

DOWNTOWN DAYTON  
**SPECIAL  
IMPROVEMENT  
DISTRICT**

1ST QUARTER • 2023

# YOUR DOWNTOWN UPDATE



DowntownDayton.org

## A STRONG START TO 2023!

BIG PROJECTS, MORE ACTIVITY, & INCREASED MOMENTUM HIGHLIGHT THIS YEAR'S FIRST FEW MONTHS



2023 is already shaping up to be a busy year full of great progress for our downtown. **Several large projects** were completed in the first quarter while others got underway. **New businesses** continued to open steadily, and others made new commitments to downtown. **Interest in downtown commercial space** continued to be high, and businesses welcomed more of their employees back to the office. We noticed **more activity** on downtown streets and more downtown events being planned for this year as we planned a few of our own, and there seemed to be a general sense of **positivity and excitement** about the future as we met with many of our business owners, partners, residents, and others.

Our **annual survey of downtown businesses** seemed to back up these observations. While it's clear that pandemic challenges in staffing, supply chain issues, and related issues are still being felt, it's also apparent that more and more of our

downtown businesses are back to full staffing levels, returning most employees to in-office work, and seeing sales and foot traffic improve, along with many other **positive signs**.

As we move into the summer months, there will be so many opportunities to get together with friends, welcome employees back, explore our city, and enjoy what makes downtown Dayton so special. **We encourage you to visit [downtowndayton.org](https://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 first quarter of 2023. 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:

## FIRST QUARTER INVESTMENT HIGHLIGHTS



Three major projects were completed this quarter in the Water Street District. Developers Crawford Hoying and Woodard Development opened two new housing developments in **The Sutton** and **Monument**, adding more than 200 housing units downtown, and **The AC Hotel by Marriott** debuted with its 134 rooms and rooftop restaurant and bar. That rooftop space, called The Foundry, is expected to open later this year. Work also continued on the project to turn the former Mendelsons liquidation outlet into **The Delco**, a mixed-use building with residential space, office space, retail, restaurants, and a parking garage.



**Woodard Development** continued its investment downtown with several acquisitions. The developer purchased 337 and 343 E. Fifth St. in the Oregon District. Woodard says the 337 building will be demolished to make room for redevelopment of the 343 building. The developer also recently purchased the Johnston and Schaefer buildings in the Oregon District, as well as the former United Business Services on Jefferson.

The Downtown Dayton Partnership was awarded a Community Placemaking Grant from Project for Public Spaces to be used on the **Courthouse Square** revitalization project. The grant provides \$75,000 for the project, as well as additional support and guidance from placemaking experts. Several rounds of community engagement and outreach also will be conducted to help determine the best future for the space.

At the **Fire Blocks** development, construction continued on the Home Telephone (former Price Stores) building, and announcements were made for a new restaurant (LIV Presidential), wine bar (Joui), and optometry practice (Modern Eye), to open soon in the district. Developer Windsor Companies also continued construction on the Grant-Deneau Tower project at 40 W. Fourth St., and made plans to tear down the former Midwest Tool & Engineering building on Webster Street to build a new four-story apartment building with more than 100 residential units and first-floor retail space.

Work continued during the first quarter on an **expanded DORA** (Designated Outdoor Refreshment Area) for downtown. The new, larger DORA district is expected to be implemented this summer.

The **Dayton Arcade** project recently secured funding for its \$41 million Phase Two, which includes a 94-room Hilton Garden Inn hotel, along with a retail hub and pedestrian connector. Construction on the North Arcade is underway and expected to be completed in late 2024. Work continued on spaces for radio station WYSO, the relocation of Table 33 to The Arcade, a new concept from Ghostlight Coffee, and new restaurant Est!! Est!! Est!! The University of Dayton's Fitz Center for Leadership in Community also opened a new office in The Hub at The Arcade.

Construction continued on other major projects, including the **Dayton Convention Center's** \$35 million renovation project, with enhancements and updates to the building's interior and exterior, the **Hotel Ardent** project on Main Street, and Weyland Ventures' new apartment project, **The 503**.



The **Flight Line** trail project secured an additional \$1.5 million in funding to transform a 6.5-mile former rail corridor into a multi-purpose bike trail.

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

Q1 SITE SEARCHES **16**  
63% women-owned  
50% minority-owned

Q1 SITE TOURS **25**



### 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 2023 is to visit 125 businesses. Activity during the first quarter:

Q1 R&E VISITS **60**



### GETTING READY FOR SUMMER IN THE CITY

Things are greening up and the temperatures are getting warmer, 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 people are getting out and about again, the summer is full of great ways to reconnect and explore downtown Dayton.

Here are just some of the ways you can welcome summer with 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. Tuesdays-Fridays. Enjoy oversized games, picnic tables, food vendors, and live entertainment including musical acts, trivia, exercise classes, and much more. Grab your friends and coworkers and take a midday break outdoors!

• The **Downtown Housing Tour** returns on Saturday, May 13. Find out why downtown is the hottest, most in-demand real estate market in the region during this free event from 1 to 5 p.m. In addition, registration is now open for a free Downtown Residents Panel Discussion from noon to 1 p.m. that day, where you can hear what it's really like to live downtown from some of the people who do!

• Mark your calendar now for the next **Art in the City** event, to be held August 5. 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.

• **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 outdoor concert venue is always a hit, and it's back with a full season of free performances throughout the summer. Find the full list of summer concerts at [www.LevittDayton.org](http://www.LevittDayton.org).

Stay up to date on all downtown happenings this summer. Download a handy **2023 AES Ohio Summer in the City Events & Activities Guide** at [downtowndayton.org](http://downtowndayton.org).



### MARKETING EFFORTS REACH OUT TO THOSE IN TOWN FOR THE GAMES

March always brings thousands of people to Dayton for basketball tournament season, and during the first quarter, several marketing efforts targeted those fans with messages about downtown Dayton.

Folks in town for the Ohio high school basketball tournament, as well as those here for the First Four games of the NCAA tournament, were fed information about where to eat, drink, shop, and explore downtown during their stay. Billboards, targeted geo-fenced ads near UD Arena and area hotels, printed maps, consumer guides, social media campaigns, videos, and other messaging invited visitors to **Take a Time Out Downtown** and patronize our small businesses before, after, or between games. These tournaments are a boon for tourism and the local economy, so marketing efforts to capture those dollars and funnel them into our local, independent businesses are essential.

### NEW BUSINESSES & NEW LOCATIONS

During the first quarter of 2023, several new businesses opened or prepared to open downtown, while others opened expanded locations:

- **FH Event Center** – event space (312 N. Patterson)
- **Dragon Arena** – e-sports (new ownership, new name at 212 Wayne)
- **Modern Eye** – optometry practice (coming to 110 E. Third)
- **NextDoor** – Oregon District bar (454 E. Fifth)
- **LIV Presidential** – restaurant and lounge (coming to 100 E. Third)
- **Grey Garden Tattoo** – tattoo artist (coming to 259 Wayne)
- **Boston Stoker** – coffee company (headquarters coming to 205 E. First)
- **I Heart Ice Cream** – rolled ice cream (23-29 W. First)
- **The Mansion on Monument** – boutique hotel/BnB (coming to 136 Monument)
- **RFFG Marketplace** – food market (coming to 110 N. Main)
- **Aura Beauty Collective** – salon (438 Wayne)
- **Rushlight Ventures** – defense technologies (The Hub at The Arcade)
- **Culture by Chef Dane** – restaurant (coming to 416 E. Fifth)
- **KeyBank** – bank regional office (moving to 130 W. Second)
- **Address** – Crawford Hoying's residential sales (418 E. First)
- **Joui** – wine bar (coming to 117 E. Third)
- **The Ohlmann Group** – marketing firm (moving to 130 W. Second)



OPEN FOR Business

FH Event Center

Chef Dane



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.



Visit  
**DowntownDayton.org**  
to download the 2023 AES Ohio  
Summer in the City  
Events & Activities Guide.



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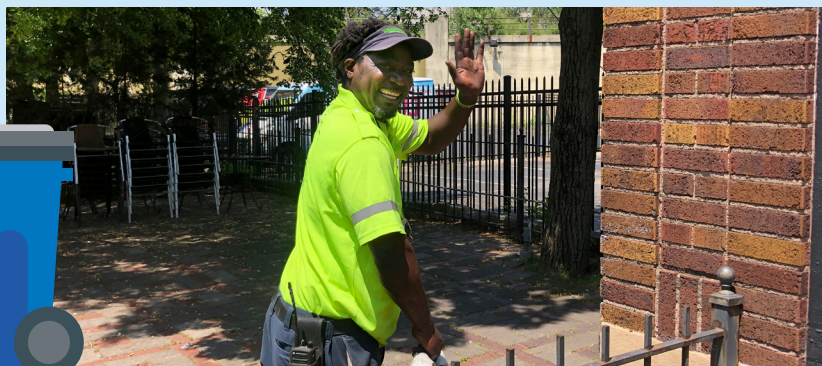
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## AMBASSASORS KEEP DOWNTOWN CLEAN & SAFE

The DDP oversees the Downtown Dayton Ambassador Program. Here is a summary of the Ambassadors' work in the first quarter of 2023, making our city a cleaner and safer place to be, and serving as friendly faces to welcome visitors and others downtown.

	Q1
CUSTOMER SERVICE ASSISTANCE	216
PANHANDLING/HOMELESS ASSISTANCE	126
TRASH COLLECTED (LBS)	58,780
GRAFFITI MITIGATED	269



## DOWNTOWN DAYTON SPECIAL IMPROVEMENT DISTRICT BOARD OF DIRECTORS

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Sandra Gudorf, President, Downtown Dayton Partnership