

DOWNTOWN DAYTON
**SPECIAL
IMPROVEMENT
DISTRICT**

2ND QUARTER • 2023

YOUR **DOWNTOWN
UPDATE**



DowntownDayton.org

A FOND FAREWELL

OUTGOING DDP PRESIDENT THANKS COMMUNITY FOR ITS SUPPORT



2023 Downtown Housing Tour

Dear Downtown Property Owners and Businesses:



This is my last update to all of you before I step down as president of the Downtown Dayton Partnership in mid-September. It has been my distinct pleasure to work for and with you throughout these many years.

As I prepare for my retirement, I have spent some time reflecting on my 30 years with Partnership, serving as president of this wonderful 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 members, property owners, businesses, residents, volunteers, and so many others. I am grateful for all of you and so proud of the work that we have accomplished together, even in some very difficult times. Downtown is truly a different place because of all of you.

Now, it is time for new leadership. The DDP Executive Committee will soon name my successor, and I will work with the new president in my time left here at the Partnership to help ensure a smooth transition.

Thanks again for all of your support throughout the years. I am staying in the Dayton community as this is our home. I am sure I will see many of you around downtown and, of course, smile with pride as I marvel at the great work you will continue to do.

Warm Regards,

Sandy

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

DOWNTOWN PROGRESS CONTINUES: SECOND QUARTER INVESTMENT HIGHLIGHTS



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

The **Water Street District** continued its momentum, following last quarter's opening of housing developments The Sutton and Monument with an official grand opening for the AC Hotel by Marriott and its rooftop restaurant and bar, The Foundry. Work also continued on the project to turn the former Mendelsons liquidation outlet into The Delco, a mixed-use building with residential and office space, retail, and a parking garage.



The **Dayton Arcade** project held a June celebration to toast the progress on the North Arcade, as funding was secured for the \$41 million renovation of the final two buildings in the Arcade complex. Construction is underway on this second phase, which will include the 94-room Hilton Garden Inn, as well as a retail hub and pedestrian connector. Meanwhile, final preparations were made to open new Arcade tenants Gather by Ghostlight and Italian restaurant Est! Est!!



NEW BUSINESSES & NEW LOCATIONS

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

- **AC Hotel by Marriott** – new hotel & **The Foundry** – rooftop bar and restaurant (124 Madison)
- **Gather by Ghostlight** – cafe, art space & **Est! Est!! Est!!!** restaurant (The Arcade)
- **The Ambiance Bar & Suites** – beauty, bar, lounge businesses (coming to 116 E. Third)
- **Gem City Primary Care** – primary healthcare practice (coming to Talbott Tower)
- **RFFG Marketplace** – food market (110 N. Main)
- **KeyBank** – bank regional office & **The Ohlmann Group** – marketing firm (moving to 130 W. Second)
- **Modern Eye** – optometry practice (coming to 110 E. Third)

Woodard Development purchased 337 and 343 E. Fifth St. in the Oregon District. The developer plans to demolish the 337 building to make room for 343's development. Woodard also recently purchased the Oregon District's Johnston and Schaefer buildings, as well as the former United Business Services on Jefferson.

The Downtown Dayton Partnership and The Contemporary Dayton once again teamed up for another round of the successful **ArtWraps** program. ArtWraps debuted in 2022 by covering 15 metal utility boxes with vinyl wraps designed by local artists. ArtWraps 2.0's call for entries received more than 100 submissions from which to select the next 15 designs to spread color and vibrancy through downtown. Watch for the new ArtWraps to appear in the coming weeks.

Construction continued on other major projects, including the **Dayton Convention Center's** \$35 million renovation project, the **Hotel Ardent** project on Main Street, and Weyland Ventures' new apartment project, **The 503**. Demolition also got underway at the site of a future residential and retail area downtown, where Columbus-based **Windsor Companies** is working to turn the former Midwest Tool & Engineering Co. building into 102 residential units with an additional 4,750 square feet of retail space.

