

DOWNTOWN DAYTON

SPECIAL
IMPROVEMENT
DISTRICT

YEAR END • 2022

YOUR
DOWNTOWN
UPDATE

"MORE NORMAL" MEETS "THE NEW NORMAL"

A YEAR OF PROGRESS IN THE MIDST OF CONTINUED RECOVERY

The lasting effects of and challenges brought by the pandemic continue to be felt locally and throughout the globe but, all things considered, 2022 was the most "normal" a year has felt in quite some time. In downtown Dayton, we saw a **return to gathering** in person for our favorite festivals and other events, **more activity** in our public spaces and businesses, and a continuation of the **positive momentum** that has revitalized our center city.

Business growth continued downtown this past year, with dozens of **new businesses** opening and bringing more life to our first floor and other spaces. **Investment** in downtown Dayton hit



a new and impressive milestone, and several **major projects** made great progress toward completion with still more future investment announced. The high demand for **downtown housing** also continued while new urban living options were being constructed.

All of that said, while things are certainly looking up, we're not out of the woods just yet. COVID-19 and its effects took a toll on businesses everywhere, and have made things especially difficult for our collection of **small, independently-owned businesses** downtown. These businesses are still struggling, and others are finding it difficult to navigate the "new normal" when it comes to workforce and workplace issues. As such, many of our efforts in 2022 continued to

focus on **supporting these businesses** through their ongoing recovery and providing help in whatever ways we were able. As we work through 2023, we will continue to focus largely on programs and projects designed to assist our downtown businesses and amenities as they return to normal and adapt to the new normal.

This report highlights some of downtown Dayton's accomplishments, project updates, and progress during the fourth quarter and all 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.



PROGRESS CONTINUES: DOWNTOWN INVESTMENT TOPS \$3 BILLION



PUBLIC & PRIVATE INVESTMENTS

SINCE 2010
\$2.18 BILLION COMPLETED
\$848 MILLION IN THE PIPELINE
\$3.03 BILLION TOTAL



Despite economic slowdowns, supply chain issues, and other issues, significant progress continued downtown in 2022. Several highly-anticipated and exciting development projects continued working toward completion, with public and private sector investments in downtown since 2010 now exceeding \$3 billion. Here's a taste of some of the work that continued moving forward in 2022:

Projects & Investment Highlights



Gather by Ghostlight

The **Dayton Arcade** project continued to make progress on renovations while making several announcements for new tenants, including a new concept from Ghostlight Coffee, a new studio and recording space for radio station WYSO, the relocation of restaurant Table 33 to The Arcade, and new Italian restaurant, Est! Est!! Est!!! Construction got underway on a new kitchen incubator planned for The Arcade, and up to 50 new offices and a new classroom were planned as part of an expansion of The Hub.



Home Telephone building

At the **Fire Blocks** development, construction continued on the Home Telephone (former Price Stores) building, The Century Bar opened its upstairs event space, and new deli and market Tony & Pete's opened on Third Street. New commercial spaces for the Fire Blocks include the Graphic Arts Building and Bird Coin Building. Developer Windsor Companies also began construction on the Grant-Deneau Tower at 40 W. Fourth St.



DORA cups from current district

Work continued during the fourth quarter on an **expanded DORA** (Designated Outdoor Refreshment Area) for downtown. The new, larger DORA district is expected to be implemented in the spring of 2023.



Dayton Convention Center rendering

Construction got underway on the **Dayton Convention Center's** \$35 million renovation project, including enhancements and updates to the building's interior and exterior.

Two downtown projects were chosen to receive funds from the Ohio Historic Preservation Tax Credit Program. \$3.8 million in tax credits have been awarded to the **Algonquin Hotel** project at 11 S. Ludlow St., where the vacant hotel is to be renovated into a multi-use building with more than 100 residential housing units on the upper floors and entertainment and dining on the lower levels of the building. The **Centre City Building** will receive \$3.7 million in historic tax credits. The \$90 million project planned for the building is expected to bring 200 residential units and more than 53,000 square feet of commercial space.



