DAYTON, OHIO

Investment Prospectus

Prepared By
The City of Dayton

In Cooperation with
CityWide Development Corporation

With Guidance From
Accelerator for America

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Opportunity Zone Tax Incentives

The Opportunity Zone Program was enacted as part of the 2017 federal tax reform.

Program Goal: To drive investment in rural and low-income urban communities that have struggled to recover post-recession.

The Three Components of Investor Benefit:

1. **Temporary Deferral**
   A temporary deferral of taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is treated as disposed of or December 31, 2026.

2. **Reduction in Gain through Basis Adjustment**
   A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis in the fund interest is increased by 10% if such interest is held for at least 5 years (for investments in 2020 and 2021) and by 15% if held for at least 7 years (for investments in 2019), thereby excluding up to 15% of the original gain from taxation. Investments starting in 2022 are not eligible for this partial exclusion.

3. **Exclusion for capital gains on the New Opportunity Zone Investment**
   A permanent exclusion from taxable income of post-income appreciation from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years (limited to 2047). This exclusion only applies to the future appreciation after an investment in an Opportunity Fund, but is available for investments in an Opportunity Fund through 2026.
Opportunity Zones: Program Overview

The Opportunity Zone Program allows a taxpayer to reinvest proceeds from the sale of an eligible business or property (proceeds that equal to the capital gain amount) into an Opportunity Fund.

This Opportunity Fund, in turn, will invest in one or more businesses or properties located within qualified Opportunity Zones. For tax reasons, the fund might use a second-tier entity to invest in properties or businesses.

Different Than Other Tax Credits:
- No cap on investment
- Market-Driven
- Residential and commercial investments can qualify
The purpose of this prospectus is fourfold:

1. To market Dayton’s Opportunity Zones to local, regional and national investors

2. To identify unique community advantages and positive recent trends

3. To identify unique community challenges that targeted investment can help to alleviate

4. To highlight the relationship between positive, measurable community outcomes and tax-advantaged investor opportunities

For more information, contact the Opportunity Zone Technical Advisory Committee:
Russell Knowles at 937.333.4114 or Russell.Knowles@daytonohio.gov
Executive Summary

Dayton is an inclusive, connected city that anchors a four-county region of over 930,000 people, and is accepting of new ideas and individuals.

The city and region host strong and diverse institutions of higher education with more than 75,000 students, providing a robust and educated workforce.

Dayton has a history of leveraging public-private partnerships and unique community assets to grow economic activity.

More than $4 billion in public and private investment in the city limits since 2001 has contributed to market strength that shows no signs of abating.

Dayton has 17 census tracts designated as Opportunity Zones, they are divided into eight distinct geographies, each with its own compelling value proposition.

Dayton’s Opportunity Zones were intentionally chosen to maximize proximity to catalytic assets, investments, and institutions that can enhance investment and economic potential.

Dayton is one of the most accessible cities in the nation, and boasts an international airport, significant freight rail capacity, and is located at the intersection of Interstates 70 and 75.
Introduction to Dayton

Dayton is Ohio’s:
- 4th most populous region.
- 4th largest economy.

Dayton is known for:
- Providing the world with a staggering number of life-changing innovations and technological advancements.
- Being the home of the Wright brothers and Paul Laurence Dunbar.
- Wright-Patterson Air Force Base, located just 10 miles from downtown.

Dayton’s Ongoing Tradition of Innovation
Research at Wright-Patterson Air Force Base, the University of Dayton, Wright State University, and many of our top businesses continue to produce cutting-edge technology.

Where is Dayton?
- Dayton’s location puts it within one day’s drive of 60% of the U.S. population.
- At the crossroads of Interstates 70 and 75 in Southwest Ohio.

<table>
<thead>
<tr>
<th>Geography</th>
<th>2017 Population</th>
</tr>
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<tbody>
<tr>
<td>Dayton Region (MSA + Clark County)</td>
<td>937,125</td>
</tr>
<tr>
<td>Dayton MSA</td>
<td>800,950</td>
</tr>
<tr>
<td>Dayton, OH</td>
<td>141,143</td>
</tr>
<tr>
<td>Dayton Opportunity Zones</td>
<td>52,226</td>
</tr>
</tbody>
</table>

Source: US Census
Dayton has been Reinventing Itself from the Urban Center Outward Since the Late 1990’s

Between 1970 and 1990, Dayton lost over 1/3 of its population and tens of thousands of middle-class jobs due to economic challenges that afflicted most of the industrial Midwest.

