



onMain

Dayton's Imagination District







Key Milestones

Apr 2017	Property purchased by UD and PH
Sep 2017	Planning process initiated
Nov 2017	Fairgrounds to Future community workshop #1
Jan 2018	F2F Progress community workshop #2
Sep 2018	Vision process completed
Dec 2018	onMain Board of Directors established
Mar 2019	Site and engineering design work begins
May 2019	Site demolition to begin
July 2019	Catalytic building design work begins
June 2019	onMain community workshop #3
Aug 2019	onMain community workshop #4
Oct 2019	Zoning and PD approval-Plan Board
Dec 2019	Zoning and PD approval-City Commission



An aerial architectural rendering of a city development, showing various buildings, streets, and green spaces. The image is overlaid with a dark blue semi-transparent layer.

Placemaking

Cultivating Innovation



Brookings defines innovation districts as:

- Geographic areas where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators, and accelerators.
- Physically compact, transit-accessible, and offer mixed-use housing, office, and retail.

Unlike the hyper-segregated business parks and residential districts that have for decades populated most cities and suburbs, innovation districts include a range of distinctive traits and assets.

- Economic assets are the firms, institutions, and organizations that drive, cultivate, or support an innovation-rich environment.
- Physical assets are the public and privately owned spaces—buildings, public spaces, streets, and other infrastructure—designed and organized to stimulate new and higher levels of connectivity, collaboration, and innovation.
- Networking assets are the relationships between actors—individuals, firms, and institutions—that have the potential to generate, sharpen, and/or accelerate the advancement of ideas.

