

YOUR CITY.
GREATER
DOWNTOWN
DAYTON
PLAN
YOUR PLAN.

GREATER DOWNTOWN DAYTON PLAN: 2019 PROGRESS AT A GLANCE

PROJECTS COMPLETED:
\$1.383 BILLION

PROJECTS IN THE PIPELINE:
\$426.1 MILLION

*Investment in Greater
Downtown Dayton since 2010*

WHAT A YEAR FOR GREATER DOWNTOWN DAYTON! 2019 was filled with lots of exciting development news, and our city continued to show its strength in a variety of ways. Our work to make downtown Dayton a better place to live, work, invest and play is framed under the Greater Downtown Dayton Plan. The Plan is the foundation for our continued work to strengthen our downtown. Over \$1.8 billion in public and private investments have been made since the launch of the plan, and there are no signs of things slowing down. There are big plans taking shape for our future, and we can't wait to see what's in store for 2020. Thank you to all Greater Downtown Dayton Plan partners for their continued work and support, and to all of the businesses, organizations and volunteers who put in so much time and energy for our city.

Nan Whaley

Nan Whaley, Co-Chair

Dan McCabe

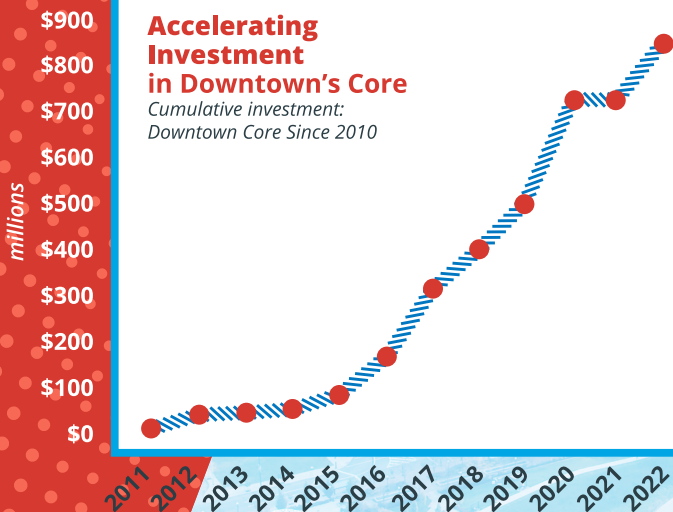
Dan McCabe, Co-Chair

INCREASING JOBS IN THE CORE

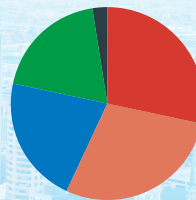
40+ NEW BUSINESSES OPENED
IN THE DOWNTOWN CORE IN 2019



COMPLETED DOWNTOWN PROJECTS IN DOLLARS



2019 NEW BUSINESSES BY TYPE

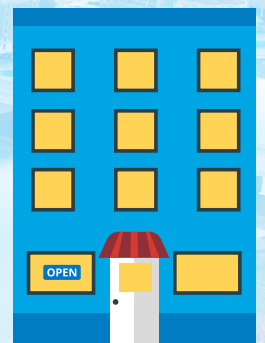


28.6% Restaurant
28.6% Retail
21.4% Professional Services
19% Creative Services / Tech
2.4% Non-Profit / Gov't

1,400 NEW JOBS SINCE 2015

97,999 SQUARE FEET OF VACANT
FIRST FLOOR SPACE FILLED SINCE 2010

78.4% FIRST FLOOR OCCUPANCY
ACROSS DOWNTOWN



2019 HIGHLIGHTS



The Fire Blocks housing unit



The Grande Hall at Liberty Tower



Avant Garde building

The Arcade construction kicked into high gear for the \$90 million+ first phase, which includes the iconic rotunda, 110 housing units, and The Hub innovation space that will be jointly operated by the University of Dayton and The Entrepreneurs Center.

The Fire Blocks development, which includes new housing, first floor commercial and loft-style office space, continued construction and celebrated the completion of the space that now houses the expanded Century Bar.

Office Towers Momentum: 2019 was a strong year for investment in commercial office towers in downtown's core.