In the late 1990s, City leaders, along with business and nonprofit partners, began to craft a comeback strategy focused on attracting jobs and economic activity by leveraging existing market strengths centered around: Education Institutions, Healthcare Providers, Advanced Manufacturing Companies, Aerospace & Other Industries Related to Wright-Patterson Air Force Base.

By building public-private-partnerships between the City and anchor institutions, resources were directed into increasing economic activity in targeted areas and industries.

As a result of these partnerships, the Greater Downtown (within 1.5 miles of the Central Business District) has seen significant investment and revitalization in recent years, and major private investment has spread to other parts of the city.

In all, more than $4 billion in public and private investments have contributed to Dayton’s remarkable renaissance, with activity escalating dramatically in scale and pace every year since 2010.
Investment Activity: Building Momentum

Tracked Investments since 2001:

- **$4 Billion +**
  - Total Investments in the city

- **$3.33 Billion**
  - Total Greater Downtown Investments completed & in progress

- **$2.85 Billion**
  - Completed in Greater Downtown since 2001

- **$483 Million**
  - Projects in Design Phase & Underway

**Leveraging Other Development Tools**

Dayton stakeholders have extensive experience leveraging and combining incentives available from the federal, state and local government. When combined with Opportunity Zones, these incentives can add another layer of value.

- Historic Preservation Tax Credits
- New Market Tax Credits
- Tax Increment Financing
- Community Reinvestment Area
- Low Income Housing Tax Credits
- State and Federal Grant Programs
- PACE – Property Assessed Clean Energy
- ED/GE – Economic Development/Government Equity
Dayton by the Numbers
Dayton Metro Workforce Profile

Employment by Industry

<table>
<thead>
<tr>
<th>Industry</th>
<th>People – Dayton MSA</th>
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<tbody>
<tr>
<td>Manufacturing</td>
<td>53,493</td>
</tr>
<tr>
<td>Construction</td>
<td>16,728</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>8,123</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>15,259</td>
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<tr>
<td>Transportation</td>
<td>6,777</td>
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<tr>
<td>Finance &amp; Insurance</td>
<td>19,732</td>
</tr>
<tr>
<td>Science &amp; Professional</td>
<td>38,688</td>
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<tr>
<td>Education &amp; Health Care</td>
<td>93,665</td>
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<td>Arts, Entertainment</td>
<td>34,976</td>
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<td>Public Administration</td>
<td>21,430</td>
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<td>Other Services</td>
<td>16,677</td>
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Employment Status

<table>
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<tr>
<th>Status</th>
<th>Dayton MSA</th>
<th>United States</th>
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<tbody>
<tr>
<td>Unemployed</td>
<td>3.54%</td>
<td>3.29%</td>
</tr>
<tr>
<td>Employed</td>
<td>45.99%</td>
<td>46.91%</td>
</tr>
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</table>

Job Growth

- 13.7% 2002-2010
- 4.6% 2011-2018

Average Monthly Earnings

- 15.4% 2002-2010
- 12.3% 2011-2018

Employees Under Age 29

- 22.2% 2002-2010
- 7.0% 2011-2018
Dayton Metro Population Profile

Dayton and Peer MSA Cumulative Population Changes: 2010-2017
Source: US Census Bureau; Peers based on Chicago Fed Peer Cities Index

Dayton Population by Geography
- 937,125 Dayton Region
- 800,950 Dayton MSA
- 141,143 Dayton, OH
- 52,226 Dayton Opportunity Zones

<table>
<thead>
<tr>
<th>Geography</th>
<th>Black</th>
<th>Hispanic</th>
<th>Foreign Born</th>
<th>People in Poverty</th>
<th>Median Household Income</th>
<th>% Under 18</th>
<th>% Over 65</th>
</tr>
</thead>
<tbody>
<tr>
<td>United States</td>
<td>12.29%</td>
<td>17.60%</td>
<td>13.40%</td>
<td>14.22%</td>
<td>$57,652</td>
<td>22.93%</td>
<td>14.87%</td>
</tr>
<tr>
<td>Ohio</td>
<td>12.13%</td>
<td>3.57%</td>
<td>4.33%</td>
<td>14.50%</td>
<td>$52,407</td>
<td>22.63%</td>
<td>15.89%</td>
</tr>
<tr>
<td>Dayton MSA</td>
<td>15.28%</td>
<td>2.56%</td>
<td>4.34%</td>
<td>15.15%</td>
<td>$56,124</td>
<td>22.15%</td>
<td>16.82%</td>
</tr>
<tr>
<td>Dayton Ozs</td>
<td>46.71%</td>
<td>3.74%</td>
<td>6.19%</td>
<td>34.58%</td>
<td>$26,705</td>
<td>20.94%</td>
<td>12.40%</td>
</tr>
</tbody>
</table>
Dayton by the Assets
Downtown Dayton Businesses

The Greater Downtown has the highest concentration of creative industries in the region, and is attracting entrepreneurs from across the region, supporting dramatic increases in economic activity:

- 140 new startups hosted in Downtown since 2010.
- Over 100 businesses have decided to move downtown since 2016.
- The Greater Downtown accounts for more than half of the city job base and is expanding.
- The Dayton region has seen an explosion of new urban lifestyle amenities, microbreweries and restaurants. Many are in the Greater Downtown.

