entertainment from **The Square Is Where**
- Monthly **First Friday** events
- Three **Downtown Dayton Sidewalk Sales** were held this spring
- The **performing arts** are on the way as Dayton Live and other organizations resume live performances soon
- **Cultural festivals** coming back, including the Dayton Art Institute's Oktoberfest and other favorites



Summer fun also returned with some signature events from the AES Ohio Summer in the City lineup. A new format for the **Dayton Adventure** had participants finding clues and completing challenges throughout downtown for prizes, while introducing them to some new downtown businesses and amenities. On August 7, **Art in the City** returns with more than 300 local artists all over downtown, tons of hands-on art activities, live performance and demos, an artisan market, the return of the two-week Art in the City Juried Art Show, and much more. [Find a calendar of downtown events at downtowndayton.org](http://downtowndayton.org).



RETENTION & EXPANSION UPDATE

Retention and expansion efforts are a critical part of the DDP's proactive approach to growing the number of jobs downtown, as well as identifying and addressing any issues existing businesses may have. The DDP's goal in 2021 is to visit 125 businesses. Activity during the second quarter:

Q2 R&E
VISITS **43** YTD: 63
42% women/minority-owned



RETAIL LAB SPRING COHORT COMPLETES WORKSHOP SERIES

The Downtown Dayton Retail Lab is an intensive **12-week experience for business owners aiming to launch or grow their first-floor business** in downtown Dayton. In the second quarter, the Spring 2021 Retail Lab participants completed their workshop series and transitioned to working with service providers to implement their business improvement projects. This cohort has nine businesses, including five minority-owned and seven women-owned businesses. They will present their progress at a Demo Day event in August. Selection of the Fall 2021 cohort takes place in July.



NEW INITIATIVE AIMS TO IDENTIFY PLACEMAKING PROJECTS FOR DOWNTOWN ACTIVATION

In the second quarter, the Downtown Dayton Partnership launched a new initiative called **Place Lab**. The Place Lab is an approach to prioritizing and implementing lean, creative, tactical **placemaking projects designed to make downtown places more vibrant, inclusive, engaging, and connected**. For 2021, the focus will be on projects that support COVID-19 relief and downtown reopening efforts to help businesses enhance street-level activation. Watch for more information on Place Lab projects later this year. For additional details, contact Laura Woeste at (937) 224-1518, ext. 229.





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The 2021 AES Ohio Summer in the City continues through September,
and many of your favorite festivals and events are back!

- **Dayton Funk Festival (Aug. 15)**
- **Dayton African American Cultural Festival (Aug. 21 & 22)**
- **Dayton Reggae Festival (Sept. 5)**
- **Drive-thru Dayton Greek Festival (Sept. 10-12)**
- **Hispanic Heritage Festival (Sept. 18)**
- **Oktoberfest (Sept. 24-26)**

Visit DowntownDayton.org to view the online events calendar or download an AES Ohio Summer in the City events and activities guide.

AMBASSASORS KEEP DOWNTOWN CLEAN & SAFE

The DDP oversees the Downtown Dayton Ambassador Program. Our downtown Ambassadors have continued their work keeping the city clean and safe while following all the necessary pandemic protocols. Here is a summary of the Ambassadors' work in the second quarter of 2021.



	Q2	YTD
CUSTOMER SERVICE ASSISTANCE	107	267
PANHANDLING INCIDENTS ADDRESSED	8	18
TRASH COLLECTED (LBS)	32,771	59,799
GRAFFITI REMOVED	97	122



100+
PLANTERS FILLED

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

DOWNTOWN DAYTON SPECIAL IMPROVEMENT DISTRICT BOARD OF DIRECTORS

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Sandra Gudorf, President, Downtown Dayton Partnership