Brookings



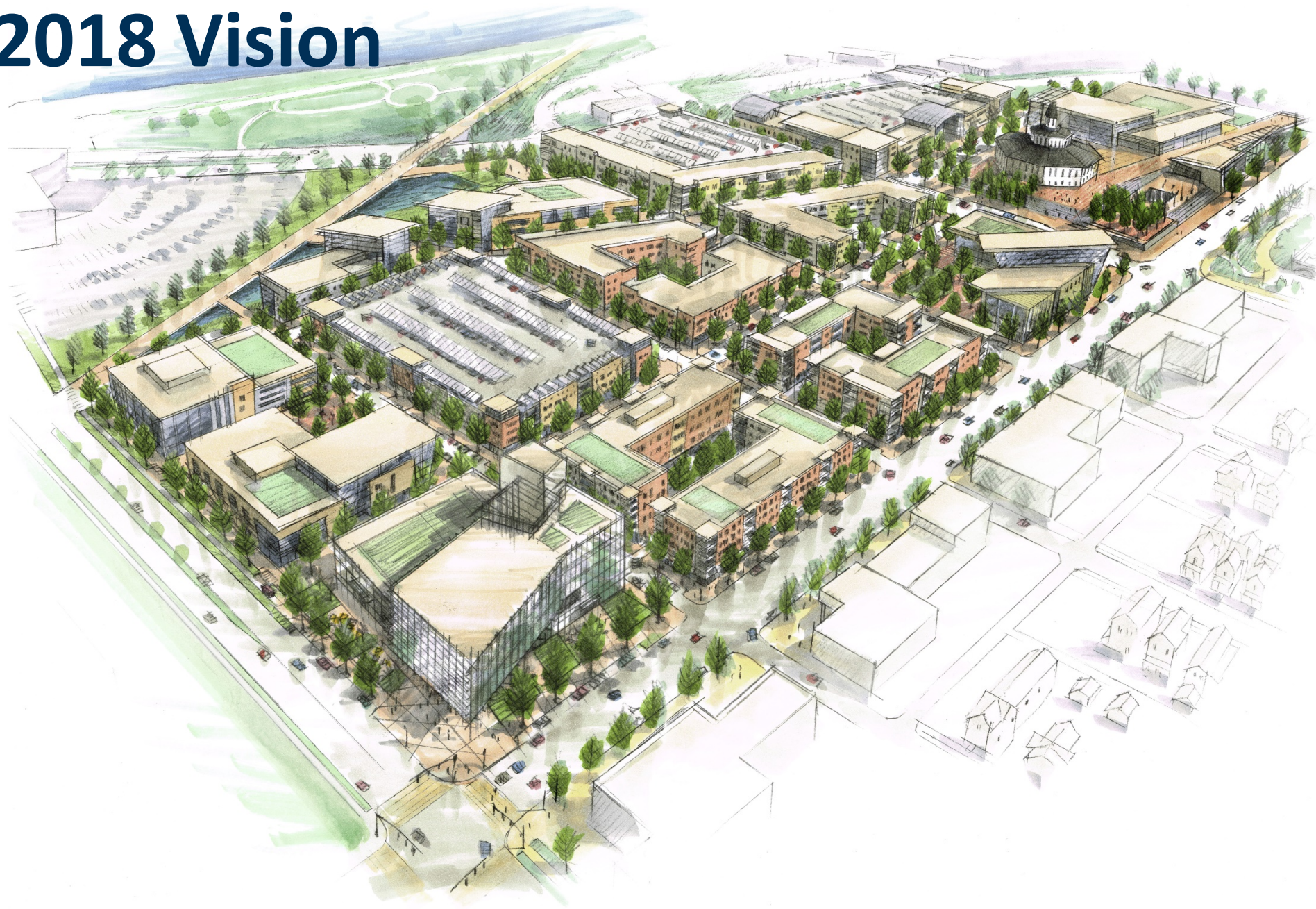
Vision

Conceptual Direction for the Site

Vision

- **Represent the best of Dayton** as a city of innovation, entrepreneurialism, creativity, sustainability and inclusiveness.
- **Establish a unique platform** to create, build and demonstrate solutions across a range of disciplines from health care, energy, housing, environment, business creation and neighborhood wellbeing.
- **Create a density of ideas, activity and collaborations** that can propel the next wave of businesses and entrepreneurs to bring jobs and opportunity to Daytonians and the Miami Valley.
- **Create a setting that connects people**, neighborhoods, businesses and institutions.