- **Stratacache Tower**, formerly the Kettering Tower, was purchased by Chris Reigel and completed renovations with more planned for 2020
- **Courthouse Plaza SW** was also purchased by Stratacache owners
- **130 W. Second Street** completed its first round of upgrades, including new coworking and recreation space
- **Talbot Tower** lobby improvements were made by new owners
- **Liberty Tower** renovated its lobby to create new event space
- **Grant Deneau Tower** will be transformed into a \$30 million mixed use project by the Windsor Companies
- **The Kuhn's Building** was purchased by Dayton Arcade Partners, LLC
- **Fifth Third Center** was purchased by RLR Investments LLC
- **CareSource's Pamela Morris Center** opened and welcomed employees

Crawford Hoying purchased the expansive Mendelson building located at 340 East First Street. The more than 550,000 square foot, eight-story building will be the newest addition to the Water Street District.

Sinclair College created a new campus gateway with the completion of the James McSwiney Welcome Center and continued work on a \$4.5 million project to enhance Fourth and Fifth street corridors. Sinclair's investment in its downtown campus over the past 10 years now totals more than \$200 million.

The **Oregon East** district continued development with work on a \$120 million, 730,000-SF plan that will include a parking garage and a hotel, along with residential units, office space and other amenities. Weyland Ventures also announced plans for 153 new apartments at the corner of Fourth and Wayne.

Wenzler Capital Group announced plans to invest in a cluster of buildings at Third & Patterson to form what they are branding **The Canal District**.

Construction continued on the **Avant Garde building** on E. Third Street, which is being renovated into office space with first floor retail.

Predevelopment work continued on **OnMain**, the Fairgrounds redevelopment project, which is being led by the University of Dayton and Premier.

Premier started construction of **Encompass Health**, a \$24 million, 60-bed freestanding rehabilitation hospital near Miami Valley Hospital

Rehabilitation work continued on a \$17 million project at the **YWCA** for new supportive housing and upgrades to the Domestic Violence Shelter. The first phase was completed in 2019.

The Gem City Market, which will be located on Salem Avenue and serve the surrounding area known as a food desert, is making strides toward opening. Construction is expected to begin this summer.



Winan's



Now and Zen



Wellness Studio



Local Cantina

DINING, NIGHTLIFE & RETAIL

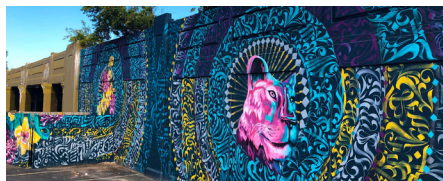
Downtown's collection of unique and independent restaurants, retailers and entertainment destinations continued to expand in 2019 and remains a draw for visitors from throughout the region.

NEW IN 2019:

Winan's • Space Three • Beck + Call • Boujee Bee Boutique • Coffee Hub • Jimmy John's • Luster Tan • Mike's Vintage Toys • Now and Zen • Paradox • Reza's Downtown • Salt Block Biscuit Company • Wellness Studio • White Anvil Tattoo • The White House Event Center • Local Cantina

ARTS, ENTERTAINMENT & EVENTS

Urban Art Intersections: Murals continue to pop up downtown and more are planned for 2020. The program is a partnership between the DDP, The Contemporary Dayton and K12 Gallery & TEJAS. (use photo of Amy Deal's Love mural, credit her in caption/painted by K12/TEJAS)



The **Oregon District Gateway mural** was completed, and the Oregon District Business Association partnered with Cincinnati Bell to bring free public Wi-Fi to the district.



Levitt Pavilion: The outdoor concert venue completed its first official full season, welcoming 58,422 people for a summer lineup of 53 free events. Levitt estimates \$5.4 million in programming was provided for the community and had an economic impact of \$1.5 million.

The **Dayton Art Institute** celebrated their Centennial and continued construction on the historic grand double staircase on the buildings south façade.

Downtown continued to support a growing startup ecosystem through a variety of events and programs that help support entrepreneurs. Coworking sessions were transitioned into a new **"LaunchPad"** brand. A total of six coworking events were held in 2019.



The DDP produced a series of signature events in 2019 that attracted visitors and highlighted various amenities and businesses, including the **DP&L Summer in the City** series (Downtown Housing Tour, Great Dayton Adventure Race, Art in the City), **The Square is Where** programming on Courthouse Square, and the **Dayton Holiday Festival**.

TRANSPORTATION & INFRASTRUCTURE

The Flyer: RTA's free circulator continued to be a popular transportation option and the route was adjusted in 2019 to add four more stops. Larger, 40-foot busses were also added to help meet demand.

