

# Prelim Visioning – Block By Block Integrating ‘The Nine’ Development Framework/Vision

Focus along Fifth and Main Streets:

Visioning to Shape a *Cool, Creative, Vibrant* Street Vibe for Downtown Dayton

A Visual Summary/Snapshot

3.18.21



# ***Block-By-Block Place-Based Development Concepting – Visioning for a Vibrant, Cool, Robust downtown that has the look and Feel of a Creative Urban Village***

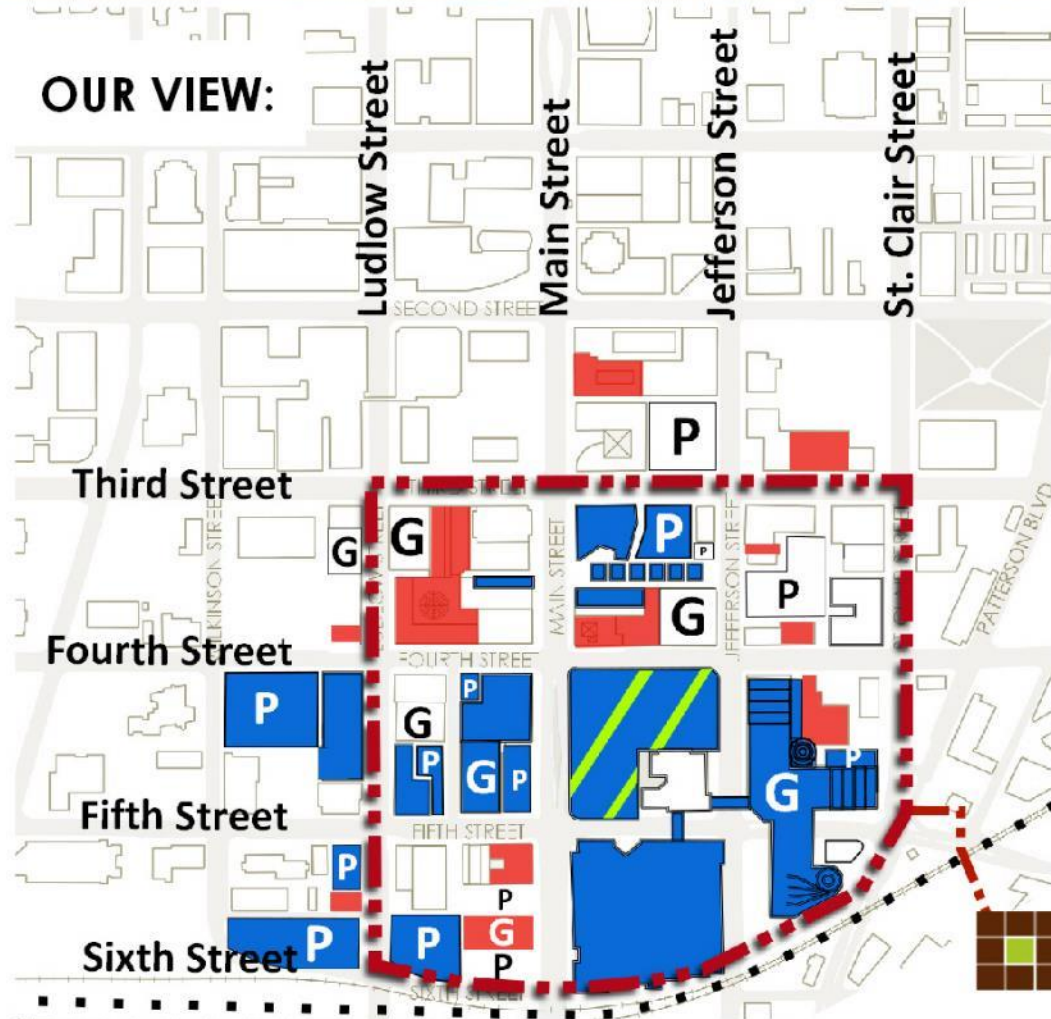
**Target – ‘The Nine’ Development Framework at Fifth and Main Streets**







