



# GREATER DOWNTOWN DAYTON PLAN:

## 2017 PROGRESS AT A GLANCE



**PROJECTS COMPLETED:**  
**\$1.13 BILLION**

**PROJECTS IN THE PIPELINE:**  
**\$422.4 MILLION**

**TOTAL:**  
**\$1.55 BILLION**

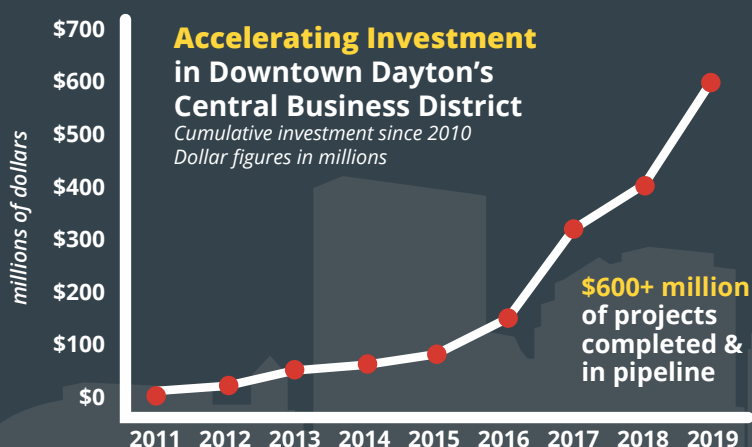
## THE NUMBERS ADD UP: 2017 WAS A BIG YEAR FOR DOWNTOWN DAYTON

It's no secret that downtown Dayton is the place to be right now. More and more experienced developers are entering the market and our city is experiencing the largest construction boom in decades. Interest is huge for more authentic places to live, work, and play. The amount of investment completed and under development since the launch of the Plan in 2010 now exceeds 1.55 billion. Special thanks to all Greater Downtown Dayton Plan partners for their efforts, and to all the businesses, organizations, and volunteers who contribute in so many ways to Greater Downtown's rebirth. We are excited to continue our efforts in 2018 and look forward to another booming year.

*Nan Whaley* Nan Whaley, Co-Chair

*Mike Ervin* Mike Ervin, Co-Chair

### DOWNTOWN'S CORE CONTINUES TO STRENGTHEN THROUGH GDDP EFFORTS:



### FIRST FLOOR

**76.3% occupied** across downtown

**89,000+** SF of vacant space **filled** since 2010

**21% increase** in first floor occupancy

### ACTIVATED SPACES

**25 Pop-Up Shops** filling more than 21,000 SF of space since the launch of the program

**37 new** downtown businesses in 2017

**70+ new start-ups** launched in first floor space since 2011

**95% of businesses** think downtown is headed in **right direction** due to Plan efforts

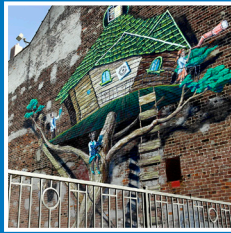
# ARTS, AMENITIES & ENTERTAINMENT

Each year nearly **7.5 million visitors** enjoy unique amenities and attractions in downtown Dayton. **Visual and performing arts events**; seasonal activities like **baseball**, the **Dayton Holiday Festival**, and **Summer in the City** signature events; **The Square Is Where** noontime programming; and destinations like independent **restaurants** and local **breweries** make downtown the region's top choice for fun.



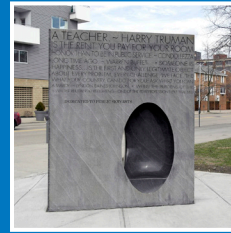
## LEVITT PAVILION

Construction on the new state-of-the-art music venue is underway and is expected to be ready for performances this summer. Lisa Wagner was hired to serve as Executive Director.



## URBAN ART INTERSECTIONS

Five murals were completed and add vibrancy to our downtown streetscapes. Look for the initiative to continue in 2018.



## "THE COMMON GOOD" SCULPTURE

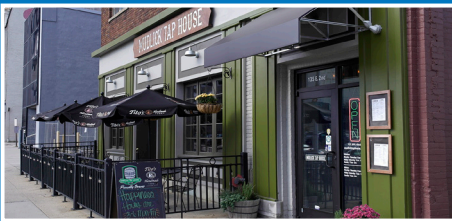
A 12,000-lb sculpture celebrating public servants was installed at Cooper Park.

**Nonprofit arts & cultural organizations have a \$213 million impact on the Dayton region.**

*-2017 Arts & Economic Prosperity study*

# DINING & NIGHTLIFE

Downtown's unique collection of breweries and independent restaurants continues to draw visitors from the region.



## NEW / COMING SOON:

Mudlick Tap House • 416 Diner • Canal Street Arcade & Deli • Lock 27 • Glasz Bleu Oven  
Jack Lukey's Oyster Saloon & Caviar Bar • Gem City Catfé • Hannah's • Troll Pub at the Wheelhouse

# A CITY OF LEARNERS

## SINCLAIR COLLEGE

A new \$31.5 million Health Sciences Building on Sinclair's downtown campus opened in August. The new facility consolidated all of Sinclair's healthcare programs into one building. Sinclair has made \$50 million in investments to its downtown campus over the past decade.

## CHAMINADE JULIENNE CATHOLIC HIGH SCHOOL

CJ completed \$2.5 million in renovations to Building 3. Other recent campus improvements include the new Roger Glass stadium, CJ Performing Arts Center, cafeteria, and Building 1 classrooms.

# ACTIVE LIFESTYLES

## RIVERSCAPE RIVER RUN

The community celebrated the official opening of River Run in May 2017. Additional programming and activities for the feature are being planned by Five Rivers MetroParks.

## RIVERFRONT MASTER PLAN

Five Rivers MetroParks partnered with the City of Dayton and Miami Conservancy District to develop a comprehensive 20-year master plan for 12 miles of river corridor in greater downtown Dayton. The plan will be completed by summer 2018. To learn more, visit [daytonriverfrontplan.org](http://daytonriverfrontplan.org).

## LINK - DAYTON BIKE SHARE

In 2017 Link riders took 28,833 trips and rode 65,028 miles, which equates to 26 trips across the United States!



**REAL CHANGE DAYTON** - A new public information campaign designed to help curb panhandling and better connect individuals with much-needed social services launched in June.





New CareSource Office Building

## INVESTMENT SNAPSHOT: PROJECTS MAKING AN IMPACT IN 2017

- **Dayton Metro Library** opened its new \$64 million main library in August.
- **The Dayton Arcade** secured **\$9 million in historic tax credits**. The development team continues pre-development work to move the project forward, which will include housing for artists, event space, and a hub for entrepreneurs.
- **CareSource** continues to expand and started construction on a new 206,000 SF, six-story office building.
- **Dayton Children's Hospital** completed construction on a new \$168 million patient tower.
- **Crawford-Hoying and Woodard Development** announced plans for additional mixed-use projects, and construction continued on a new 98-room **Fairfield Inn and Suites Hotel** in the growing **Water Street District**.
- **The Fire Blocks** continued planning efforts for 90+ market rate apartments and other pre-development work to move the project forward on East Third Street.
- **The Steamplant** at 617 E. Third Street was privately redeveloped.
- The **Wheelhouse Lofts** mixed-use development is wrapping up construction on first floor retail space and completed 40 apartment units.



Fairfield Inn and Suites



The Steam Plant  
Photo: Green Couch Photography



Taylor Communications Ribbon Cutting

- **The Centre City Building** continues pre-development for a \$46 million mixed-use project, that will include 150+ units of housing and retail space.
- **The University of Dayton and Premier Health** purchased the 38-acre Montgomery County Fairgrounds site for redevelopment. Consultants are leading the **"Fairgrounds to the Future"** public input process to shape redevelopment plans.
- The **YWCA** secured funding toward a \$17 million overhaul of the non-profit's building.
- The City selected **Coon Restoration** as its development partner to revive the now empty 14-story, 245,000-SF building at **34 N. Main St.**
- **CODE Credit Union** completed an 8,400-SF expansion adjacent to their headquarters on Monument Avenue.
- **Taylor Communications** leased space on eight floors of the 111 E. First Street building and moved 600 employees downtown.
- **Synergy Building Systems** purchased 6 S. Patterson Blvd. and announced plans for the accounting firm **RSM** to relocate 84 employees from its Moraine site. Synergy will invest \$3 million into the building and exterior.
- 15,000 SF of **444 East Second Street** was renovated to house a collaborative space for The Entrepreneurs Center, the Air Force Research Lab, and the Wright Brothers Institute.

## INFRASTRUCTURE IMPROVEMENTS



Webster Street bridge replacement:  
**\$10 million**

Helena Street bridge replacement:  
**\$6 million**

East Third Street Project:  
Transportation enhancements totaling **\$350,000**

## NEW FUNDING TOOL TO HELP STIMULATE DOWNTOWN OFFICE DEVELOPMENT



The Dayton Business Committee, CityWide Development Corp., and the DDP launched the Downtown Dayton Investment Fund. The fund will serve as a new financial tool that will **help stimulate re-development of downtown commercial office buildings.**



# HOT MARKET CONTINUES FOR DOWNTOWN HOUSING

- Downtown has the region's highest apartment occupancy rate at **97.5%**
- Analysis shows the downtown market is underbuilt by **1,350+ APARTMENTS & 950+ CONDOS**
- **759 HOUSING UNITS** completed since launch of the Plan
- **1,517 MARKET RATE HOUSING UNITS** in downtown's core
- **470 ADDITIONAL UNITS** in the pipeline



## SUPPORTING LOCAL ENTREPRENEURS

**Start Downtown** continued to crystallize downtown's role in supporting the creative, entrepreneurial community. **Nine pop-up coworking events** attracted close to **1,000 total attendees** this past year, and crowd funded micro-loans through **Kiva Dayton** were launched in September.



### THANK YOU, DR. MIKE ERVIN!

Dr. Michael Ervin has dedicated many years to downtown revitalization efforts through his tenure as Co-Chair of the Downtown Dayton Partnership and Co-Chair of the Greater Downtown Dayton Plan. Mike spearheaded the Plan in 2010, and his leadership and commitment to our community jump-started a momentum that continues today.

For more information on the Greater Downtown Dayton Plan, visit [DowntownDayton.org/plan](http://DowntownDayton.org/plan) or contact the Downtown Dayton Partnership at 937-224-1518.



## BE DOWNTOWN.

Plan Partners:

