

DOWNTOWN DAYTON  
**SPECIAL  
IMPROVEMENT  
DISTRICT**

3RD QUARTER • 2022

# YOUR DOWNTOWN UPDATE



[DowntownDayton.org](http://DowntownDayton.org)

## FEELING THAT ENERGY AGAIN!

FUN EVENTS, NEW DEVELOPMENT, & SUPPORT OF SMALL BUSINESSES HIGHLIGHT A BUSY QUARTER



2022 has been a busy year, and the third quarter was no exception. The summer months are always full of activity, and this year we saw so many of our favorite downtown **festivals and other events** come back to full strength and return to the traditions we know, love, and had missed during the pandemic. It was great to be together again and feel that vibrancy coming back to our city.

Downtown **development projects** took advantage of the warm weather and great progress was made on those investments in our downtown as we saw new housing options, exciting renovations and expansions, new amenities, and more taking shape throughout the city, giving us a taste of what's to come. Several of these projects were shown first hand to area real estate professionals and others on our successful **Downtown Development Tour**.

**New businesses** have continued opening downtown at an impressive rate. Those small businesses are the backbone of our city, and much of our third quarter work was devoted to initiatives that help support the entrepreneurs and others who want to see their dreams of owning their own business become reality.

Our **Retail Lab** program held its Pitch Night competition in August, and recently welcomed its Fall 2022 cohort. Retail

Lab is an intensive 12-week experience for business owners aiming to launch or grow their first-floor business in downtown Dayton, and counts 37 businesses among its current cohort and recent graduates, with 34 of those being minority- or women-owned businesses.

We also helped plan and host events during the annual **Dayton Startup Week** and **Gem City Black Business Month**, and supported efforts to launch the \$7 million **First Floor Fund** to help businesses owners obtain low-interest and forgivable loans when other more traditional resources may not be available. The loans are meant to help activate storefront spaces that were impacted by COVID-19.

As we move into the holiday season, we encourage you to continue your support of downtown's small businesses. Despite all the good news there is to report lately, **these businesses still need our help** and depend on strong fourth quarter sales for survival. Let's show them how much they mean to us as we celebrate the season.

This report highlights some of downtown Dayton's accomplishments, project updates, and progress during the third 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](mailto:gudorf@downtowndayton.org).

DOWNTOWN  
PROGRESS  
CONTINUES:  
THIRD QUARTER  
INVESTMENT HIGHLIGHTS



Up to 50 new offices and a new classroom could be coming soon to **The Hub Powered by PNC Bank at The Dayton Arcade**. The planned addition would allow up to 180 companies to operate from inside the space. The Arcade project also continued to make progress this quarter on renovations of the South Arcade, the Dayton City Commission awarded COVID-19 relief funds to a kitchen incubator planned for The Arcade, and popular downtown restaurant Table 33 recently announced plans to relocate to The Arcade.

With the most recent leases signed at 117 and 119 E. Third St., the Huffman Building in the **Fire Blocks District** is officially fully leased. New commercial spaces for the Fire Blocks include the Graphic Arts Building (available), the Home Telephone (former Price Stores) Building (coming soon), and Bird Coin Building (coming soon). Developer Windsor Companies also is beginning construction on the Grant-Deneau Tower at 40 W. Fourth St.

**Biltmore Towers** recently underwent a \$20M renovation project. Each of the 230 units in the building was given a full renovation while the building’s common areas and community spaces also received updates. A fitness center and salon were added to the building in addition to offices, education, and clinic spaces.



Convention Center Rendering

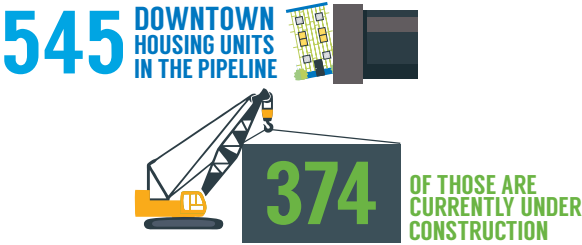
Construction continued on the **Dayton Convention Center’s** \$35 million renovation project, including enhancements and updates to the building’s exterior.

NEW BUSINESSES & NEW LOCATIONS  
During the third quarter of 2022, several new businesses opened or prepared to open downtown, while others expanded:

- **The Ohlmann Group** – marketing firm (130 W. Second)
- **altafiber** – market headquarters and retail store (230 Webster)
- **Midstream Lighting** – sports lighting company (The Hub at The Arcade)
- **Moeller Brew Barn** – brewpub (416 E. First)
- **Brckett Builders** – construction company (418 E. First)
- **Golden Hour Piercings** – piercing shop (411 E. Fifth)
- **Table 33** – restaurant (new location in The Arcade, new concept at 130 W. Second)
- **lola** – event space (130 W. Second)
- **Little Fish** – brewpub (116 Webster)
- **District Market** – grab-and-go food (200 Wayne)

Developer Crawford Hoying released more details about its plan for **The Delco** building. Work is currently underway to turn the former Mendelsons liquidation outlet at 340 E. First Street into a mixed-use building with residential space, retail, restaurants, and a parking garage. Floors five through seven of the building will include 160 luxury apartments, 80,000 square feet of office space, and 18,000 square feet of retail and restaurant space. The Delco is expected to be complete in the spring of 2024.