## OUR VIEW:



## 10 REASONS:

1. PLACE BASED STRATEGY
2. MAIN STREET FOCUSED
3. SIGNIFICANT CONTROL OF AREA
4. SUPPORTS MAJOR ASSETS, CROWNE...
5. PROXIMITY TO LOTS OF PARKING
6. CONNECTED OUR ENTERTAINMENT DISTRICT
7. TACKLES MANY OF OUR VACANT BUILDINGS
8. POTENTIAL OF \$40+ MILLION IN AVAILABLE EQUITY
9. POTENTIAL OF 1,200+ RESIDENTIAL UNITS
10. BEGINS TO TRANSFORM DOWNTOWN



G - GARAGE  
P - SURFACE LOT

DOWNTOWN REDEFINED

# Place-Based Analytics for Development Framework/Vision for 'The Nine' 2020 - 2025





## THE NINE: DEFINED

*Inspired by Cleveland and expanded in Dayton, "THE NINE" is a redevelopment strategy focused on any nine block area in an urban grid that is centered around a PLACE BASED opportunity. "THE NINE," in Downtown Dayton is a 9 block, 36 acre, 100 parcel, 2 million sf, 5000 ± parking space area centered around Dave Hall Plaza, with 287 hotel rooms located at the south end of Dayton's Central Business District. This part of downtown is prime for repositioning as a premier downtown **URBAN NEIGHBORHOOD** centered around a central park. It is comprised of unique urban fabric, including buildings built from the turn of the century to mid century modern and recent additions.*

*"THE NINE" incorporates, Main Street and major assets such as Dave Hall Plaza, The Dayton Convention Center, Crowne Plaza Hotel and City of Dayton and Montgomery County parking garages. It is connected to the west end of the Fifth Street Entertainment District (Oregon), home to some of Dayton's top restaurants.*

*No where else in the region do we have such a confluence of opportunity. The City of Dayton, Montgomery County, Dayton Public Schools and the Regional Transit Authority control key parcels in this area, enhanced by built assets owned by the private sector.*

*Our drivers* are housing, the built environment and unique urban fabric, differentiating ourselves in the market place with an offering that only an authentic urban core can provide.

*Our strategy* is to forge new partnerships, leverage urban migration, inspire the region and re-create one of the Dayton areas most unique and vibrant urban neighborhoods.

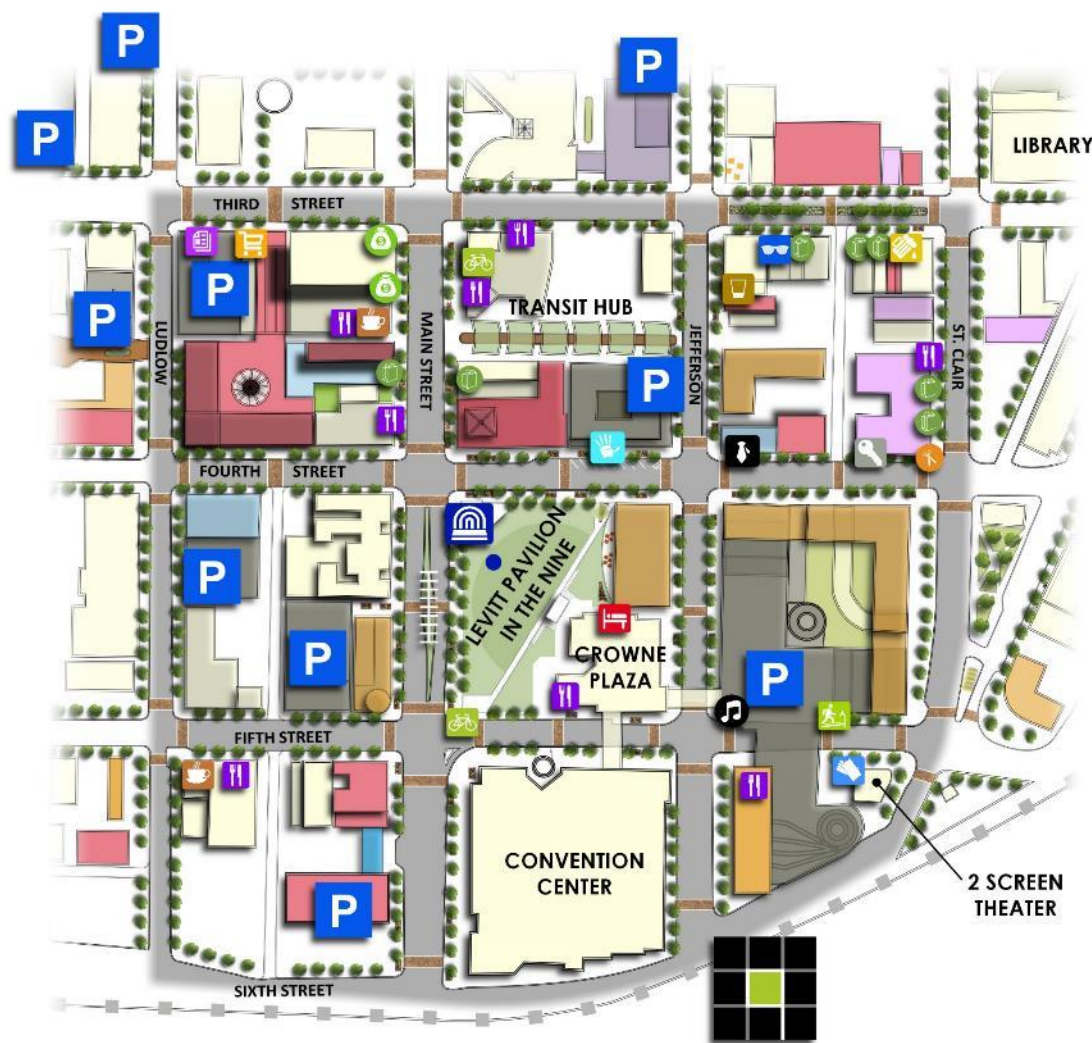
*Our focus* is to begin with Dave Hall Plaza and transform the park by redeveloping it using the Levitt Pavilion as an anchor amenity. This could be the single most important initiative we take on. This is about not only providing the community with great free music venue but orchestrating a strategy which creates synergistic first floor vibrancy, a new urban neighborhood and revitalized gateway to downtown.