While the Greater Downtown has seen about $2.85B of capital investment in the last 18 years, the central downtown core is experiencing a growing percentage of that activity.
Downtown Dayton Living

Each year nearly 7.5 million visitors enjoy unique amenities and attractions in downtown Dayton:

- Annual festivals, including the Celtic Festival, Hauntfest and St. Patrick’s Day, bring hundreds of thousands of people downtown each year.
- The Levitt Pavilion, opened in August of 2018, attracts thousands of visitors to the heart of downtown during the summer with its free concert series.
- The number of housing units downtown has grown by more than 60% since 2010, with more than 500 additional units in the pipeline. Occupancy rates remain above 97%.

Downtown has the region’s highest apartment occupancy rate at 97.5%
Dayton has always had a vibrant entrepreneurial ecosystem. Today is no different.

Dayton’s Startup Scene

- **240 ENTREPRENEURS** testing, validating, launching, and growing scalable businesses since 2015.
- **2,800+ PEOPLE** exposed to entrepreneurial services through regional events and programming.
- **81 STARTUPS** actively receiving assistance as clients of the ESP program.
- **1,100+ MEMBERS** of Dayton’s startup community.

- **26%** Minority Entrepreneurs
- **14%** Women Entrepreneurs
- **11%** Veteran Entrepreneurs
- **164 JOBS CREATED** by ESP clients since 2017.
- **253 STORIES** written on Dayton’s startup community and shared on Dayton Tech Guide since 2016.

- **$26M CAPITAL** raised by Dayton entrepreneurs since 2015.
- **80 IDEAS** pitched at Early Risers.
- **$5.5M NEW PRODUCT SALES** for ESP clients since the program.
- **133 STORIES** on Dayton startups in national publications since 2016.

Source: The Entrepreneur Center

© Andy Snow
Major Employers

Of the 15 largest employers in the Dayton Region, eight are located in the Dayton city limits. All eight are also located either inside of or immediately adjacent to Dayton’s Opportunity Zones.

<table>
<thead>
<tr>
<th>Map Point</th>
<th>Dayton Region Largest Employers</th>
<th>2018 Local Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>🌱</td>
<td>Wright-Patterson Air Force Base</td>
<td>28,000</td>
</tr>
<tr>
<td>🍃</td>
<td>Premier Health</td>
<td>12,138</td>
</tr>
<tr>
<td>🝐</td>
<td>Kettering Health Network</td>
<td>8,909</td>
</tr>
<tr>
<td>🍃</td>
<td>Montgomery County</td>
<td>4,366</td>
</tr>
<tr>
<td>🝐</td>
<td>Sinclair Community College</td>
<td>3,085</td>
</tr>
<tr>
<td>🍃</td>
<td>University of Dayton</td>
<td>3,028</td>
</tr>
<tr>
<td>🝐</td>
<td>LexisNexis</td>
<td>3,000</td>
</tr>
<tr>
<td>🎨</td>
<td>Dayton Children’s Hospital</td>
<td>2,974</td>
</tr>
<tr>
<td>🝐</td>
<td>CareSource</td>
<td>2,800</td>
</tr>
<tr>
<td>🍃</td>
<td>Dayton VA Medical Center</td>
<td>2,403</td>
</tr>
<tr>
<td>🝐</td>
<td>Mercy Health – Springfield</td>
<td>2,375</td>
</tr>
<tr>
<td>🚍</td>
<td>Wright State University</td>
<td>2,308</td>
</tr>
<tr>
<td>🍃</td>
<td>Fuyao Glass America</td>
<td>2,100</td>
</tr>
<tr>
<td>🝐</td>
<td>Dayton Public Schools</td>
<td>2,062</td>
</tr>
<tr>
<td>🟢</td>
<td>Assurant, Inc.</td>
<td>1,970</td>
</tr>
</tbody>
</table>

Source: Dayton Business Journal

Wright-Patterson Air Force Base is:

- The largest employer in the region; largest single-site employer in the state of Ohio
- The headquarters for a vast, global logistics system, and is the foremost acquisition and development center for the US Air Force
- Comparable to a medium-sized city, and located minutes from the city.
Healthcare in Dayton

Dayton has unique advantages for companies looking to scale their healthcare research and development operations.