Construction continued on Crawford Hoying and Woodard Development’s housing projects **The Sutton** and **The Monument**, with both slated to open in late 2022 or early 2023. Work also got underway on **The 503**, the new apartment project from Weyland Ventures in Oregon East.



Construction continued on the **Hotel Ardent** project on Main Street and the **AC Hotel by Marriott** on First Street, with both slated to open early in 2023.

**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.

The **Dayton Dragons** led all 120 Minor League Teams in attendance with an average of 7,935 fans at Day Air Ballpark per 2022 home game, adding up to 444,346 total fans in the stands over 56 home games.

The **Greater Dayton RTA** updated its schedules to provide the same level of service seven days a week, including holidays, to meet the needs of customers, communities, and businesses. RTA also extended its free weekend rides through the remainder of 2022.



- **The Century Upstairs** – event space above The Century Bar (118 S. Jefferson)
- **Tony & Pete’s** – deli and specialty grocer (129 E. Third)
- **Edward A. Dixon Gallery** – art gallery (new location at 222 N. St. Clair)
- **EVentures Rentals** – luxury electric vehicles (118 W. First)
- **Ferguson Construction** – construction company (South Ludlow)
- **Norman’s Pet Supply** – pet supplies (237 N. Main)

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.



ART WRAPS ENLIVEN  
DOWNTOWN STREETS

15 metal utility boxes around downtown are sporting brighter colors and fun designs thanks to submissions from local artists. The first wave of **ArtWraps** designs was unveiled during Art in the City in August, The Downtown Dayton Partnership introduced the project in collaboration with The Contemporary Dayton and sponsored by PNC Bank, CareSource, and the City of Dayton Neighborhood Mini Grant. Artists were asked to submit bold and positive designs that would help transform everyday objects, like utility boxes, into surprise works of art. Selected artists received \$500 for use of their designs. Future phases of the ArtWraps project are planned to begin in 2023.



SEARCH BEGINS  
FOR 8/4 MEMORIAL ARTIST

The **8/4 Memorial** Committee is seeking artists, designers, or architects to design a public artwork to serve as a memorial for the victims of the tragic events that took place in The Oregon District on August 4, 2019. Eligible artists are invited to provide the necessary information via The Contemporary Dayton’s Request for Qualifications by December 5, 2022. The project expectations were carefully established following several public input surveys and meetings, and the committee seeks an artist or group of artists who can understand how this event affected our community and how they can help us pay tribute to the nine people we lost and the countless others who were impacted. For more information, visit [codayton.org](http://codayton.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 third quarter:



A GREAT SUMMER OF EVENTS  
& PLANS FOR A GOLDEN  
HOLIDAY CELEBRATION

The AES Ohio Summer in the City lineup wrapped up this past quarter with a very successful **Art in the City** event, featuring more than 300 local artists throughout downtown, hands-on activities, live performances and demos, an artisan market, an juried art show, and much more. Free lunchtime entertainment on Courthouse Square also continued through September with **The Square Is Where** programming, and downtown was active with concerts at Levitt Pavilion, music and cultural festivals, Dayton Dragons baseball, performing arts shows, activities at RiverScape MetroPark, and so much more. It was great to gather once again and have our favorite events back in full force this year.

As the summer began winding down, our attention turned to ramping up plans for the **50th anniversary of the Dayton Holiday Festival**, presented by AES Ohio. We’ve been making holiday memories downtown for half a century, and this year’s festival will include some special additions and surprises to celebrate what has been a treasured family tradition for the past 50 years!

The holiday fun kicks off on **November 25** with the Grande Illumination tree lighting, sponsored by AES Ohio, and the Dayton Children’s Parade Spectacular in Lights, sponsored by White Allen Chevrolet. Plans have been made for an evening of fun from 4 to 9 p.m., including a special golden tree and other unique touches in honor of the 50th anniversary. In addition to the return of many family favorite holiday activities, new additions this year will include the **Memory Lane on Main** display of historical photographs in windows along Main Street, and a special countdown of our **50 Favorite Things** about the holidays downtown, found on social media (@DowntownDayton) and at [daytonholidayfestival.org](http://daytonholidayfestival.org).

Much more holiday fun is planned downtown all season long! Find more information and a calendar of holiday event highlights at [daytonholidayfestival.org](http://daytonholidayfestival.org) or in downtown businesses. We look forward to celebrating 50 years of making holiday memories with you!





***A family tradition  
for 50 years!***

Visit [DaytonHolidayFestival.org](http://DaytonHolidayFestival.org) for details on  
how to make more memories downtown  
this holiday season.



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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 third quarter of 2022.

	Q3	YTD
CUSTOMER SERVICE ASSISTANCE	1,925	2,374
PANHANDLING/HOMELESS ASSISTANCE	421	587
TRASH COLLECTED (LBS)	58,105	126,338
GRAFFITI MITIGATED	427	1,203



## DOWNTOWN DAYTON SPECIAL IMPROVEMENT DISTRICT BOARD OF DIRECTORS

**Chair:** Shannon Isom, YWCA Dayton

**Treasurer:** Carolyn Rice, Montgomery County Commissioner

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Charlie Samaan, The Riverfront Grande

Sandra Gudorf, President, Downtown Dayton Partnership