- **Establish a neighborhood** unlike any other in the Miami Valley that demonstrates a new type of walkable urban environment.
- **Establish development standards that reflect the missions and values of the two institutions** by integrating environmental sustainability and wellness into the design.

2018 Vision



2019 Master Plan

LAND USE	PROGRAM MIX
Employment	750,000 – 900,000 sf
Housing	1,350,000 – 1,500,000 sf 1,350 – 1,500 units
Retail/Active Uses	75,000 – 85,000 sf
Community Use	35,000 sf
Parking	2,500+ spaces
Open Space	Approximately 8 acres
New Streets	1 mile

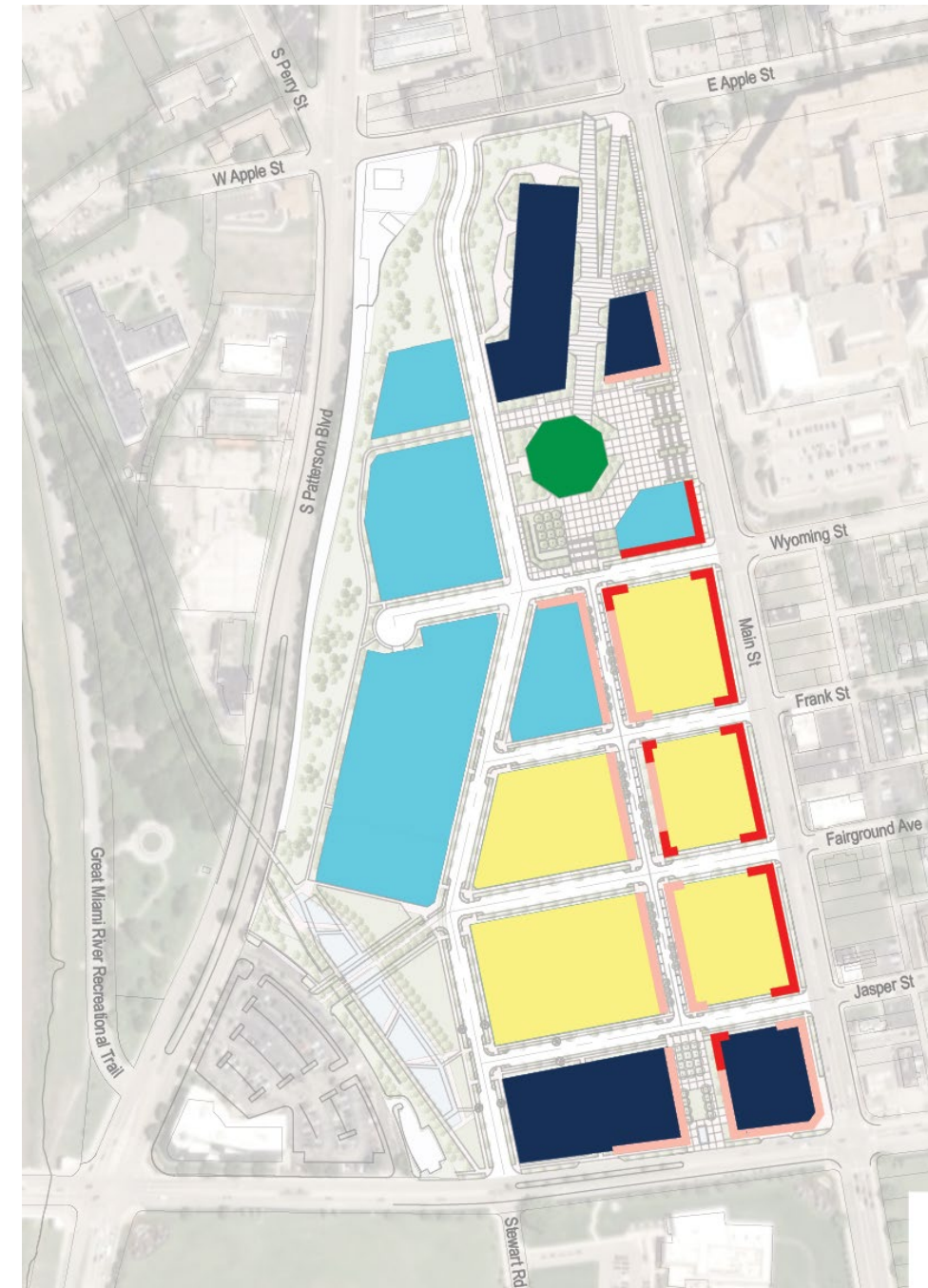
The estimated **number of jobs** to be created within the district is approximately **3,000**