- By 2026, U.S. spending per capita on health care is expected to grow by 44%.*

- There are five hospitals in the greater downtown, and over a dozen more in the region.

- Dayton's robust medical services sector is complemented by the human sciences research conducted at the region's universities and Wright-Patterson Air Force Base.

- Dayton's health care and health research industries are poised for growth.

* Source: Kaiser Family Foundation
**Cultural Amenities**

Known around the country for its support of the arts, the region’s selection of music, dance, theater, and visual arts are among the finest in the Midwest.

**Major Dayton Acts:**
- The Dayton Ballet
- The Dayton Opera
- Dayton Contemporary Dance Company
- Dayton Philharmonic Orchestra
- Human Race Theatre Company

**Major Arts Venues:**
- **The Victoria Theatre**: open since 1866, one of the oldest continually-operated theaters in North America.
- **The Schuster Performing Arts Center**: flagship venue and frequent stop for national shows.
- **The Loft Theatre**: intimate space, home to the Human Race Theatre Company.
- **The Dayton Art Institute**: stunning collection of 26,000 renowned works spanning more than 5,000 years of art history.

**Recreational Amenities**

- Extensive network of trails and amenities have earned Dayton recognition by the League of American Bicyclists and Bicycling Magazine as one of the top cities in the nation for supporting bicyclists.
- Dayton’s rivers have long been a hotspot for kayaking and canoeing. There are whitewater options or leisurely cruises, as well as several boating groups and clubs.
- The Five Rivers MetroParks system maintains numerous parks, trails and conservation areas as well as the 2nd Street Market downtown, where local artisans, chefs and farmers gather several days a week to sell their authentic local fare.
The Dayton Region’s Education Assets

**Dayton Metro Library:**
- 19 branch locations across Montgomery County.
- Access to academic databases, meeting spaces, voter registration, linkages to workforce development programs and more.
- Systemwide facilities upgrade in progress, made possible by a $187 million bond issue. Several of the upgraded and new facilities are in Dayton Opportunity Zones.

**Higher Education:**
- The Dayton region is home to more than a dozen institutions of higher education.
- The University of Dayton and Wright State University have distinguished themselves as high quality research universities that provide the local economy with thousands of highly-qualified graduates in numerous fields ranging from engineering to medicine.
- Sinclair Community College, located in Downtown Dayton, is one of the largest community colleges in the country.
- In total, there are more than 75,000 college students across the region.
Dayton’s Community Advantages

**Dayton Water:**
- Dayton is home to one of the country’s largest natural underground aquifers: the 1.5 trillion-gallon Great Miami Buried Valley Aquifer.
- In a review of 66 local jurisdictions, Dayton’s water costs an average of 25% less per month.\(^1\)

**Dayton Logistics:**
Dayton is ideally located for quick and easy access to people and places across the nation and around the globe.
- A collection of multi-modal infrastructure points are located within three miles of each other including:
  - The interchange of Interstates 70 & 75
  - Dayton International Airport with a dedicated freight runway and on-site warehouse
  - Foreign Trade Zone with tariff and duty exemptions
  - CSX and Norfolk Southern freight rail lines with direct shipping port access
- The Dayton International Airport is a growing regional logistics hub. Recent investments by Spectrum Brands, Chewy and others are on track to create more than 2,500 jobs by the end of 2019.

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\(^{1}\)Source: City of Oakwood, City of Dayton Department of Water
Dayton Opportunity Zones
Opportunity Zones in Context

52,226
0-Zone Population

141,143
Dayton Population

37%
of the Population

17
Opportunity Zone Tracts

50
Dayton Tracts

34%
of Tracts,
or
40%
of City Geography
Dayton’s Opportunity Zones are divided into 8 distinct geographies, each with its own unique character and potential.
Opportunity Zones in Context

Educational Attainment

mySidewalk.com • Source: US Census 2013-2017 ACS

- Graduate Degree: Dayton O Zones - 3.94%, Dayton MSA - 6.12%
- <9th Grade: Dayton O Zones - 3.25%, Dayton MSA - 5.01%
- 9-12 Grade, No Diploma: Dayton O Zones - 8.11%, Dayton MSA - 6.64%
- High School Degree: Dayton O Zones - 15.22%, Dayton MSA - 11.22%
- Associate’s Degree: Dayton O Zones - 9.22%, Dayton MSA - 8.11%
- Some College, No Degree: Dayton O Zones - 17.32%, Dayton MSA - 16.05%
- Bachelor’s Degree: Dayton O Zones - 1.74%, Dayton MSA - 19.47%
- Bachelor’s Degree: Dayton O Zones - 1.74%, Dayton MSA - 19.47%