Hotel Ardent bar rendering

Construction continued on the project to turn the Barclay Building into a new boutique hotel called **Hotel Ardent**, slated to open in mid-2023. The Water Street District's **AC Hotel by Marriott** announced ongoing hiring and a leadership team and is expected to open in March of this year.

Biltmore Towers 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.

Sinclair College news included a \$2.1 million renovation that brings the eLearning and Center for Teaching and Learning divisions under one roof and the addition of a new Innovation Lab, the announcement of a new nursing completion program, and applications opening for Sinclair's Workforce Development Division.

The **Greater Dayton RTA** celebrated its 50th anniversary with free rides on weekday evenings, extended its free weekend ride program through the remainder of 2022 and into 2023, updated its schedules to provide the same level of service seven days a week, and updated the route for the free Flyer shuttle.

140 new electric bicycles hit the street in July for **Link: Dayton Bike Share**, more than doubling the supply of Link's electric-assisted bicycles.

The new **Passport Parking app** was launched this year, allowing users to pay for parking at downtown metered spaces by smartphone.



ArtWraps

The first phase of downtown's **ArtWraps** enlivened downtown streets by wrapping utility boxes with original designs by area artists.

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.

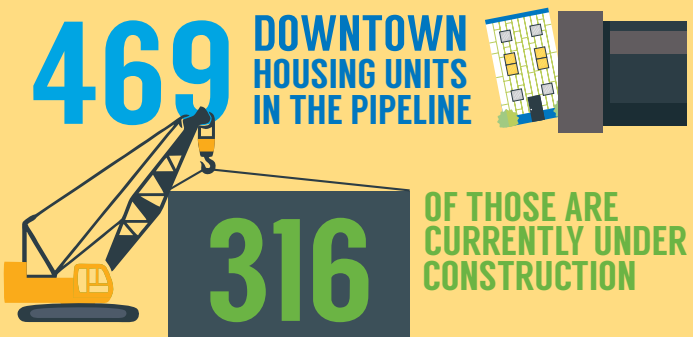
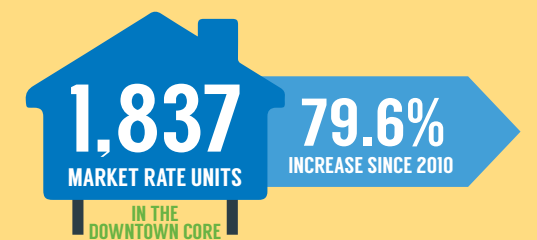
Dayton City Commissioners approved the \$7 million **First Floor Fund**, allowing startups and small businesses to apply for low-interest and forgivable loans intended to both help small businesses and activate storefront spaces impacted by COVID-19. Eligible projects for loan applications include purchasing machinery and equipment, building renovations and tenant improvements, furniture fixtures and installation, and permanent working capital.



The Delco rendering

Work is underway to turn the former Mendelsons liquidation outlet at 340 E. First Street into **The Delco**, a mixed-use building with residential space, office space, retail, restaurants, and a parking garage from developer Crawford Hoying.

Downtown housing continued to grow, with construction in full swing 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 – both projects are expected to open in early 2023. Elsewhere, construction was underway on Weyland Ventures' The 503 apartment project in Oregon East, and Lindy Communities continued to make substantial upgrades at St. Clair Lofts, The Flats on Jefferson, and The View at Dayton Towers.



NEW BUSINESSES & NEW LOCATIONS

Despite the nationwide slowdowns in commercial activity and other economic impacts of pandemic recovery, downtown Dayton continued to see its business community grow this year. 36 total new businesses, including 25 new first floor businesses, opened or signed a lease downtown in 2022.

36
TOTAL NEW
BUSINESSES

25
NEW ON
FIRST FLOOR

OPEN!