With an average salary of \$50,000, the **annual payroll** could be **\$125-150 million**



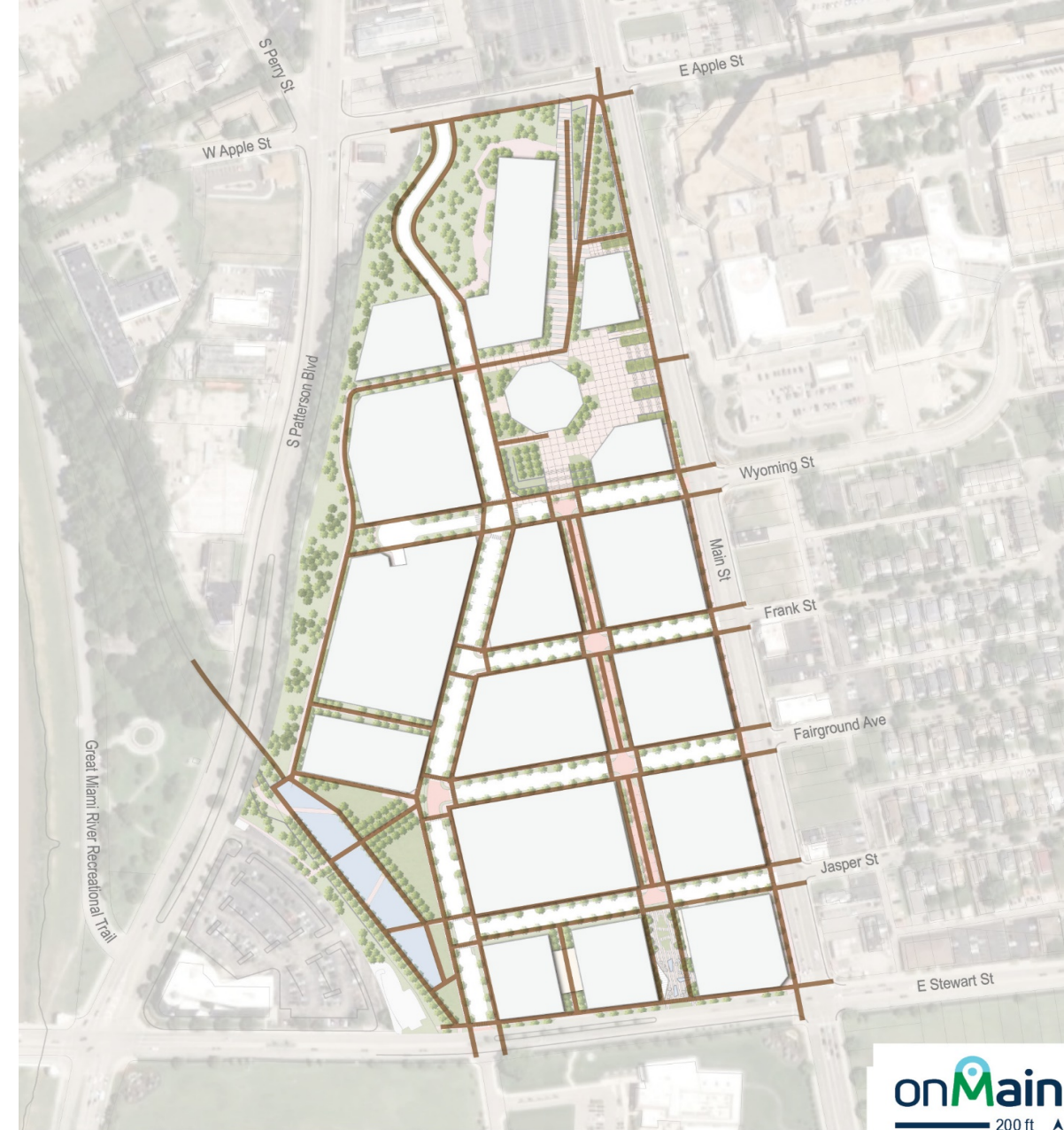
Land Use

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Street Network

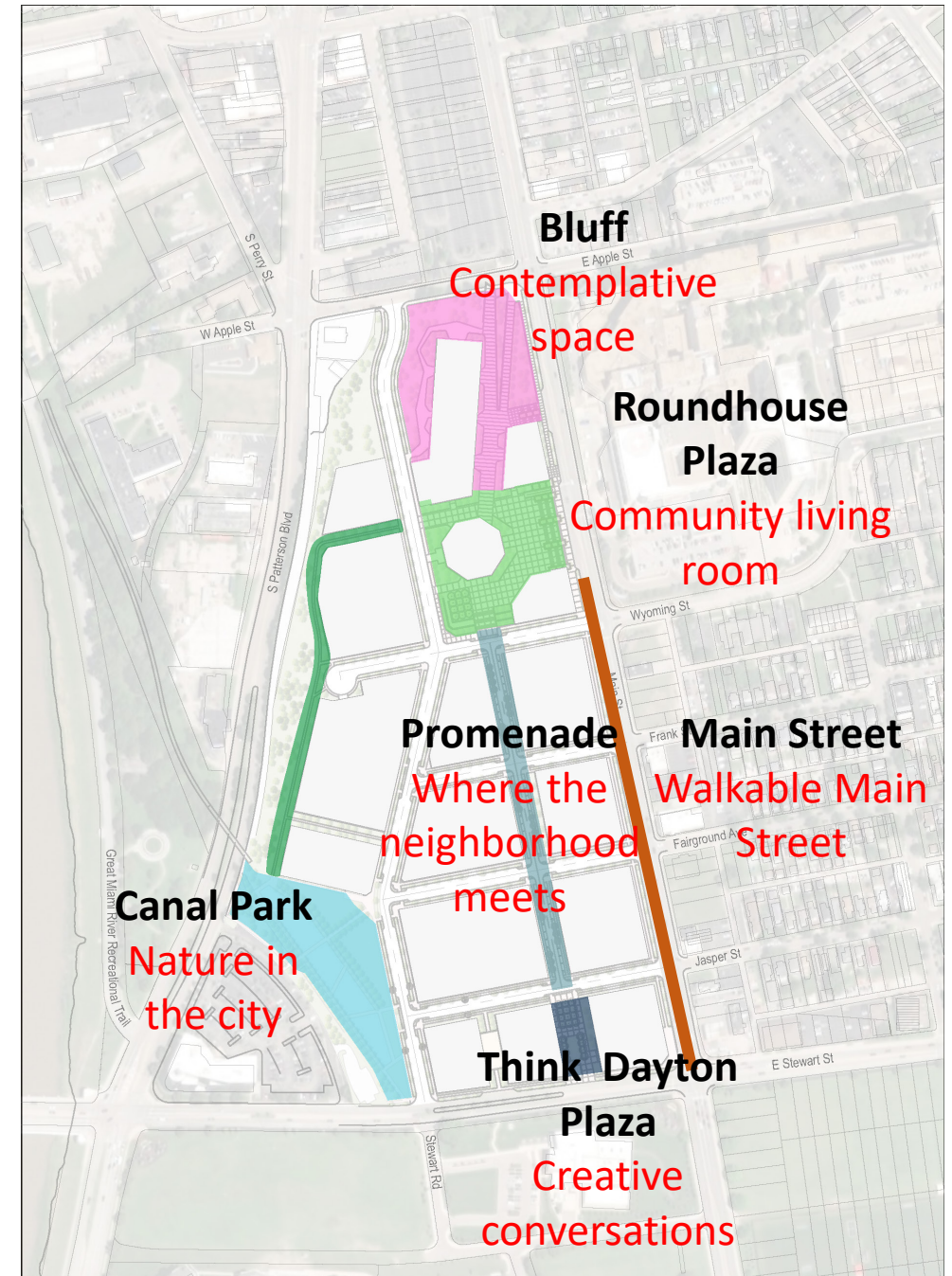
- Connected street grid extending neighborhood pattern
- Sidewalks on both sides of all streets
- Connects to a variety of open spaces
- Expanded sidewalk areas at locations where outdoor dining will be encouraged