Vacant vs. Occupied Housing Units

mySidewalk.com • Source: US Census 2013-2017 ACS

- Vacant Housing Units: Dayton O Zones - 25.31%, Dayton MSA - 10.74%
- Occupied Housing Units: Dayton O Zones - 74.69%, Dayton MSA - 89.26%

Dayton's Opportunity Zones Include Areas with High Socio-economic Need

- Median Household Income
  - O Zones: $26,705
  - Dayton MSA: $56,124

- People Below Poverty Level
  - O Zones: 34.58%
  - Dayton MSA: 15.15%

- Unemployment Rate
  - O Zones: 6.27%
  - Dayton MSA: 3.54%
The Assets:

- **CareSource**: one of nation’s largest managed Medicaid providers, headquartered downtown with a second office tower scheduled to open in 2019.

- **Fifth Third Field**: home to Dayton Dragons baseball team, who hold the record for most consecutive sold-out games in professional sports history.

- **Water Street Development**: near Fifth Third Field, development of new commercial space, 350 new housing units, and a new hotel since opening in 2016.

- **The Schuster Performing Arts Center & Victoria Theater**: nationally-renowned performing arts institutions.

- **The Levitt Pavilion**: completed in 2018, brings thousands of people downtown for concerts.

Key Facts:

- **Largest Employers**: Premier Health, CareSource, Montgomery County, Sinclair Community College, Dayton Public Schools, City of Dayton

- **Major Industries**: Healthcare, Insurance, Government

- **Close To**: University of Dayton, Miami Valley Hospital

- **Other Assets/Draws**: Riverscape MetroPark, Sinclair Community College, The Historic Oregon District

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
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<tbody>
<tr>
<td>2010 Census</td>
<td>2,349</td>
</tr>
<tr>
<td>2018 EOY Estimate</td>
<td>3,190</td>
</tr>
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</table>
Downtown: Invest in Momentum

- New CareSource Building: $35MM
- Water Street Development: $110MM+
- Fire Blocks District: $35MM+
- Sinclair CC Upgrades: $50MM

Dayton Arcade: $90MM+
New Library HQ: $60MM
Oregon East: $30MM+
Downtown: Opportunities in Motion

Main Street - Dayton’s Vibrant Learn/Live/Work/Play/Create Corridor

- Main Street transitioning from a 5 day/week office park to an 18 hour/day mixed-use center of economic activity.
- Investments are catalyzing the reactivation of 3 million square feet of former office buildings:
  - Half is in historic buildings that are being converted into residences, hotels, and an innovation hub.
  - Modern office buildings are being repositioned for startups and small businesses.
- The street level is transitioning into pop-up businesses, arts venues, dining and drinking establishments.
- The Levitt Pavilion to host at least 50 free concerts in 2019.
- Redevelopment of the Historic Fire Blocks District is underway, with construction ramping up in 2019.
- Downtown will become the largest Historic District in the state in 2019, providing opportunity for hundreds of thousands of square feet of underutilized space to access State and Federal Historic Tax Credits for their repositioning.

The Opportunities:

- Several legacy towers remain under-utilized downtown, each poised for redevelopment into residential, commercial, retail, hotel or restaurant space.
- Historic designation is currently pending, which will make 95 more structures eligible for project financing incentives.
- Invest near the historic Dayton Arcade, whose $95 million transformative reuse will catalyze further development south of Third Street.
- Invest in a downtown startup in the healthcare or aerospace field, with industry partners and workforce close at hand.
- Invest in bringing new amenities to downtown’s many visitors.
Downtown: Opportunities in Motion

The Dayton Arcade

- **Phase 1:** $90MM

  - The first phase of restoration of the iconic 9-building Arcade complex is underway, scheduled to reopen in 2020 as the hub for the emerging downtown innovation ecosystem.

    - A 90,000 square foot innovation hub will be anchored by the University of Dayton and The Entrepreneurs Center.

    - The breathtaking 3-story sunlit rotunda will house community event space with daily programming adjacent to local visual arts organizations, a brewhouse, restaurants and coffee shops.

- The Dayton Arcade is **one of the most catalytic projects in the country.** Its restoration and reopening will set the stage for the next phase in Downtown Dayton’s remarkable resurgence.

Capitalizing on the Arcade

- Downtown Dayton will become the **largest Historic District in the state** in 2019, providing opportunity for nearly a hundred buildings and hundreds of thousands of square feet of underutilized space to access State and Federal Historic Tax Credits for their repositioning.