During the fourth quarter of 2022, several new businesses opened or signed a lease downtown, while others opened expanded locations:

- **Motor** electric car subscription service and **Rushlight Ventures** defense technologies (The Hub at The Arcade)
- **Rabbit Hole Books** bookstore and **I Heart Ice Cream** rolled ice cream (23-29 W. First)
- **Boston Stoker** headquarters relocating downtown (205 E First)
- **Henny Penny** food service equip. (satellite office in The Manhattan)
- **Dr. Wendy Chorny** physical therapist (Liberty Tower)
- **Norman's Pet Supply Co.** pet supplies (225 N. Main)
- **2nd Life Restorations** home remodeling (411 E. Fifth)
- **Est! Est!!! Est!!!** restaurant and **6888** kitchen incubator (coming to The Arcade)
- **District Market** grab-&-go food (200 Wayne)
- **altafiber** market headquarters & retail store (230 Webster)
- **Golden Hour Piercings** piercing shop (411 E. Fifth)



Other notable new business openings and announcements downtown throughout 2022:

- **Tony & Pete's** deli & specialty grocer and **After5** women's attire (The Fire Blocks)
- **Gather by Ghostlight** café, coffee, art space, **WYSO** radio station, **Infinity Labs** defense firm, and **Midstream Lighting** sports lighting (The Arcade)
- **EmBARK** dog supply shop and **Sole Touchers** new & used shoes (St. Clair Lofts)
- **The Ohlmann Group** marketing firm and **Iola** event space (130 W. Second)
- **Brackett Builders** construction company and **Moeller Brew Barn** brewpub (East First Street)
- **The Bridal House** wedding apparel, **Check Your Head** smoke & gift shop, **Iron Dog Salvage** furniture, design & antiques, and **Apower Media** marketing firm (Oregon District)
- **Little Fish** brewpub (116 Webster)
- **Gulzar's Indian Cuisine** restaurant (217 N. Patterson)
- **EVentures Rentals** luxury electric vehicles (118 W. First)
- **Bistecca** Italian steakhouse (opening in new Hotel Ardent)
- **Me'Yanna Berry Co.** bakery (15 E. First)
- **Starbuck's** coffee shop (Schuster Center Wintergarden)
- **The Reserve on Third** lounge & bar space (coming to 452 E. Third)
- **Gem City Laser** custom gifts (116 N. Jefferson)
- **Secret Beauty Hats** hats & accessories (131 N. Ludlow)
- **Vicinia Barbershop** barber (601 E. Third in the Manhattan)
- **Figment** photography (434 E. Third)
- **Ferguson Construction** construction company (South Ludlow)
- **Drone Express** drone logistics (The Firefly Building)
- **Tenet3** defense firm (Stratacache Tower)



Some of the existing businesses recommitting to downtown with new or expanded spaces, or major investments in space improvements in 2022 included:

- **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** new event space above The Century Bar (18 S. Jefferson)
- **Champlin Architecture** architecture firm (new location at 10 S. Patterson)
- **TheatreLab Dayton** theater group (116 N. Jefferson)
- **Rich Taste Catering** catering (new office in Liberty Tower)
- **Edward A Dixon Gallery** art gallery (new location at 222 N. St. Clair)
- **Now & Zen DIY Studio** (new location in The Fire Blocks)
- **Table 33** restaurant (new location in The Arcade, new concept at 130 W. Second)
- **Corner Kitchen** restaurant (reopened under new ownership at 613 E. Fifth)
- **Tangram Flex** software integration (second downtown office at 444 E. Second)

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.