■ Pedestrian connection

Open Spaces

- Six different types of open spaces
- Each with a distinct identity
- Each with a “mission” that celebrates a different dimension of community life



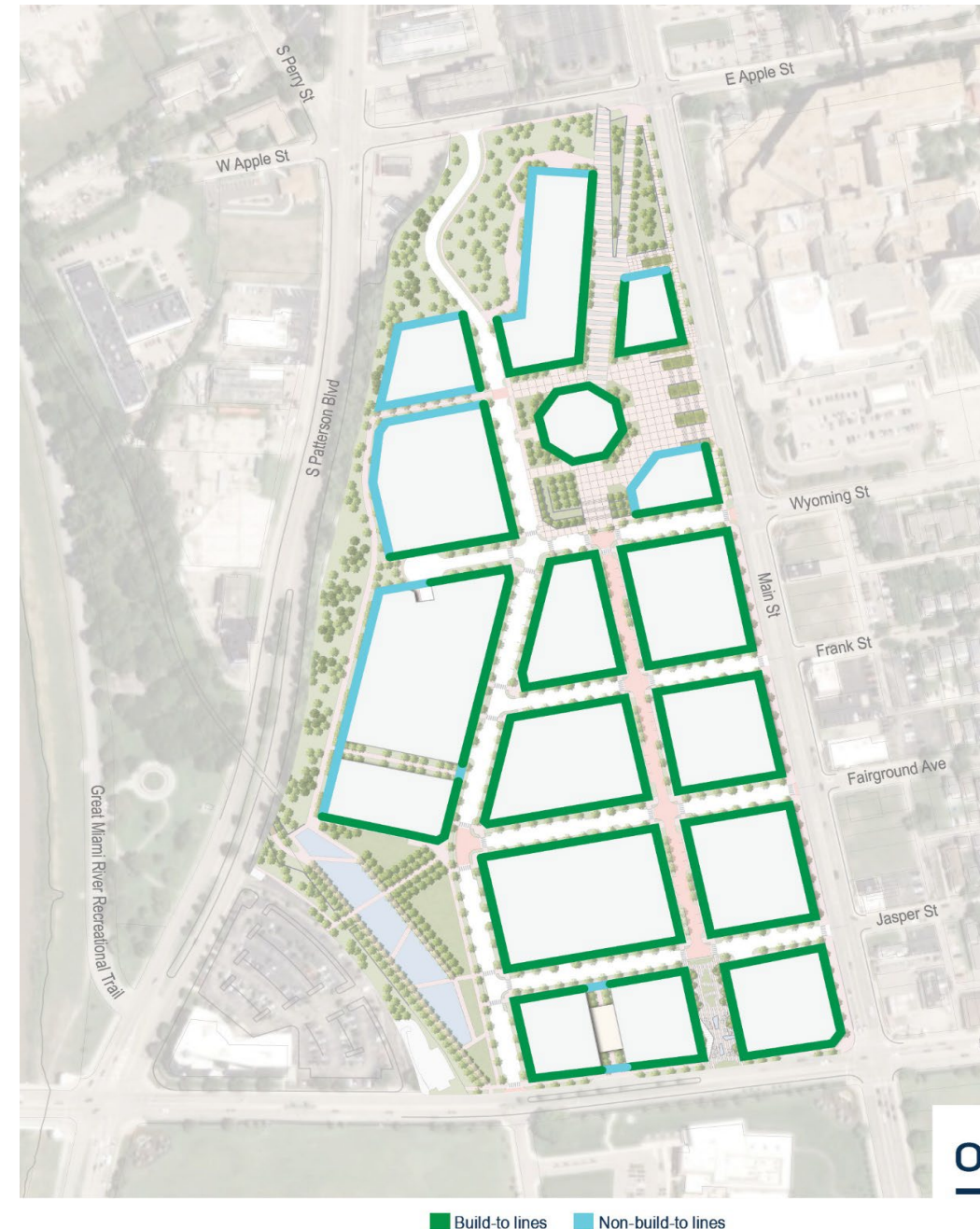






Build-to Lines

- Insure connectivity of buildings to the street/sidewalk
- Support pedestrian oriented design principles
- Some setback permitted at residential to allow front gardens, forecourts, porches



Active Ground Floor Uses

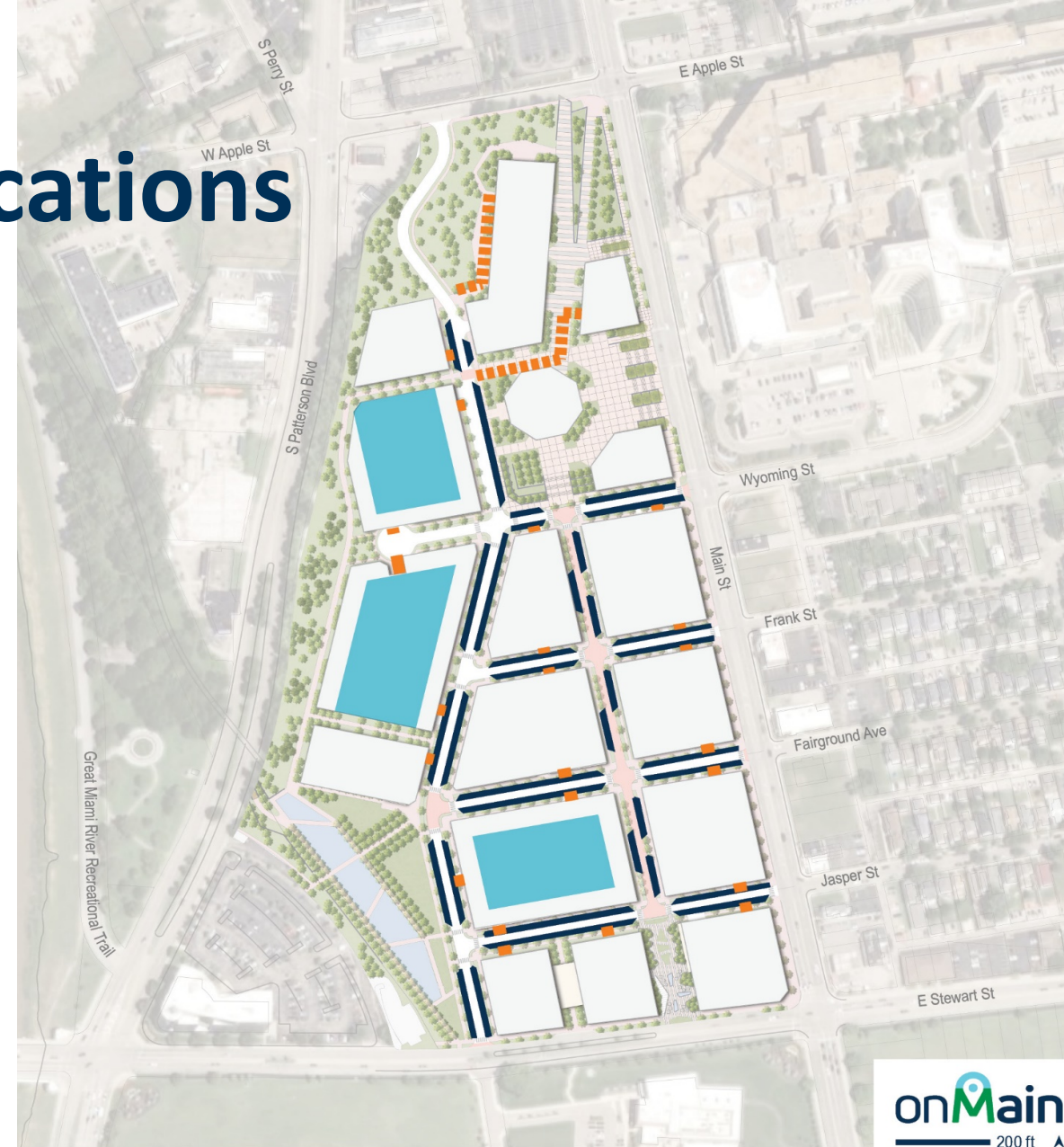
- Extend the interior life of buildings onto the sidewalk
- Extend the public realm of the street into the buildings
- Primary uses are those that are occupied by people during business hours
- Concentrated on Main Street and new N/S street



■ Ground floor retail and community uses ■ Ground floor active uses

Parking/Service Access Locations

- On-Street parking throughout the district
- Service access points to buildings are minimized
- Parking structures designed to be surrounded by buildings
- Surface parking considered a “temporary” condition



Orange dashed line: Parking and service access locations
Blue rectangle: Planned parking structure locations
Dark blue line: Internal on-street parking locations

Catalyzing Development

Preparation

Site Preparation

1. Preservation

- Dismantling of Barn 17 for reconstruction at Carillon Park completed
- Roundhouse building secured for future development



Site Preparation

1. Preservation

- Dismantling of Barn 17 completed. To be reconstructed at Carillon Park in 2020
- Roundhouse building secured for future development

2. Demolition

- 19 structures totaling 180,000 sf removed. Work completed 11/30/19
- MVH employee parking at north end of site. Will continue near term
- Site secured



Development Approach-onMain will:

- Set the stage for development and own the underlying land in perpetuity
- Establish the site layout and the design guidelines; creates the platform for development
- Seek out partners who share our vision and commitment; allow them to secure financing via long term land leases

Exploring Partnerships: Employment Uses

- Working with The University Financing Foundation (TUFF) to explore options for first building
- Premier and/or UD may utilize a limited amount of space
- Exploring relationships with other potential tenants/users
- Conceptual building design is underway



Think Dayton Building Vision

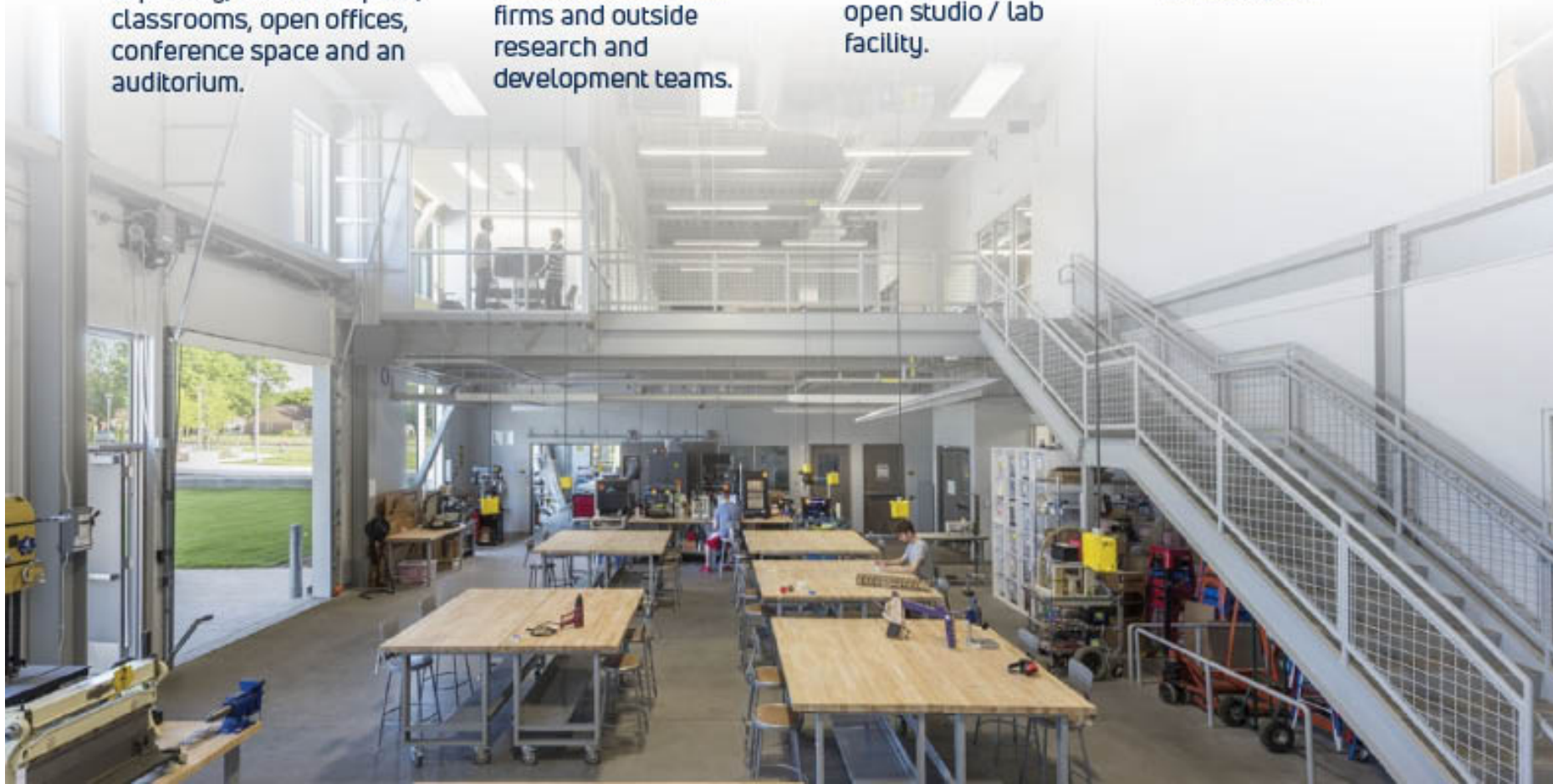
The Think Dayton building will...

be flexible through a mix of high-bay research space with wet-lab capability, research space, classrooms, open offices, conference space and an auditorium.

have a mix of tenants including the University of Dayton, Premier Health, smaller tech firms and outside research and development teams.

accommodate the broader community and local schools through an accessible open studio / lab facility.

Include a simulation center that can be used by healthcare providers in the region.



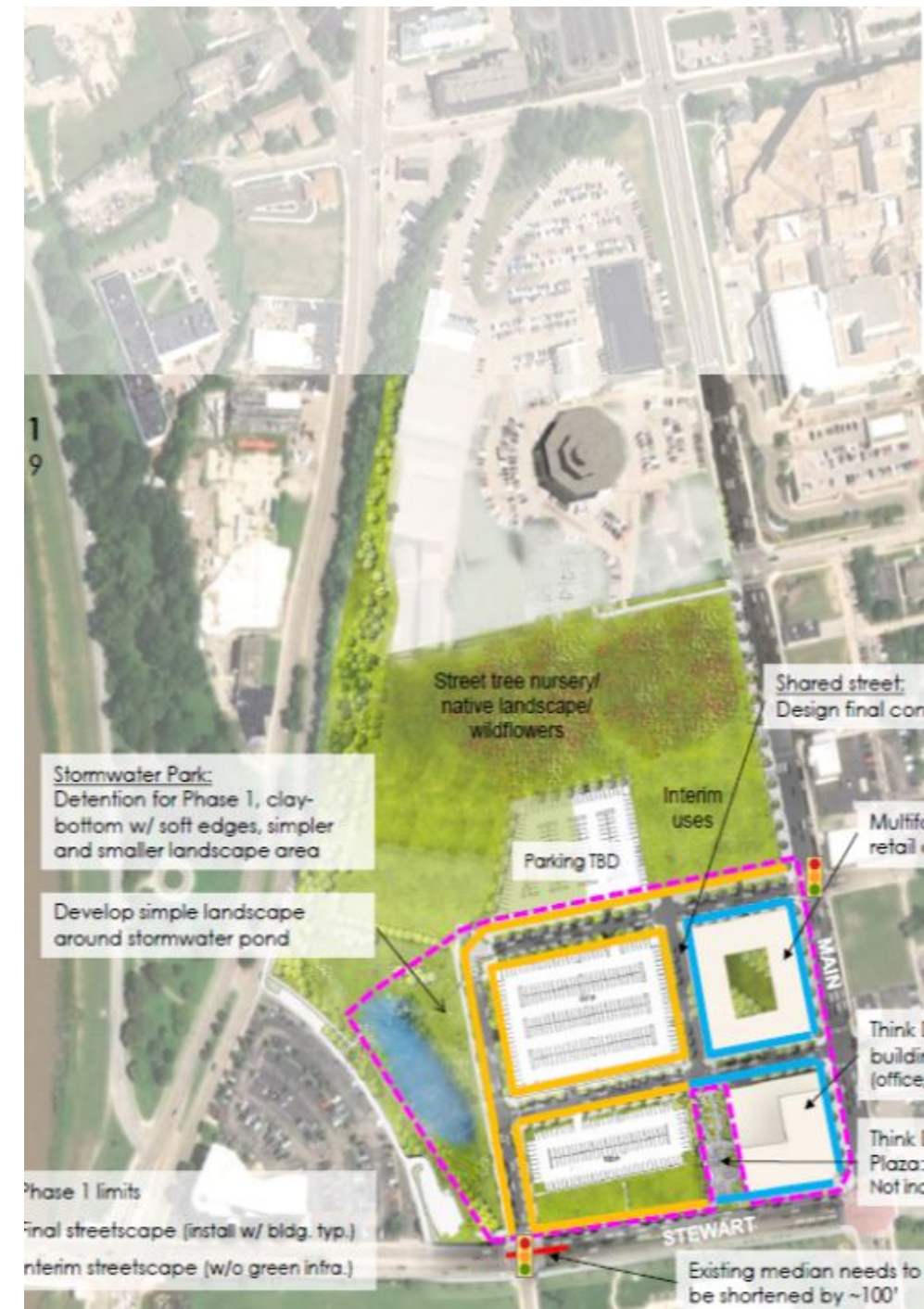
Exploring Partnerships: Residential

- Socialized the Vision Document with 2-3 local and regional Developers
- Received positive reaction regarding strength and depth of the market
- Likely to follow closely behind the first employment building



Infrastructure

- Build enough infrastructure to accommodate development expected in the next few years
- Estimated Phase I infrastructure cost: \$15-20m
- Phase I Infrastructure could have “sub-phases” to match available funds
- Potential start in late 2020



Infrastructure Funding

- Developing infrastructure financing approach with CityWide, City of Dayton
- JobsOhio: \$3.5m grant
- Premier and UD: \$12.5m invested to date
- Seeking other sources funds needed complete the financing plan



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Thank You

www.onmaindayton.com

