

2ND QUARTER • 2022

DOWNTOWN DAYTON
SPECIAL
IMPROVEMENT
DISTRICT

YOUR
DOWNTOWN
UPDATE



DowntownDayton.org

A SEASON FULL OF ACTIVITY

NEW DEVELOPMENT, FUN EVENTS, & MORE OFFICE WORKERS MAKE FOR AN ACTIVE CITY



One of the highlights of the first half of this year has been **seeing activity return to downtown streets**. We'd missed that bustle and energy during the height of the pandemic, and it's been so nice to see that vibrancy return to downtown Dayton.

Granted, some of the activity never left -- Covid didn't keep **new development projects** from springing up downtown and, as we've reported before, we've seen **new businesses opening** in the center city at a rate that would've been impressive in "normal" times, let alone in the circumstances we were facing.

Those trends have continued into the first half of 2022, but now we're also seeing other types of activity return. More companies have **resumed in-office work**, including some of downtown's largest employers, bringing more foot traffic to the streets and more patronage of downtown's small businesses.

Entertainment venues have been on the rebound as well. Statistical analysis has revealed that visitor traffic to evening and weekend destinations is **nearly fully recovered** at about 92% of pre-Covid traffic. The spring and summer months also have brought the return of so many of our favorite downtown **festivals and events**--and, judging by the crowds, it looks like we're all itching to get back out there again.

There's more to be done, but we're encouraged to see so much activity back downtown. Let's keep it going--**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.

This report highlights some of downtown Dayton's accomplishments, project updates, and progress during the second 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: SECOND QUARTER INVESTMENT HIGHLIGHTS



The **Dayton Arcade** project continued to make progress on renovations of the South Arcade, while radio station WYSO signed a lease for a new 500-square-foot studio and recording space at the corner of Fourth and Main.

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 Century opened its upstairs event space, and a new deli and market opened on Third Street. Developer Windsor Companies also is beginning construction on the Grant-Deneau Tower at 40 W. Fourth St.



Tony & Pete's in the Fire Blocks

\$5 million in State Historic Tax Credits were secured for the project to rehabilitate the **Centre City** building at 40 S. Main St. A \$74.3 million redevelopment project has been proposed to turn the building into a mixed-use facility with 200 housing units and more than 53,000 square feet of commercial space. The project is led by The Model Group and Cross Street Partners, the same group overseeing renovation at the Dayton Arcade.

A \$2.1M project is in the works for **Sinclair College**. The renovation will bring Sinclair's eLearning Division and Center for Teaching and Learning Division under the same roof in Building 4. A new innovation lab will then be added to the same building. The innovation lab will anchor the two departments and allow students, staff, and faculty to brainstorm and test new technologies.

The third phase of an \$18 million renovation project is now underway at **YWCA Dayton**. The first two phases of the Renovating Lives project have been completed, and construction crews are now shifting focus to areas of the first floor and some individual spaces that they hope to have completed by the end of this year. Phase three of the project will include a community and meeting space, a commercial kitchen, and a lobby upgrade.

Construction continued on the **Hotel Ardent** project on Main Street. The hotel is expected to open in the fourth quarter of this year or the first quarter of 2023.

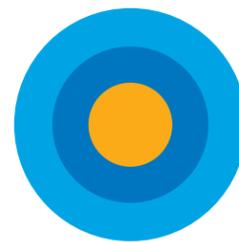


Hotel Ardent rendering

140 new electric bicycles will start hitting the street in July for **Link: Dayton Bike Share**. The new shipment of bikes more than doubles the supply of Link's electric-assisted bicycles. Link initially expects to activate about 100 of the new bikes to start and will add more to its fleet based on demand.

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

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.



\$250M+
IN PROJECTS UNDER CONSTRUCTION OR IN THE PIPELINE IN THE CORE OF DOWNTOWN DAYTON

NEW BUSINESSES & NEW LOCATIONS

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

- **The International Peace Museum** – museum (new location at 10 N. Ludlow)
- **Heart Mercantile** – Oregon District shop (new location at 601 E. Fifth)
- **The Century Upstairs** – event space above The Century Bar (18 S. Jefferson)
- **WYSO** – radio station (new studio and recording space coming to the Arcade)
- **Champlin Architecture** – architecture firm (new location at 10 S. Patterson)
- **Apower Media** – marketing firm (400 E. Fifth)
- **Tony & Pete's** – deli & specialty grocer (129 E. Third)
- **Starbucks** – coffee shop (Schuster Center Wintergarden)
- **Gulzar's** – Indian restaurant (217 N. Patterson)
- **Henny Penny** – food service equip. (satellite office planned for The Manhattan)
- **Drone Express** – drone logistics firm (headquarters coming to The Firefly bldg.)