2022 SITE SEARCHES 31

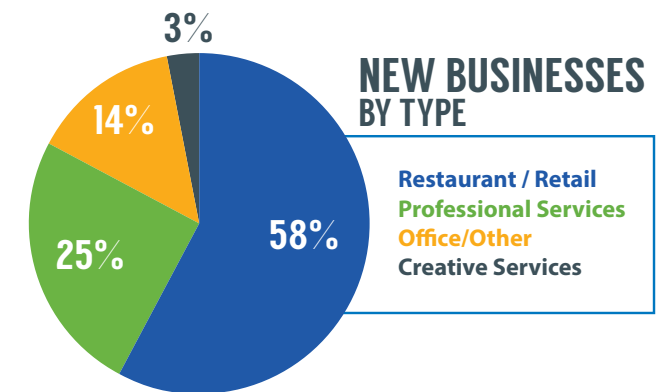
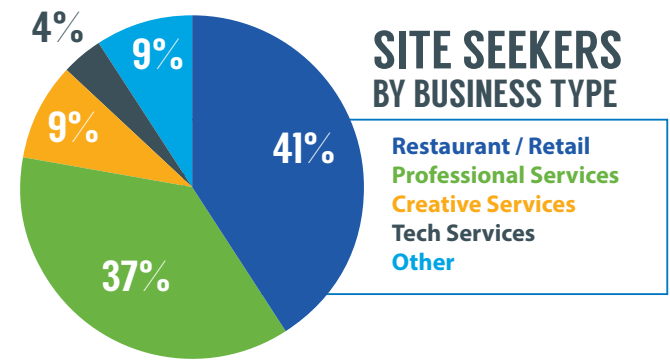
2022 SITE TOURS 61



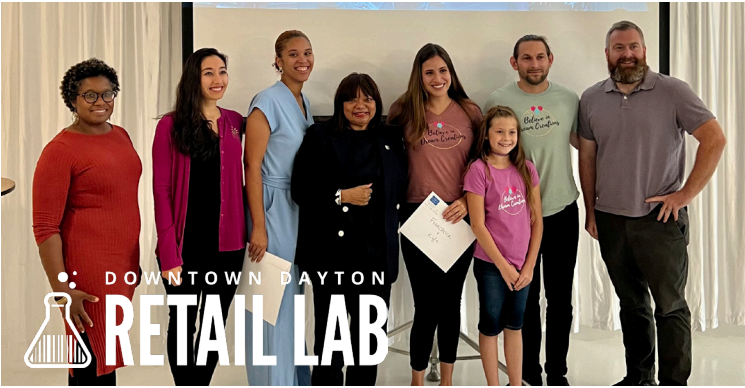
RETENTION & EXPANSION UPDATE

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 met its 2022 goal by visiting 125 businesses.

2022 R&E VISITS 125



RETAIL LAB & STARTUP UPDATES



The **Downtown Dayton Retail Lab**, sponsored by Fifth Third Bank, is an intensive 12-week experience for business owners aiming to launch or grow their first-floor business in downtown Dayton. Since its inception in 2020, the Retail Lab has graduated **37** businesses, **34** of which are minority-owned, and/or woman-owned. The program was retired in 2022 with a new focus on commercial real estate in 2023. Emerging entrepreneurs will be encouraged to attend workshops from the myriad existing support networks, and the DDP will work directly with those partners to deliver CRE-oriented programming. The goal is to better prepare businesses with specific information about the CRE market, ultimately supplying downtown property owners with a stronger tenant pipeline.

Other support of the startup and innovation ecosystem this year included:

- Referring **80 businesses** to Launch Dayton resource providers (18 in Q4)
- Collaborating with Citywide, the City of Dayton, and local entrepreneurial support providers to encourage applications for the new **First Floor Fund**
- Partnering with Launch Dayton on **Dayton Startup Week**
- Offering the **Black Business Challenge** as a part of Gem City Black Business Month
- Continuing outreach and coordination with downtown's **coworking spaces**
- **Pitching stories** to local media about companies choosing to locate downtown to support desires of young talent
- **Showcasing Retail Lab graduates** and other existing consumer-based downtown businesses for gift-giving promotions



A Message from DDP President Sandy Gudorf

It is with mixed emotions that I share with you that I will retire as president of the Downtown Dayton Partnership in July of this year. It has been my distinct pleasure to work for and with you throughout these many years.