- The blocks adjacent to and surrounding the Arcade feature some of the most iconic and historic urban architecture in the Midwest.

- These buildings, like the Arcade, are poised for catalytic rebirth.

Example Opportunities:

- **34 N. Main St.**
- **47 S. Ludlow St.**
The Assets:

- An abundance of history, character and charm.
- The Wright Brothers bicycle shop and Aviation Heritage National Park.
- The home of poet Paul Laurence Dunbar.
- Dayton VA Medical Center and National Cemetery.
- Miami Chapel, neighborhood recipient of a HUD Choice planning grant.
- The original Wright Airplane Factory.
- University of Dayton Arena.
- Wright-Dunbar Historic Neighborhood and Commercial District.

Key Facts:

- **Population:** 10,801
- **Largest Employer:** Dayton VA Medical Center
- **Major Industries:** Healthcare, Government
- **Close to:** Downtown, Grandview Hospital, major regional and national transit lines
Dayton West: Invest in Momentum

Dayton Private Schools: $80MM
Dayton VA: $130MM+
Germantown Village: $11.5MM+
Dayton Public Schools: $80MM
Boys Academy + Rec Center: $22MM
Elizabeth Place Medical Center: $25MM
Kindred Hospital: $35MM
UD Arena Renovations: $51MM+
Wright-Dunbar Historic Business District: $33MM
Wright Factory and West Library Site

Opportunity Zones - Dayton West
- Completed, Announced
- Underway Development Projects
- Largest Employers

Dayton, OH • Investment Prospectus
Dayton West: A Deeper Dive

Number of Jobs
mySidewalk.com • Source: LODES Version 7.3

Income to Poverty Ratio
mySidewalk.com • Source: US Census 2013-2017 ACS

The Opportunities:

- Part of the Dayton West area has been designated for a HUD Choice Communities Planning Grant, with an Implementation Grant application to follow.
- Wright Factory site has been acquired by the City of Dayton to facilitate catalytic redevelopment.
- Primary transportation corridors, major educational, recreational, and medical facilities anchor the district.
- An abundance of development-ready sites perfect for historical repurposing, industrial, commercial or residential uses.
- The Wright-Dunbar Historic neighborhood comprises a commercial corridor poised for catalytic rebirth, within view of the booming downtown.
Renew Miami Chapel

Dayton’s Choice Neighborhood Plan is the result of a two-year community engagement process in which residents designed a plan to improve their community. Over $1 million is currently being invested to improve neighborhood infrastructure and transportation access while the plan’s most ambitious goals are to replace antiquated public housing with 250 units of affordable, mixed income housing in this revitalized community two miles west of Dayton’s thriving downtown.

Wright Factory Site

Home to the original Wright Brothers factory, the first in America built for the purpose of manufacturing airplanes. This historic project encompasses 52 acres and will include a new $10 million branch library. In partnership with the National Aviation Heritage Alliance, which plans to contribute $1 million to restoration of the original factory buildings into a museum, the new development sets the stage for reimagining the site as an educational and entrepreneurial campus connecting future inventions and innovations in economically-challenged West Dayton to the entrepreneurial spirit and ingenuity of the past.
The Assets:

- **Easy Access:** (Salem Ave., Philadelphia Ave., Cornell Dr., and Hillcrest Ave.) transport hundreds of thousands of people each year from across the region.

- **The Miami Valley Country Club:** a historic golf course designed by renowned designer Donald Ross.

- **Dayton Metro Library:** new major investment in the Northwest branch

- **Historic Homes:** made up of several historically significant neighborhoods, this zone is home to compelling residential architecture

- **“Phoenix Project”:** a 15-year, $65MM investment, resulting in new housing, opening of Five Rivers Health Center and Salem Avenue Gateway expansion.

Key Facts:

- **Population:** 8,086

- **Major Employers:** Dayton Public Schools, Dayton Metro Library

- **Major Industries:** Education, Healthcare

- **Close to:** Major thoroughfares for regional access, Downtown, Grandview Hospital

- **Other Assets/Draws:** Excellent housing stock, tight-knit neighborhoods
Northwest: Invest in Momentum

**Phoenix Next**
shaping investment and reuse

- Area of Phoenix Project: $60MM+
  - Public and Private Investment
  - Strong opportunity for new partners with impending reuse of Good Sam Site

- Fairview Elementary School: $12MM
- Proposed Hope Center: $10MM
- Northwest Library: $11.5MM
- Former Good Sam Hospital Site: $60MM+
- Mary Scott Nursing Center: $1.7MM+