*What are we Changing? Our Approach...*

FOR MORE INFORMATION ABOUT  
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# ENGAGE | SUSTAIN | ENTERTAIN



- \* AMPHITHEATER
- MUSIC
- BANK
- SALON
- RETAIL
- BOURBON BAR
- RESTAURANT
- LOCKSMITH
- EYE GLASSES
- BAR
- COFFEE
- CLOTHING
- CHILD CARE
- GROCERY
- COPY CENTER
- HOTEL
- MOVIE
- GYM
- EXISTING COMMERCIAL
- EXISTING HOUSING
- INFILL SITES
- ADAPTIVE REUSE/VACANT
- ADAPTIVE REUSE/LOW OCC.
- CITY PARK
- MAKEUP OF "THE NINE"



Development Framework/Vision for 'The Nine'  
2015 - 2025



# Fifth Street Connectivity

Convention Center to the East





- 2015 – Concepting to reshape the vibe around Dave Hall Plaza:
- Reimagining the envelope/street presence/vibe of the Convention Center
  - Activate the street level – create a better connectivity with the city by hacking the Center envelope with visual/window connections





Creating connectivity and shaping a new vibe for along Fifth Street:

- Activate the street level – create a better connectivity with the city by hacking the Center envelope with visual/window connections







Creating connectivity and shaping a new vibe for along Fifth Street:

- Activate the street level – create a better connectivity with the city by hacking the Center envelope with visual/window connections. Create a street-level presence for the hotel property at Fifth and Jefferson.





Creating connectivity and shaping a new vibe for along Fifth Street:

- Activate the street level – A boutique (or larger) hotel facility could be developed and constructed on the footprint of the former Chin's plaza at the southeast corner of Fifth and Jefferson – direct access to parking garage.





Creating connectivity and shaping a new vibe for along Fifth Street:

- Activate the street level – Capture and reshape the street level at the northwest Corner of Fifth and St. Clair Streets – connect Oregon to the Convention Center and Levitt Pavilion at Dave Hall Plaza.





Creating connectivity and shaping a new vibe for along Fifth Street:

- Activate the street level – create vibrant connectivity between Oregon and downtown by redeveloping the northeast corner of Fifth and Patterson into mixed-use housing and/or mixed-use boutique hotel.