The Century Upstairs

- **Infinity Labs** – defense firm (temporarily in the Arcade while building headquarters at 118 E. Fourth)
- **Check Your Head** – smoke and gift shop (438 E. Fifth)
- **Iron Dog Salvage** – furniture, design, & antiques (504 E. Fifth)
- **Gem City Laser** – custom-made gifts (116 N. Jefferson)
- **The Remedy Studios & Events** – studio space (The Firefly building)
- **Now & Zen DIY Studio** – (new location in the Fire Blocks)
- **Tangram Flex** – software integration (second downtown office at 444 E. Second)
- **After5** – women's wear shop (coming to 111 E. Third)
- **The Reserve on Third** – lounge and bar space (coming to 452 E. Third)

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 **6** YTD: 18
67% women/minority-owned

Q2 SITE TOURS **6** YTD: 39
67% women/minority-owned



SUMMER EVENTS ARE BACK DOWNTOWN!

It's been great to see some of our favorite summer festivals and events return this past quarter, with streets full of fun and activity. Things got off to a great start in May with the return of free lunchtime programming on Courthouse Square via **The Square Is Where**, as well as the return of **Out on 5th** weekends in the Oregon District and free weekly concerts on the lawn at **Levitt Pavilion**.

May also brought the first **AES Ohio Summer in the City** signature event, the **Downtown Adventure**, which had hundreds of participants finding clues and completing challenges throughout downtown for prizes, while introducing them to some new downtown businesses and amenities. June and early July saw the return of Dayton's **Pride** festivities, cultural festivals, and the **Lights in Flight** fireworks display.



Preparations were underway during the second quarter for the popular **Art in the City** event, held August 6. Art in the City once again kicks off a juried art show in businesses throughout downtown, and is a celebration of Dayton's visual and performing arts groups, with hundreds of artists participating in demos, exhibits, and fun activities throughout the city.

Summer's a great time to get out and explore downtown Dayton, and we're looking forward to so many great festivals, Dayton Dragon's baseball games, First Fridays, concerts and events at RiverScape MetroPark, and much more.

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**.



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 second quarter:

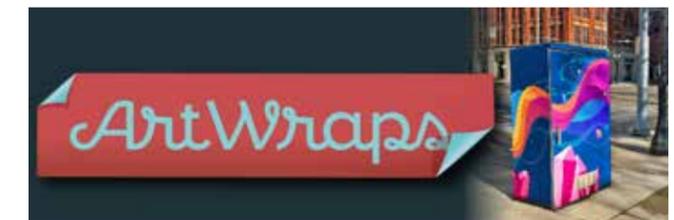
Q2 R&E VISITS **41** YTD: 84
42% women/minority-owned



NEW PROGRAM LETS PARKERS PAY BY PHONE

Street parking in downtown Dayton became easier and more convenient with the launch of the **Passport Parking** mobile payment option this spring. Motorists are now able to pay electronically with a credit or debit card by connecting with the Passport Parking app on a smartphone. Once an account is established using an email address or phone number, customers can begin a parking session by entering the zone and parking space identifiers posted at the parking site. Parking periods can be extended remotely, up to the time limit posted.

The Passport Parking option is available at nearly 1,300 parking spaces downtown. The existing cash and credit card payment options installed on parking meters continue to be available, but Passport provides an additional, convenient option for mobile payment. The app is free to download from the App Store and Google Play. Users can also manage parking at passportparking.com. For more information on using Passport Parking in downtown Dayton, visit daytonohio.gov/parking.



NEW ART WRAPS HITTING DOWNTOWN STREETS SOON

The Downtown Dayton Partnership and The Contemporary Dayton are teaming together to enliven downtown streetscapes with **ArtWraps**, a new project to "wrap" utility boxes with original designs by area artists. Selected designs will be commercially printed and installed by project partner, Digital Fringe.

A call for entries went out in the second quarter, with 15 designs expected to be selected this round. Watch for these colorful, surprise works of art to appear downtown in August.



The 2022 AES Ohio Summer in the City continues through September

with many of your favorite festivals and downtown events!

- **Dayton Funk Festival (Aug. 14)**
- **Dayton African American Cultural Festival (Aug. 20 & 21)**
- **Dayton Reggae Festival (Sept. 4)**
- **Dayton Greek Festival (Sept. 9-11)**
- **Hispanic Heritage Festival (Sept. 17)**
- **Oktoberfest (Sept. 23-25)**

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



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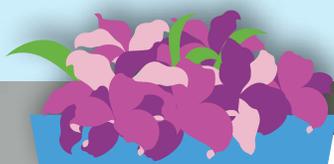
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AMBASSASORS KEEP DOWNTOWN CLEAN & SAFE

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 second quarter of 2022.



	Q2	YTD
CUSTOMER SERVICE ASSISTANCE	388	449
PANHANDLING/HOMELESS ASSISTANCE	127	167
TRASH COLLECTED (LBS)	37,849	68,233
GRAFFITI MITIGATED	713	776



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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Treasurer: Carolyn Rice, Montgomery County Commissioner

Secretary: Anne Pfeiffer, Big Brothers Big Sisters of the Greater Miami Valley

Shelley Dickstein, City Manager, City of Dayton

Ryan Powell, LPI Properties, Inc.

Steve Skerl, CareSource

Sandra Gudorf, President, Downtown Dayton Partnership