Dayton, OH • Investment Prospectus
Northwest: A Deeper Dive

Participation in Labor Force

Total Population

The Opportunities:
- The Omega Community Development Corporation is raising funds to build “The Hope Center,” a community health, education and workforce development facility.
- The site of the former Good Samaritan Hospital, closed in 2018, presents a unique redevelopment opportunity for commercial, medical, residential or mixed use on a large site just 1.5 miles from downtown.
- Invest in commercial or retail reuse along these major commuter corridors surrounded by densely populated neighborhoods.
- Invest in repositioning premier, sought-after housing stock close to a booming downtown.
- Invest in Phoenix Next, the next phase of the successful Phoenix Project.
The Assets:
- Miami Valley Hospital.
- The University of Dayton.
- Goodwill Easter Seals.
- Historic South Park, currently the city’s largest Historic District.
- The area has seen extensive development along Brown St. and Wayne Ave. and is poised for more.

Key Facts:
- **Population**: 8,028
- **Largest Employers**: Miami Valley Hospital, University of Dayton
- **Major Industries**: Healthcare, Education
- **Close to**: Downtown, Wright-Dunbar Historic District, University of Dayton, Oregon Arts and Entertainment District
- **Other Assets/Draws**: Carillon Historical Park, Woodland Cemetery and Arboretum
South of Downtown: Investment in Momentum

Dayton’s Imagination District

The 38-acre former Fairgrounds property, owned by a partnership between the University of Dayton and Premier Health, is envisioned as a mixed-use, technology-oriented hub.

The current vision includes:

- Up to 1,200 new mixed-income residential units
- Additional Commercial, retail and recreational space
- Urban agriculture infrastructure on building rooftops
- 2,000 additional structure parking spaces
- Emerging mobility technology in the form of an autonomous shuttle
- Repurposing the historic roundhouse to preserve an important part of the city’s history
South of Downtown: A Deeper Dive

**Educational Attainment**

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<thead>
<tr>
<th></th>
<th>Dayton Region</th>
<th>South of Downtown</th>
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</thead>
<tbody>
<tr>
<td>Graduate Degree</td>
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<td></td>
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<tr>
<td>Bachelor's Degree</td>
<td></td>
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<tr>
<td>Associates Degree</td>
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<td>Some College No Degree</td>
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<td></td>
</tr>
<tr>
<td>High School Degree</td>
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<td></td>
</tr>
<tr>
<td>9th to 12th Grade, No Diploma</td>
<td></td>
<td></td>
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<tr>
<td>Less than 9th Grade</td>
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**Number of Jobs**

Source: LODES Version 7.3

The Opportunities:

- Additional development-ready property lies adjacent to the Fairgrounds site.
- Invest in student amenities near campus, or housing for medical staff.
- Invest in a startup that leverages the research strength of nearby institutions.
The Assets:

- The Springfield Street corridor is Dayton’s gateway between the Downtown Innovation District and Wright-Patterson Air Force Base.
- The corridor includes a substantial cluster of advanced manufacturing technology companies.
- Today, part of the City of Dayton’s asset-based investment and development strategy is focused on growing these important high-tech, wealth-generating industries.
- Springfield Street is slated for a $6 Million infrastructure rehabilitation project.

Key Facts:

- **Population:** 7,600
- **Largest Employers:** TechMetals, Flowserve, Dayton Forging and Heat Training, Mechanical Systems of Dayton, Alro Steel, Bitec
- **Major Industries:** Aerospace, Advanced Manufacturing
- **Close to:** Wright-Patterson Air Force Base, Downtown Dayton, Dayton Children’s Hospital
- **Other Assets/Draws:** Historic Huffman Neighborhood, Historic St. Anne’s Hill Neighborhood, recreation paths along the Mad River, Gateway including Eastwood Lake and MetroPark
Recent investments in this area have led to job creation and reductions in the number of families below the poverty level.

The area is home to several historic neighborhoods with very active community programming.

The Opportunities:

- The Corridor has many underutilized buildings that can be repurposed into manufacturing, distribution, or research facilities.
- Redevelopment in several of the corridor’s rising neighborhoods could include opportunities for residential, commercial, and mixed-use projects.
- Invest in a growing high-tech firm with positioning for major Air Force contracts.
The Assets:

- **Dayton Children’s Hospital**: recently completed new patient tower, a $150MM investment, adding 260,000 square ft. of space, raising number of licensed beds to 171.

- **Historic McCook Field**: once home to the precursor to Wright-Patterson Air Force Base, is now home to approx. 10,000 jobs focused in advanced manufacturing.

- **The Salvation Army’s Kroc Center**: opened May 2010, represents a $40MM investment.

- **Cultural and Commercial Vibrancy**: the benefit of recent immigration, and growing populations of Latinos and Ahiska Turks can be seen in the variety of successful small businesses.