I have been with the Partnership for 30 years and president of the organization since 2007. It has been an honor and privilege to lead the DDP and work with so many incredible people in our community – our talented DDP staff, dedicated Board, the property owners, businesses, residents, volunteers, and other downtown stakeholders. I am so proud of the work that we have accomplished together. Downtown is truly a different place because of all of you. From minor league baseball and RiverScape to the Greater Downtown Dayton Plan, each project has helped make our downtown a better place.

Downtown and the Downtown Dayton Partnership have been more than a career for me, it has been my passion, and I have enjoyed immensely working with all of you, even through some very difficult times. Now, it is time for new leadership, and I'm committed to working with the DDP Board to help ensure a smooth transition of leadership. Until then, I will continue to work tirelessly for you. Just know that the DDP Board and the incredibly talented staff work hard for you each and every day.

I thank you for all of your support throughout the years.

Sandra K. Gudorf

GATHERING AGAIN FOR DOWNTOWN EVENTS

It felt good to see most of downtown's signature events and festivals welcoming guests in person again in 2022, bringing that sense of vibrancy and community we all love.



This past year marked the 50th anniversary of the **Dayton Holiday Festival**, presented by AES Ohio, and the occasion was marked with some special activities and extra touches to celebrate half a century of making holiday memories downtown. Despite a

very unfortunate event forcing the children's parade to end early, this year's kickoff brought tens of thousands of families downtown to welcome the holiday season with a great evening of activities leading up to the Grande Illumination of the special golden tree. Family fun days continued through December with traditional holiday favorites, plus new additions like the "Memory Lane on Main" photo walk to celebrate the golden anniversary.



Earlier in the year, the **AES Ohio Summer in the City** lineup featured a very successful Art in the City event and the Downtown Adventure, along with weekday lunchtime entertainment on Courthouse Square through The Square Is Where programming.

Other event highlights included **Levitt Pavilion's** free weekly concerts, **Dayton Dragons** baseball, The City of Dayton's **Lights in Flight Festival** and **Summer Music Series**, **RiverScape MetroPark's** variety of musical programming, **Out on 5th** in the Oregon District, **cultural festivals**, and a great season of **performing arts** shows.



Find a calendar of events at DowntownDayton.org



Winter is a great season for enjoying downtown's performing arts!

Visit DowntownDayton.org for a calendar of events taking place in your city, and catch a performance at your favorite venue.

Anastasia
Schuster Center, March 21-26



10 W. Second St., Suite 611
Dayton, Ohio 45402
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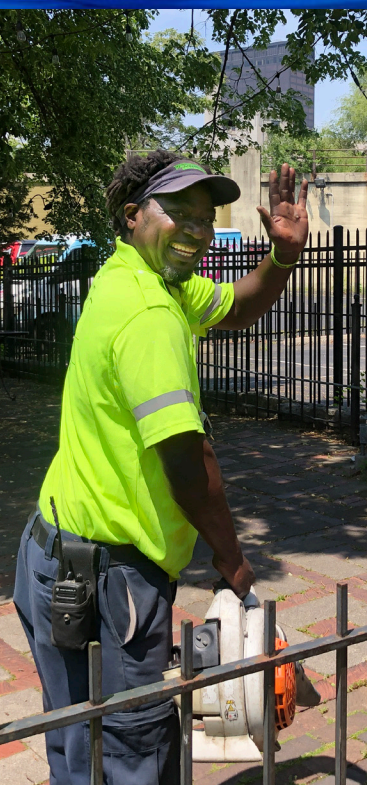
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AMBASSADORS KEEP DOWNTOWN CLEAN & SAFE

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 fourth quarter and all of 2022.

	Q4	YTD
CUSTOMER SERVICE ASSISTANCE	694	3,068
PANHANDLING/HOMELESSNESS INCIDENTS ADDRESSED	743	1,330
TRASH COLLECTED (LBS)	136,901	263,239
GRAFFITI REMOVED	1,174	2,337



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Sandra Gudorf, President, Downtown Dayton Partnership