Spin, a San Francisco based e-scooter, was launched in the downtown area and quickly doubled to 200 scooters based on heavy usage.



Link bike share finalized plans for significant system enhancements for 2020. A new partnership with the micromobility provider, Drop Mobility, will integrate more locations with a new lock-to hub system and the launch of 100 e-bikes to the fleet, which will feature an electric motor that assists riders while pedaling.

Bridges

- The \$8 million **Main Street Bridge** replacement was completed, providing a new gateway into downtown.

- Work began on Montgomery County's \$16 million **Third Street Bridge** rebuilding project.

Riverfront Master Plan: Community partners continued planning work on a 20+ year master plan that covers a 4,000-acre area, which includes 10 parks and 26 adjacent neighborhoods. More info is available at daytonriverfrontplan.org

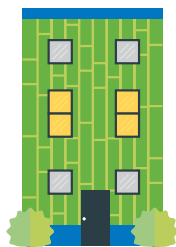


Plan partners worked with consultants Guide Studio on conceptual designs and programming for a comprehensive downtown **Signage & Wayfinding Plan**.



HOUSING

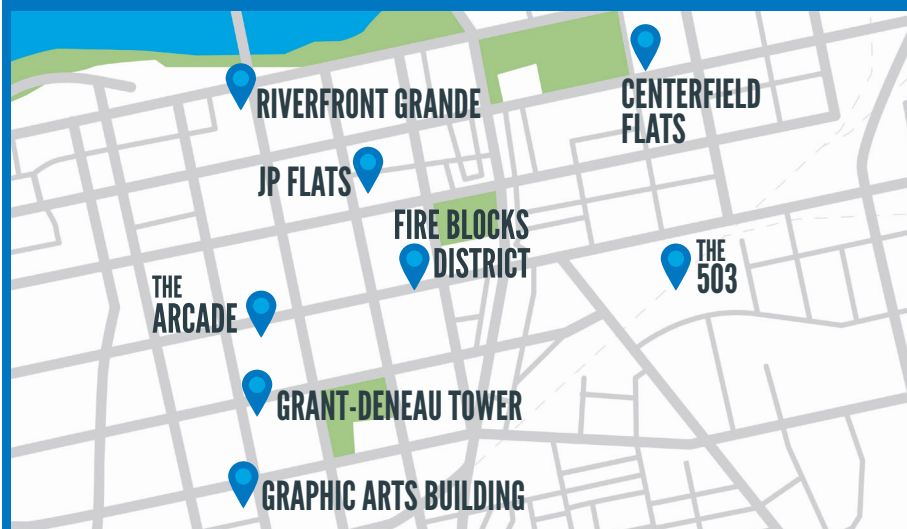
97.4%
AVERAGE APARTMENT
OCCUPANCY RATE



367 HOUSING UNITS
IN THE PIPELINE. **214** OF THOSE
CURRENTLY UNDER CONSTRUCTION



The interest in housing in the downtown continued to be strong in 2019, helping us move closer to the goal of an urban neighborhood with 18-hour-a-day vibrancy. 2019 saw several projects adding hundreds of new housing units, including:



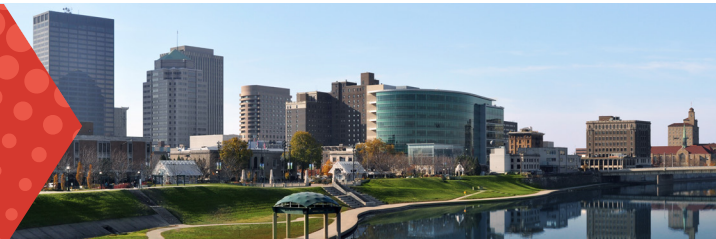
PROJECTS COMPLETED OR UNDER DEVELOPMENT IN 2019



DAYTON STRONG

Extra efforts were offered in 2019 to help our community deal with the aftermath of the August 4 tragedy in the Oregon District. Events like the **Oregon District vigil** and **Gem City Shine** were presented to help the community heal and reclaim its streets. It is inspiring to see how our city has stuck together and support each other through numerous #DaytonStrong initiatives.

According to the DDP's Annual Business Survey, **98% 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 blueprint for growth and development.



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



BE DOWNTOWN.

Plan Partners:

