

DOWNTOWN DAYTON

SPECIAL
IMPROVEMENT
DISTRICT

1ST QUARTER • 2022

YOUR DOWNTOWN UPDATE



DowntownDayton.org

WELCOME BACK DOWNTOWN

RETURNING TO WORK, RETURNING TO FUN, AND RETURNING TO SOME NORMALCY



We're certainly aware that the COVID-19 pandemic and its effects are not fully behind us, but we've seen so many positive signs of normalcy during the first quarter of this year. **Many downtown employees have returned to the office** with more on the way every day, and **downtown streets and businesses have been busier** and more active than we've seen in a long time. Caution is still there, and some things have changed, but we've been so happy to see familiar faces and sights these past few months.

Our **annual survey of downtown businesses** told a similar story. It's clear that the pandemic has brought challenges in staffing, supply chain issues, and changes to how business is done, but it's also apparent that most of our downtown businesses are resuming mostly normal operations and seeing things improve on many fronts.

As we move toward the summer months, there will be so many opportunities to welcome employees back, reconvene with old friends, and enjoy what makes downtown Dayton so special. **We encourage you to visit downtowndayton.org to keep up with dozens of summer events, festivals, and other fun downtown**, as well as all the progress being made in our center city.

Despite the challenges of the past couple years, much work and positive momentum has continued downtown. This report highlights some of downtown Dayton's accomplishments, project updates, and progress during the first quarter of 2022. For additional information or answers to your questions, please contact Sandy Gudorf at 937-224-1518, ext. 224, or at gudorf@downtowndayton.org.



DOWNTOWN PROGRESS CONTINUES: FIRST QUARTER INVESTMENT HIGHLIGHTS

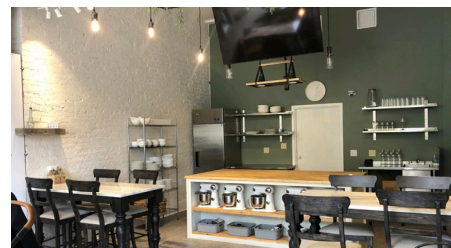
The **Dayton Arcade** project continued to make progress on renovations of the South Arcade, while an announcement was made for a new café, coffee shop, and art space to begin construction for a future opening in the rotunda's perimeter.

At the **Fire Blocks** development, construction continued on the former Price Stores building, part of a project which recently was awarded \$1.2 million in Ohio Historic Preservation Tax Credits.

The Dayton City Commission approved spending \$2.5 million on repairs to the **Centre City building** at 40 S. Main St. to secure and stabilize the building and prepare it for redevelopment.



The **Dayton Convention Center** took another step forward on its \$35 million renovation project, choosing Messer Construction Co. to take on the two-year project. Construction on the project is slated to begin in the fourth quarter of this year.



Grist Provisions finished construction on its expansion project to provide more dining space and space for events, pop-up dinners, wine tastings, and classes.

Developers for the former Algonquin Hotel, Revive Living Developments LLC, are pursuing state historic tax credits for a \$23 million renovation of the property at **11 S. Ludlow St.** The mixed-use property is slated to have 103 apartments and first-floor commercial space, including a restaurant, full-swing golf simulator, and duckpin bowling. The state preservation office will announce recipients of the spring 2022 round of funding in June.

Construction also continued on another hotel project, the **Hotel Ardent** on Main Street.

Office tower owners continued to make major investments and improvements, including lobby upgrades, remodeled office spaces, and new amenities.



More than **\$250 million in projects** are under construction or in the pipeline within two blocks of Main Street in the core of downtown Dayton.

Construction continued on Crawford Hoying and Woodard Development's projects **The Sutton**, a new five-story apartment building at 307 E. First St., and **The Monument** apartments across from RiverScape MetroPark. Work also got underway on **The 503**, the new apartment project from Weyland Ventures in Oregon East.

469 DOWNTOWN HOUSING UNITS IN THE PIPELINE

316 OF THOSE ARE CURRENTLY UNDER CONSTRUCTION

1,837 MARKET RATE UNITS IN THE DOWNTOWN CORE
79.6% INCREASE SINCE 2010

NEW BUSINESSES & NEW LOCATIONS

During the first quarter of 2022, several new businesses opened or prepared to open downtown, while others opened expanded locations:

• **Me'Yanna Berry Co.** – bakery & treat shop (15 E. First)

• **EmBARK** – dog supply shop (St. Clair Lofts)

• **Gather by Ghostlight** – cafe, coffee, and art space (coming to The Arcade)

• **TheatreLab** – theater group (116 N. Jefferson)

• **After5** – women's wear shop (The Fire Blocks)

• **Now & Zen DIY Studio** (new location in The Fire Blocks)

• **Corner Kitchen** – restaurant (reopened under new ownership at 613 E. Fifth)

• **Gulzar's Indian Cuisine** – restaurant (217 N. Patterson)

• **Tony & Pete's** – deli and specialty grocer (opening soon in The Fire Blocks)

• **CountyCorp** – not-for-profit (new lease at 130 W. Second)

• **Fidelity Lawyers Title Agency** – title and closing services (new lease at 10 W. Second)

• **Sole Touchers** – new & used shoe shop (St. Clair Lofts)

• **ZaLaDaS** – party planning and event space (10 S. Patterson)

• **Onyx & Ash** – salon (St. Clair Lofts)

• **Vicinia Barbershop** – barber (601 E. Third in the Manhattan)

• **The Bridal House** – wedding apparel & alterations (400 E. Fifth)

• **Four Acres Photography** – photography studio (123 Webster)

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.

Q1 SITE SEARCHES 12
50% women-owned
33% minority-owned

Q1 SITE TOURS 29
41% women/minority-owned



GEARING UP FOR SUMMER IN THE CITY

Warmer weather appears to finally be getting here, and that means it's time for the **AES Ohio Summer in the City!** The Downtown Dayton Partnership is bringing back the series of signature events for another season, and as employees return to the office and others are getting out and about again, the summer is full of great ways to reconnect, reconvene, and rediscover downtown Dayton.

Here are just some of the ways you can welcome summer and welcome back your friends, coworkers, employees, and others downtown:

• **The Square Is Where, May-September:** Free lunchtime programming is back on Courthouse Square from 11:30 a.m. to 1 p.m. weekdays. Enjoy oversized games, picnic tables, food vendors, and live entertainment including musical acts, trivia, music bingo, and much more. Grab your friends and coworkers and take a midday break outdoors!

• The popular **Downtown Adventure** event took place on May 21. This fun scavenger hunt has teams exploring downtown, looking for clues, completing challenges, and answering riddles for the chance to win one of several prizes.

• Mark your calendar now for the next **Art in the City** event, to be held August 6. Art in the City will once again kick off a juried art show in businesses throughout downtown, and be a celebration of Dayton's visual and performing arts groups, with hundreds of artists participating in demos, exhibits, and fun activities throughout the city.

• **Out on 5th** has returned to the Oregon District! Fifth Street will close to vehicular traffic between Patterson Boulevard and Wayne Avenue on weekends, to create a pedestrian mall with more space to shop, dine, and relax in the open air. Out on 5th will continue every Friday, Saturday, and Sunday through the spring and summer months.



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 2022 is to visit 125 businesses. Activity during the first quarter:

Q1 R&E VISITS 22

32% women-owned, 5% minority-owned

• **Festivals:** Downtown is home to many fantastic community festivals, including the Dayton Celtic Festival, City of Dayton's Summer Music Series, great events in the Oregon District, and many more.

• **Levitt Pavilion:** Downtown's newest outdoor venue is always a hit, and now 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. Download a handy **2022 AES Ohio Summer in the City Events & Activities Guide** at downtowndayton.org.



RETAIL LAB UPDATE

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. The **second Retail Lab Pitch Contest** took place March 30, featuring members from the fall 2021 cohort. Coming in at first place was Dustin Pickett with Scattered LLC, a furniture and home goods retailer featuring independent makers from the African diaspora. Michelle Person came in second place for her new early childhood education program, "Meanwhile in Africa," offering a culturally responsive curriculum. Both winners are Black-owned businesses, and Person is also a woman-owned business. Special thanks to Fifth Third Bank for their support of the Retail Lab and the Pitch Contest.

The spring class of 2022 began its first Retail Lab sessions. This cohort includes six minority-owned businesses and six women-owned businesses. Overall, the Retail Lab counts **37 businesses** among its current cohort and recent graduates. **34** of those businesses are minority-owned and/or women-owned. The next class will take place in the fall; applications are set to open in the third quarter.



The Bridal House



Sole Touchers



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.



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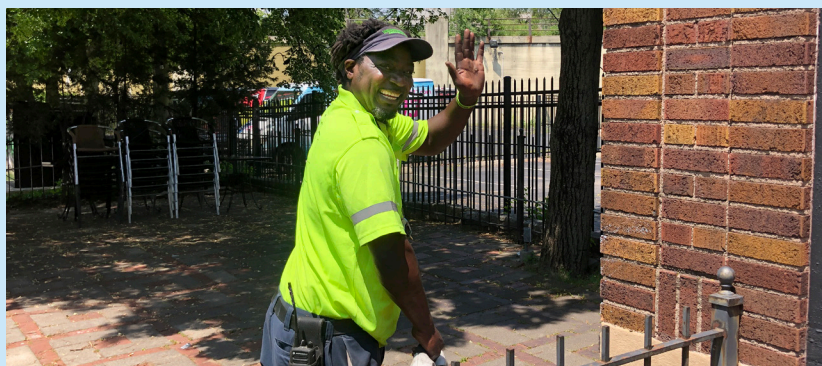


Visit
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AMBASSASORS KEEP DOWNTOWN CLEAN & SAFE

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 first quarter of 2022.

	Q1
CUSTOMER SERVICE ASSISTANCE	61
PANHANDLING/HOMELESS ASSISTANCE	40
TRASH COLLECTED (LBS)	30,384
GRAFFITI MITIGATED	63



DOWNTOWN DAYTON SPECIAL IMPROVEMENT DISTRICT BOARD OF DIRECTORS

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