



GREATER DOWNTOWN DAYTON PLAN: 2018 PROGRESS AT A GLANCE

GREATER DOWNTOWN PROJECTS: \$83 MILLION COMPLETED IN 2018

Greater Downtown Dayton had one of its best years ever in 2018. Millions of dollars have been invested in new amenities, event venues, residents, and businesses, making downtown Dayton a premier destination for living, working, and entertainment. The amount of investment completed and under development since the launch of the Plan in 2010 now exceeds 1 billion, and there is no sign of things slowing down. More developers are taking a really hard look at downtown, and we expect to see a growth pattern continue in 2019. Thank you to all Greater Downtown Dayton Plan partners for their continued efforts, and to all the businesses, organizations and volunteers who dedicate so much time and energy to our city.

Nan Whaley

Nan Whaley, Co-Chair

Dan McCabe

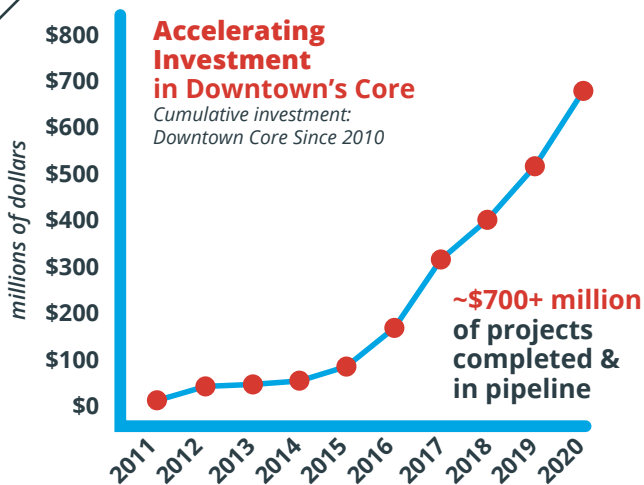
Dan McCabe, Co-Chair

PROJECTS COMPLETED:
\$1.092 BILLION

PROJECTS IN THE PIPELINE:
\$437.7 MILLION

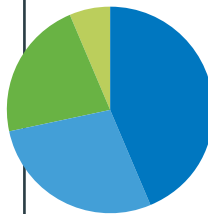
Investment in Greater Downtown Dayton since 2010

PLAN EFFORTS CONTINUE TO STRENGTHEN DOWNTOWN'S CORE



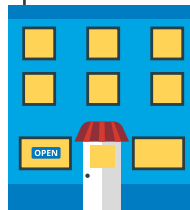
OPEN FOR Business

32 NEW BUSINESSES OPENED IN THE DOWNTOWN CORE IN 2018



2018 NEW BUSINESSES BY TYPE

- 43.8% Restaurant / Retail
- 28% Creative Services / Tech
- 21.9% Professional Services
- 6.3% Non-Profit



75.5%
FIRST FLOOR OCCUPANCY ACROSS DOWNTOWN

28,000 SQUARE FEET
OF NET POSITIVE FIRST FLOOR ABSORPTION IN 2018



Fire Blocks

PROGRESS CONTINUES: 2018 INVESTMENT HIGHLIGHTS

Work is underway for the approximately \$90 million first phase of downtown's eagerly-awaited **Arcade** redevelopment by Cross Street Partners, McCormack Baron Salazar, and Model Group. Late spring of 2020 is when parts of the building are expected to re-open.

The Windsor Companies was announced as the lead developer for the **Fire Blocks**, a 10-acre, multi-building district, and construction is underway on the first phase. When complete, the Huffman and Elks buildings will offer 92 units of market-rate housing and 20,000+ SF of restaurant and retail spaces.

CareSource's new **Pamela Morris Center** is taking shape at the corner of First and Jefferson streets. The building will hold 800 employees when it opens in Spring 2019.

University of Dayton Arena phased improvements during the off-seasons total \$72 million. Phase 1 and 2 are complete and the final phase is expected to be finished in 2019.