705 DOWNTOWN
HOUSING UNITS
IN THE PIPELINE

484 OF THOSE ARE
CURRENTLY UNDER
CONSTRUCTION

2,033 MARKET RATE UNITS
IN THE DOWNTOWN CORE
114% INCREASE
SINCE 2010



- **Mitosis** – marketing firm (moving to 116 N. Jefferson)
- **Culture by Chef Dane** – restaurant (416 E. Fifth)
- **Corporate** – shoe retailer (119 E. Third)
- **Jetpack** – web design & development (moved to 212 Wayne)

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, 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 10 YTD: 26
Q2 SITE TOURS 26 YTD: 51



FAVORITE EVENTS RETURN FOR SPRING & SUMMER IN THE CITY

The spring and summer months bring the return of some of our favorite festivals and events, and it's always great to see downtown's streets full of fun and activity. Things got off to a great start in April with the 2023 debut of **Out on 5th** weekends in the Oregon District, followed by the return of free lunchtime programming on Courthouse Square via **The Square Is Where** in May, and the popular free weekly concerts on the lawn at **Levitt Pavilion** in June.

The second quarter also brought the first **AES Ohio Summer in the City** signature event, the **Downtown Housing Tour** on May 13, which showcased downtown living options and the urban lifestyle to hundreds of attendees. 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 5. 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 **2023 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 2023 is to visit 125 businesses. Activity during the second quarter:

Q2 R&E VISITS 38 YTD: 101



designated • outdoor • refreshment • area

DORA DISTRICT EXPANDS TO INCLUDE MOST OF DOWNTOWN

Downtown Dayton's expanded **Designated Outdoor Refreshment Area (DORA)** was approved by Dayton City Commissioners and the State of Ohio Liquor Control Board and went into effect in June. The new boundaries include much of downtown, and the original Oregon District DORA, launched in 2020, was dissolved and incorporated into the new, larger boundaries.

"It's exciting to see months of collaboration, partnership, and hard work come to this result," said Sandra K. Gudorf, president of the Downtown Dayton Partnership. "Everyone involved in the effort to expand the DORA shares the common goal of wanting to help our small businesses succeed, especially those businesses still struggling from the effects of COVID-19."

A DORA is a space that allows patrons 21 years and older to purchase alcoholic beverages in a designated cup from a permitted establishment and then carry those beverages outside within the defined boundary. Guests are encouraged to carry drinks served in designated DORA cups throughout the boundary, but all beverages must be finished or disposed of before entering another business that sells alcohol.

The Downtown Dayton DORA operates seven days a week from noon until midnight. Dayton's City Manager may suspend the DORA in specific situations, such as emergencies or threats to public safety, or in specific geographic areas as requested for special events and other specific activities.

The Downtown Dayton DORA is a program of the Downtown Dayton Partnership and sponsored by Bonbright Distributors. A full list of rules, FAQ, and a map of the DORA are available at downtowndayton.org/dora.



The 2023 AES Ohio Summer in the City continues through September

with many of your favorite festivals and downtown events!

- **Dayton Funk Festival (Aug. 13)**
- **Dayton African American Cultural Festival (Aug. 19 & 20)**
- **Dayton Reggae Festival (Sept. 3)**
 - **Taste of the Oregon (Sept. 16)**
- **Hispanic Heritage Festival (Sept. 16)**
 - **Oktoberfest (Sept. 22-24)**

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



10 W. Second St., Suite 611
Dayton, Ohio 45402
(937) 224-1518

DowntownDayton.org

@DowntownDayton

twitter.com/DowntownDayton

facebook.com/DowntownDayton

Nonprofit Org
US Postage
PAID
Dayton, OH
Permit 1085

AMBASSADORS KEEP DOWNTOWN CLEAN & SAFE

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



	Q2	YTD
CUSTOMER SERVICE ASSISTANCE	100	316
PANHANDLING/HOMELESS ASSISTANCE	95	221
TRASH COLLECTED (LBS)	28,448	87,228
GRAFFITI MITIGATED	189	459



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

Carolyn Rice, Montgomery County Commissioner
Anne Pfeiffer, Big Brothers Big Sisters of the Greater Miami Valley
Shelley Dickstein, City Manager, City of Dayton

Ryan Powell, LPI Properties, Inc.
Charlie Samaan, The Riverfront Grande
Steve Skerl, CareSource

Sandra Gudorf, President, Downtown Dayton Partnership