Key Facts:

- **Population**: 6,933

- **Largest Employers**: Dayton Children’s Hospital, Mahle-Behr, Norwood Medical

- **Major Industries**: Advanced manufacturing, Healthcare

- **Close to**: Springfield Street Corridor, Downtown, Boonshoft Museum of Discovery, Grandview Hospital, major regional, national and international transportation routes

- **Other Assets/Draws**: Islandpark Metropark, Kettering Fields
Northeast: A Deeper Dive

The share of immigrants living in the DaVinci/Northeast Opportunity Zone is more than five times as high as in the broader region. Many of these immigrants have started businesses in the area.

Foreign vs Native Born

<table>
<thead>
<tr>
<th></th>
<th>Opportunity Zones - Northeast</th>
<th>Dayton Region</th>
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<tbody>
<tr>
<td>Native Born</td>
<td>78.59%</td>
<td>21.41%</td>
</tr>
<tr>
<td>Foreign Born</td>
<td>4.01%</td>
<td>95.99%</td>
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</table>

Total Population

- **Invest in an advanced manufacturing business** to facilitate growth, benefit from economies of scale and gain access to significant logistics infrastructure.
- **An abundance of under-utilized space** is poised for residential, commercial, or retail redevelopment.
- **Much of the Northeast Zone** is overlaid with a Community Reinvestment Area, offering a potential property tax abatement in addition to Opportunity Zone incentives.
- **Invest in an immigrant-owned small business** to capitalize on market density while building on the cultural vibrancy of the district.

The share of immigrants living in the DaVinci/Northeast Opportunity Zone is more than five times as high as in the broader region. Many of these immigrants have started businesses in the area.
The Assets:

- **The Dayton Art Institute**: home to 26,000 works spanning 5,000 years of art history.
- **Historic Neighborhoods**: home to some of the city’s most distinctive residential architecture.
- **Festivals**: some of the city’s largest and most well-known celebrations (i.e. Oktoberfest and the Greek Festival) are hosted here, attracting tens of thousands of people from across the region.
- **Enhanced Transportation Options**: completed phase 1A of the I-75 rebuild, the rebuild of the West First Street Bridge, and the $6 million Helena Street Bridge reconstruction finished in 2017.
- **Kettering Health Network**: recent completion of a $30 million expanded emergency department at Grandview Hospital.
- **Several Historic Districts**: feature some of the most engaged and well-maintained neighborhoods of unique residential architecture.

**Key Facts:**

- **Population**: 4,334
- **Largest Employer**: Grandview Hospital
- **Major Industries**: Healthcare, Automotive Sales
- **Close to**: Downtown, Northeast OZ, Northwest OZ, Dayton West
- **Other Assets/Draws**: Grandview Hospital, Temple Israel, Annunciation Church, McPherson Town Historic District, Grafton Hill Historic District, Five Oaks/Squirrel Road Historic District
North of Downtown: A Deeper Dive

Employment Status
mySidewalk.com • Source: US Census 2013-2017 ACS

- Total Employed 93.37%
- Total Unemployed 6.63%

Median Household Income

The Opportunities:
- North Main St. and Salem Ave. feature significant underutilized assets that are uniquely positioned for investment immediately across the river from downtown.
- Any of the numerous potential development commercial or retail development sites on these heavily traveled corridors will benefit from easy highway access.
The Assets:

- **Northwest Industrial Park**: one of the last greenfield development sites left for large-scale manufacturing in Dayton, with over 200 acres of farmland available.
- **Utility Access**: including a massive 40MW electric transmission line owned by Dayton Power & Light.
- The area is bisected by Route 49, giving companies in this zone fast and easy access to both I-75 to the east and I-70 to the north, as well as the Dayton International Airport.

Key Facts:

- **Population**: 2,667
- **Major Industries**: Education & Health Care, Retail, Manufacturing, Construction, Scientific & Professional
- **Close to**: Major regional, national and international transportation routes
- **Assets/Draws**: Abundance of developable land, Thurgood Marshall High School, Madison Lakes Conference Center
Northwest Industrial Park: A Deeper Dive

The Opportunities:
- Develop a site for a company looking to start or expand who can benefit from an abundance of available space.
- Invest in a local company looking to scale their manufacturing operation.
- Invest in a logistics company that can service local and regional needs.

While the Northwest Industrial Park OZ faces significant challenges, drops in Median Household Income have leveled off, and the overall Socioeconomic Distribution is, in some ways, brighter than the Dayton OZs as a whole.
Don’t let this opportunity pass you by.
Get Involved. Get Invested.

For more information, contact the City of Dayton:
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