# Fifth Street Connectivity

Convention Center to the West





2015 – Concepting to reshape the vibe around Dave Hall Plaza:

- Reimagining the envelope/street presence/vibe of the Convention Center
- Activate the street level – create a better connectivity with the city by hacking the Center envelope with visual/window connections







Concepting to reshape the vibe around Dave Hall Plaza:

- Activate the street level – create robust/lively street-level connections with adding active storefronts at the Reibold Building, redeveloping northwest corner of Fifth and Main with mixed-use development, advance the residential conversion of the Fidelity Building and former Stomp's Chevrolet (225 South Main).





Concepting to reshape the vibe around Dave Hall Plaza:

- Activate the street level – create robust/lively street-level connections with adding active storefronts at the Reibold Building, **redeveloping northwest corner of Fifth and Main with mixed-use development**, advance the residential conversion of the Fidelity Building and former Stomp's Chevrolet (225 South Main).





Concepting to reshape the vibe around Dave Hall Plaza, Convention Center and Fifth Street:

- Activate the street level – create robust/lively street-level connections with adding active storefronts at the Reibold Building, redeveloping northwest corner of Fifth and Main with mixed-use development, **advance the residential conversion of the Fidelity Building and former Stomp's Chevrolet (225 South Main).**





Concepting to reshape the vibe around Dave Hall Plaza:

- Activate the street level – create robust/lively street-level connections with adding active storefronts at the Reibold Building, redeveloping northwest corner of Fifth and Main with mixed-use development, **advance the residential conversion of the Fidelity Building and former Stomp's Chevrolet (225 South Main).**





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Concepting to reshape the vibe around Dave Hall Plaza:

- Activate the street level – create robust/lively street-level connections with adding active storefronts at the Reibold Building, redeveloping northwest corner of Fifth and Main with mixed-use development, advance the residential conversion



Southside of Fifth Street between Ludlow and Main – Imagine the Possibilities

- *Extending Pretzinger Lane south into the Fidelity/Terra Cotta block could create new potential to reorganize the block and leverage maximum development value opportunity.*



CPA Building





Concepting to reshape the street vibe on West Fifth Street – connecting the Convention Center with Sinclair





Concepting to reshape the street vibe on West Fifth Street – connecting the Convention Center with Sinclair



# Main Street Reinvented: Re-Energized with Creative Industries

‘The Nine’ south end of Main Street – Third to Sixth





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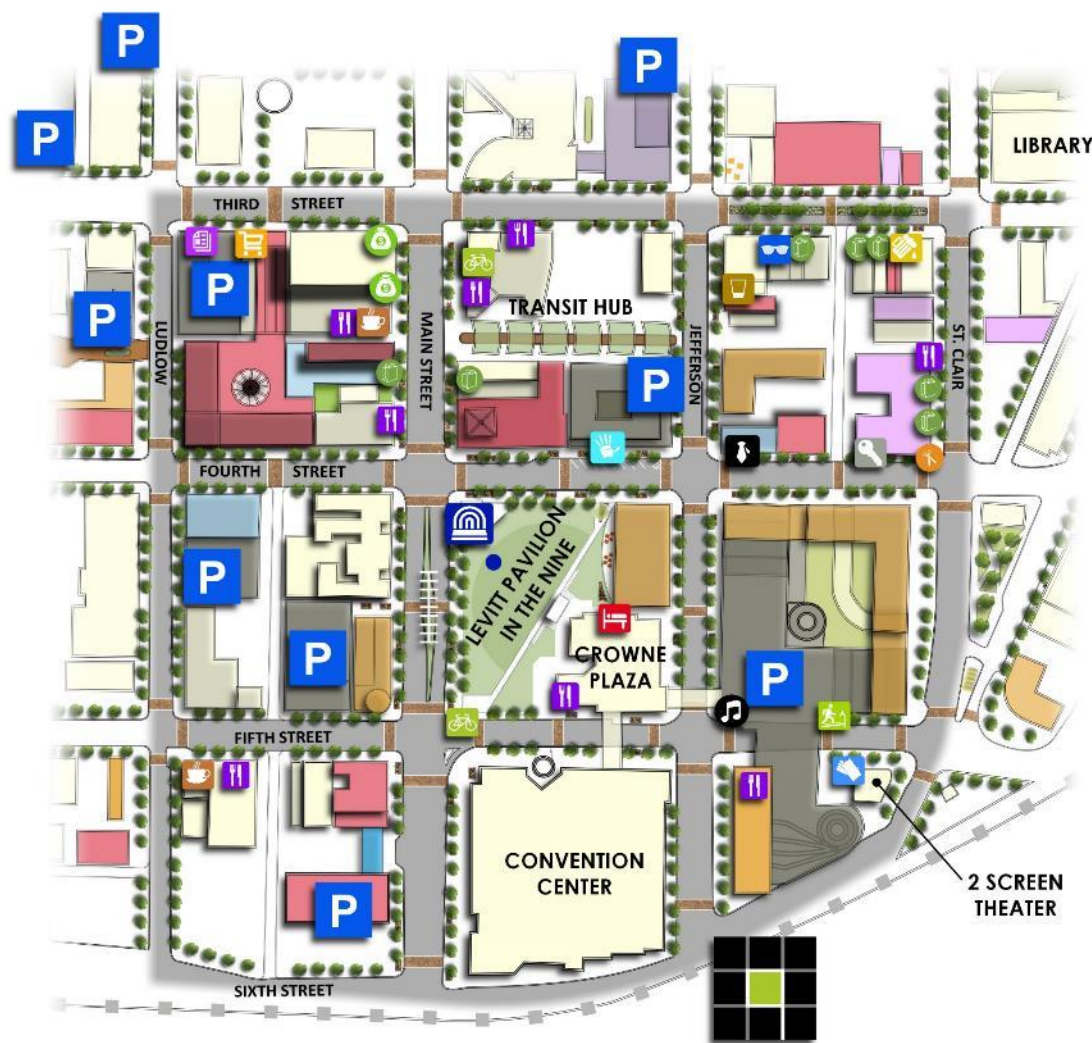
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- ALREADY DOING BUSINESS IN "THE NINE"
- EXISTING COMMERCIAL
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Concepting to reimagine the vibe of the Main Street corridor:

- Reimagining the envelope/street presence/vibe of the Convention Center
- Activate the street level – create a better connectivity with the city by hacking the Center envelope with visual/window connections – reactivate street level of Main Street.







Concepting to reshape the vibe along Main Street Corridor:

- Activate the street level – create robust/lively street-level connections with adding active storefronts at the Reibold Building, redeveloping northwest corner of Fifth and Main with mixed-use development, advance the residential conversion of the Fidelity Building and former Stomp's Chevrolet (225 South Main).





Concepting to reshape the vibe along Main Street:

- Activate the street level – create robust/lively street-level connections with adding active storefronts at the Reibold Building, **redeveloping northwest corner of Fifth and Main with mixed-use development (active street level, lower – office floors, upper – Hotel or residential).**





Concepting to reshape the vibe along Main Street (preceded Levitt Planning and Project at Dave Hall Plaza):

- Activate the street level – create robust/lively street-level connections by **redeveloping northeast quadrant of Fourth and Jefferson with mixed-use development (active street level, upper – Hotel or residential).**

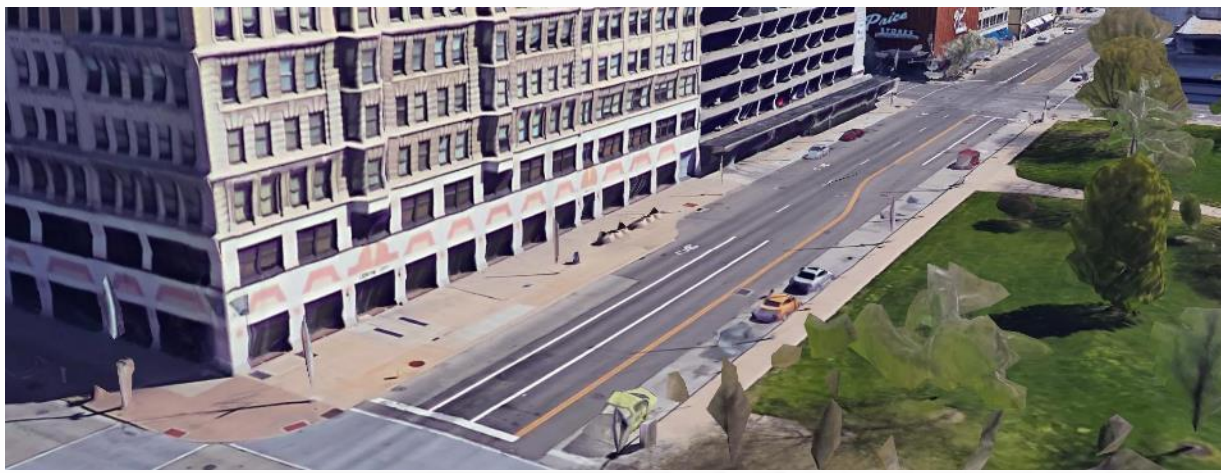




Concepting to reshape the vibe along Main Street:

- Activate the street level – create robust/lively street-level connections with adding active storefronts at an adaptively reused, mixed-use residential Center City Building

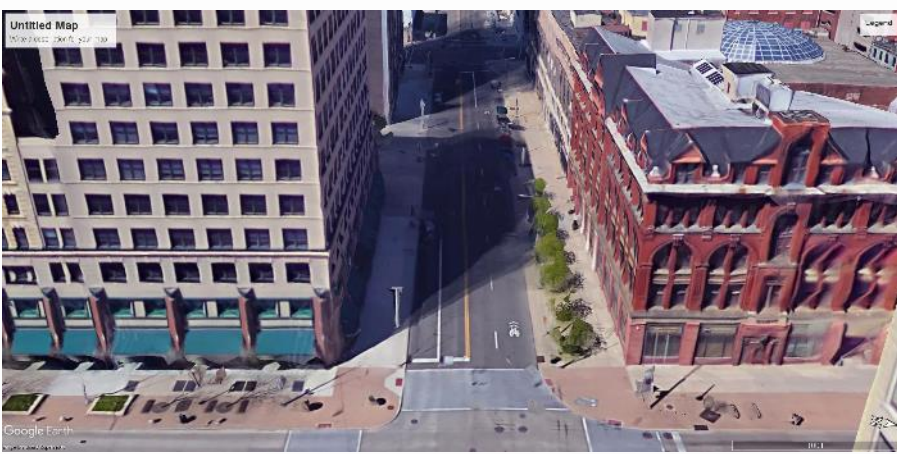




Concepting to reshape the vibe along Main Street:

- Activate the street level – create robust/lively street-level connections with adding active storefronts at an adaptively reused, mixed-use residential Center City Building – connectivity with Levitt at Pave Hall Plaza and emerging Fide Blocks.

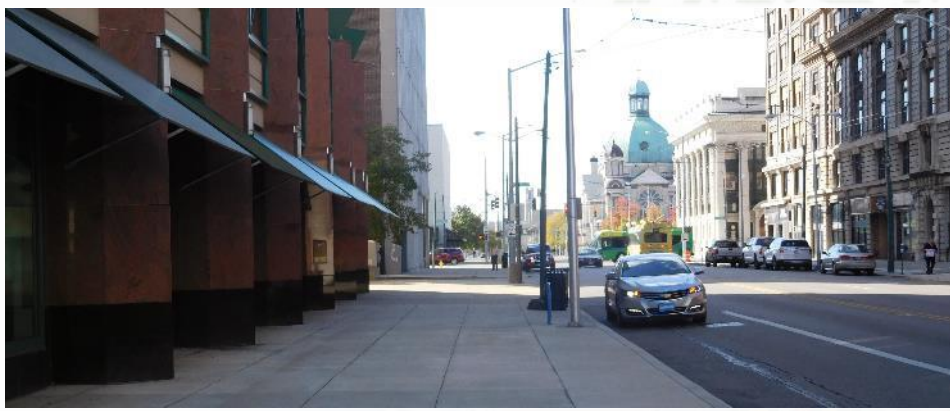




Concepting to reshape the vibe along Main Street:

- Activate the street level – create robust/lively street-level connections with adding active storefronts at the Reibold Building (left), Kuhn’s Building and the Arcade.





Concepting to reshape the vibe along the Fourth and Main Streets intersection/connection  
- Activate the street level – create robust/lively street-level connections with adding active storefronts at the Reibold Building (left) and the Arcade (right).





Concepting to reshape the vibe along the Fourth Street between Main and Ludlow Streets:

- Activate the street level – create robust/lively street-level connections with adding active storefronts at the Fourth Street Arcade frontage.