Grandview Medical Center expanded its emergency department, increasing exam rooms from 25 to 50, and added more than 100 jobs to support expanded services.

Encompass Health/Miami Valley Rehabilitation Hospital began work on a 60-bed, \$24 million, freestanding facility near Miami Valley Hospital.

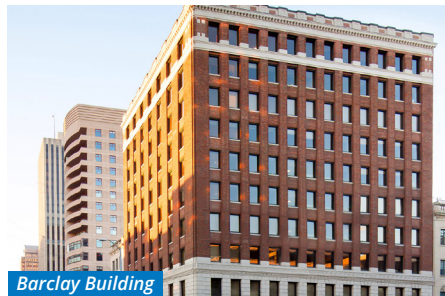
The 6-story **Fairfield Inn & Suites** is a Marriott property and offers 98 rooms, a fitness center, business center, on-site laundry, and more. Shaner Hotels co-owns the hotel with Crawford Hoying Development Partners and Woodard Development.



CareSource's Pamela Morris Center



Fairfield Inn & Suites



Barclay Building



Fairgrounds Redevelopment

Accounting firm **RSM** relocated its business downtown to 6 S. Patterson, a building that was purchased by Beavercreek-based Synergy Building Services.

The **Barclay Building** was purchased by Lawyers Development Corp. and First Hospitality Group with plans to convert the building into a boutique hotel.

Part of the historic Dayton Power and Light Building Group on East Third Street, the 42,000 SF **Avant Garde** project will be renovated into spec office space.

The former Newcom Manor is being renovated into the **Riverfront Grande**, featuring 27 apartments with lower level commercial spaces.

Work is underway on a \$17 million renovation to the **YWCA Dayton** that will feature 65 permanent supportive housing units and upgrades to its Domestic Violence Center.

The historical **Dayton Motor Car Building** will be renovated by Weyland Ventures. The project received Historic Tax Credits in 2018 and construction is expected to begin in 2019.

Predevelopment work continues on OnMain, the **Fairgrounds Redevelopment**, which is being led by the University of Dayton and Premier Health.

The historic Wright-Dunbar Business District is attracting investors from across the country, and recently the district announced they reached a major milestone of **100 percent occupancy in first-floor space**.

ARTS & ENTERTAINMENT

Levitt Pavilion Dayton: The new, state-of-the-art performing arts venue presented 33 free concerts and attracted 25,780 fans during the inaugural season.

PNC Arts Annex: The Victoria Theatre Association's newest space hosts classes and educational arts programs, and features studio space as well as a 200-seat black box theater.

Dayton Art Institute: Renovation is underway on the historical grand double staircase on the building's south façade and will be completed during the museum's Centennial Celebration in 2019.



Transportation Center Mural designed by Jeff Stapleton and painted by K12 Gallery & TEJAS

Urban Art Intersections: Colorful murals continue to pop up downtown and more are planned for 2019. The program is a partnership between the Downtown Dayton Partnership, The Contemporary Dayton/Dayton Visual Arts Center and K12 Gallery & TEJAS.

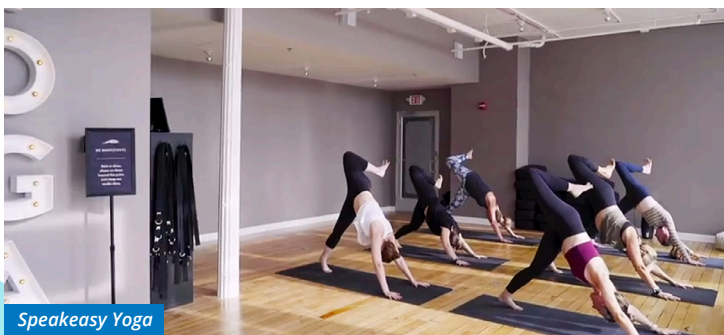
ACTIVE LIFESTYLES

Riverfront Master Plan - Partners developed a 20+ year master plan for a 4,000-acre study area that includes 10 parks and 26 adjacent neighborhoods. Read more about the plan at daytonriverfrontplan.org.

Link: Dayton Bike Share - In 2018, Link riders took more than 24,000 trips. Link Access Pass launched thanks to the Ohio Department of Transportation, providing 50 low income users a \$5 annual membership.



Bike Lanes were completed on Jefferson Street, Monument Avenue, Wayne Avenue and Fourth Street. In addition, the first phase of the Valley Street Bikeway Connector was completed and a bike ramp was installed from the Great Miami River to Riverview Avenue.



Speakeasy Yoga

TRANSPORTATION & INFRASTRUCTURE



The Flyer: RTA's new circulator bus, The Flyer, debuted and offers a free, fast connection for thousands of workers and students. The hybrid buses run a continuous loop between the University of Dayton and RiverScape, offering dozens of stops in between.

\$3.3 million of repair and improvements are underway on the **Oregon District Garage** parking garage.

Completed Bridges:

I-75 Bridge Replacements: \$2 million

Helena Street Bridge Replacement: \$6 million

Construction underway on **Main Street Bridge over Great Miami River:** \$8 million

EDUCATION



Rendering: Sinclair's New Student Center

Sinclair College: A new \$4.5 million project was approved that will improve the connection between the school's campus and downtown. Enhancements to Fourth and Fifth Street corridors will include sidewalk upgrades and additional green spaces. In addition, the Integrated Student Services Center in Building 10 is being redesigned and renovated to support needs of new and continuing students.

DINING, NIGHTLIFE & RETAIL

Downtown's collection of independent restaurants, retailers and nightlife destinations continues to grow and attract visitors from throughout the region and beyond.

New in 2018/Coming Soon: Bar Granada, Troll Pub at the Wheelhouse, Olive Mediterranean Grill, Speakeasy Yoga, Van Buren Room, CrossFit Involve, Jimmy John's, Reza's Downtown, The Iron Dog Salvage & Antiques, Grace Lane Boutique, Local Cantina



Bar Granada



Olive Mediterranean



Van Buren Room

HOUSING

As we continue growing closer to the goal of creating an urban neighborhood with 18-hour-a-day vibrancy, several 2018 projects will make an impact on our residential base.

97.5%
REGION'S HIGHEST APARTMENT
OCCUPANCY RATE



57%
INCREASE IN HOUSING UNITS
IN THE CORE SINCE 2010



HOUSING DEVELOPMENT:
502 UNITS
IN THE PIPELINE. **220** OF THOSE
CURRENTLY UNDER CONSTRUCTION



In addition to new units underway, **The Landing** was purchased by Crawford-Hoying and **Dayton Towers** was purchased by Lindy Communities with plans to invest in updates and rebrand the property **The View at Dayton Towers**.

DOWNTOWN EVENTS SHOWCASE PROGRESS & FOSTER COLLABORATION



Fourth Friday Coworking

Start Downtown continues to support our city's startup scene through a variety of efforts. **Fourth Friday Coworking** events supported downtown's growing startup community and creative ecosystem by encouraging collaboration and exposing entrepreneurs to industry experts. 11 coworking events were held in 2018.



DDP signature events continue to showcase our downtown and all the amenities the city has to offer. Key events organized in 2018 include the Downtown Housing Tour, Art in the City, The Great Dayton Adventure Race, The Square Is Where seasonal programming on Courthouse Square, and the Dayton Holiday Festival.



According to the DDP's Annual Downtown Business Survey, **95.6%** of respondents believe that downtown is headed in a positive direction due to the Greater Downtown Dayton Plan efforts. The Plan continues to serve as a strategic blueprint for growth and development, and we look forward to a busy 2019.

For more information on the Greater Downtown Dayton Plan, visit Plan.Downtown-Dayton.org or contact the Downtown Dayton Partnership at 937-224-1518.



BE DOWNTOWN.

Plan Partners:

