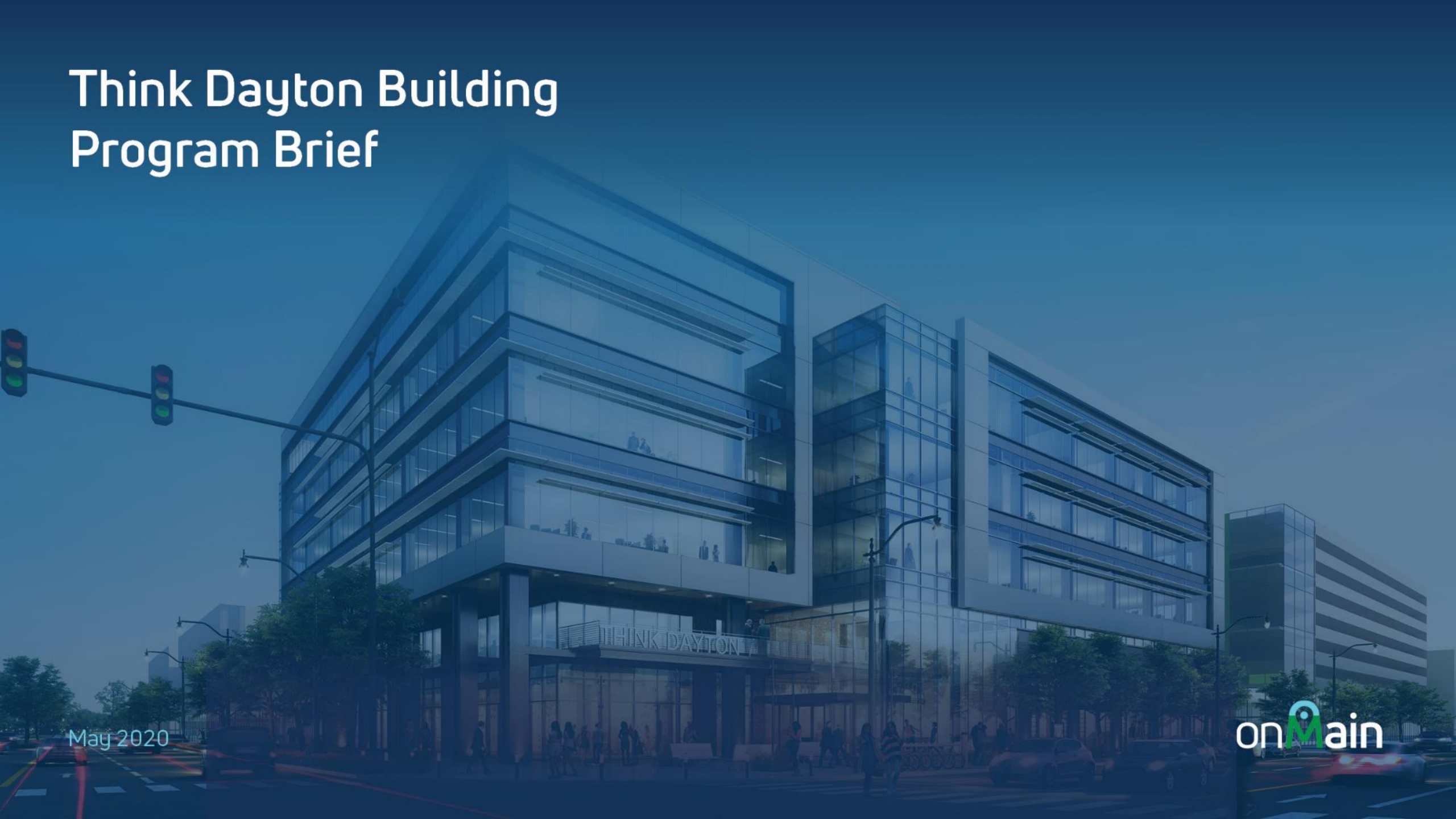


Think Dayton Building Program Brief

May 2020

onMain



Institutional Commitment



For 160 years, the fairgrounds site and the intersection of Stewart and Main streets served as a community destination. There were also decades where this area was the economic and innovation engine for the city and region.

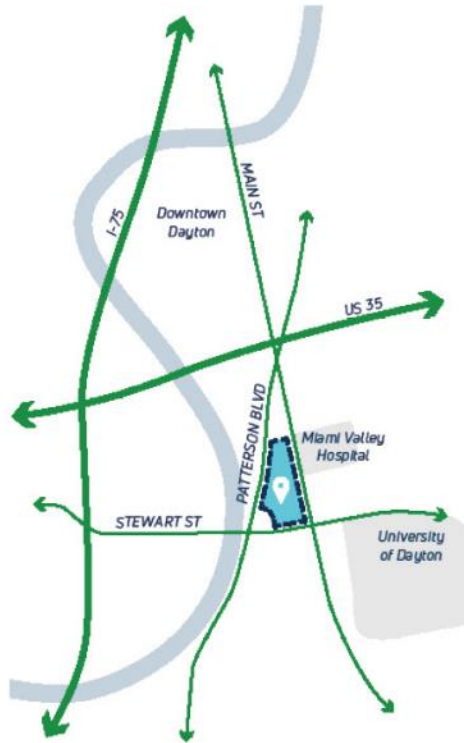
As anchor institutions, the partners are committed to a plan that authentically builds on their institutional missions and values, promotes economic development, and fosters a unique sense of place that serves broad community interests.

In late 2018 OnMain, a not-for-profit development organization was created to lead the day-to-day operations. The board of trustees meets monthly to lead and direct this important work.

onMain

Dayton's Imagination District

In October of 2018, a new name was announced for the 38 acres at the northwest corner of Main and Stewart streets — onMain: Dayton's Imagination District — a place that fosters imagination, innovation and inclusivity.





Based in Dayton, Ohio, Premier Health (premierhealth.com) has a mission to improve the health of the communities it serves. The health system operates three hospitals: Miami Valley Hospital in Dayton with additional inpatient sites in Centerville and Englewood; Atrium Medical Center in Middletown; and Upper Valley Medical Center in Miami County. In addition, the health system offers a wide range of care choices, including virtual care; e-visits; a telestroke network and other telehealth options; an urgent care network; free-standing emergency departments; a large primary and specialty care network; and home health services.

Premier Health is the second largest employer in the region and the largest health care system in Southwest Ohio.

Facts About

Miami Valley Hospital

Founded in 1890, Miami Valley Hospital is a full-service acute care hospital located in Dayton. A member of premier health, the hospital has the region's only Level I Trauma Center and is a Magnet® hospital for nursing excellence.



The area's only Level I Trauma Center and regional adult burn center and CareFlight – the area's fastest air ambulance service



The Rehabilitation Institute of Ohio, the area's largest and most comprehensive rehabilitation services provider



Award-winning neuroscience program, including a Comprehensive Stroke Center and first-in-nation surgical technology



The area's largest center for emergency heart care, and angioplasty for heart attack patients



The area's first high-risk maternity and Level III neonatal intensive care unit (NICU)



The area's first robotic surgery program, including the Brethen Center, a training center for surgeons and residents





**University of
Dayton**

Founded in 1850, the University of Dayton (udayton.edu) is a top-tier Catholic, Marianist research university deeply committed to the common good. Our faith is a beacon that guides us and leads us to act and build community by inviting people with diverse talents, interests and backgrounds to enrich and advance our common mission. More than 8,000 full-time undergraduates and 2,800 graduate and law students from across the country and around the world pursue learning through more than 80 undergraduate and 50 graduate and doctoral programs.

Facts About

University of Dayton Research

The University of Dayton performed \$149.8 million in sponsored research in fiscal year 2018. The University of Dayton Research Institute performs 92% of research at UD. As of November 2018, UD Ranks:

#1

For sponsored research and development in **materials engineering** among all colleges/universities in the nation.

#5

For sponsored research and development in **industrial and manufacturing engineering** among all colleges/universities in the nation.

#23

For sponsored research and development in **engineering** among all colleges/universities in the nation.

#9

In total research expenditures among private, four-year U.S. universities that do not perform medical research.



City of Dayton

Dayton has Momentum. It's a community transforming its greater downtown into a more thriving city and a unique, vibrant place.

Today, downtowns are filling a special niche: to be places where people have an **active, convenient lifestyle**. Creating that place is integral to attracting investment, as well as **retaining and creating jobs** because more businesses are locating and expanding where people want to be — and more of them want to be in **vibrant, diverse cities** where they can live, work, play and learn within walkable distances. With 42,000 employees; 20,000 residents; 40,000 students; and more than 7 million visitors every year, **Greater Downtown is the ideal location for such a place.**



Greater Downtown Dayton Plan

The Greater Downtown Dayton Plan represents a new vision for Dayton's center city that focuses on strengthening connections and creating a downtown attractive to investors, businesses, employees, residents, students and visitors. Initiative areas and goals include:

Economic Development

Catalyze another \$500 million of public and private investment in the Greater Downtown by 2020.

Grow Greater Downtown's workforce by 4,500 jobs by 2020.

Housing

Create an urban neighborhood with 18-hour-a-day street activity by developing 2,500 new housing units between 2010 and 2020.

Transportation & Infrastructure

Continue to create a transportation network for the Greater Downtown that serves the needs of pedestrians, bicyclists, public transit users, and motorists, and stimulates development.

Arts & Entertainment

Develop a broad-based event and public space programming strategy that provides solutions to current challenges and identifies long-term funding sustainability.



Supporting Greater Downtown

1.3 miles south



onMain Vision

The Vision Plan can be viewed at
onMainDayton.com

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.



onMain Vision

The Vision report can be viewed at
onMainDayton.com

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.





Full Build-out



Initial Phase – Think Dayton Building at Stewart and Main

Think Dayton Building Vision

To catalyze development activity at the site, an employment-oriented building is envisioned at Stewart and Main streets. The Think Dayton building will be the first employment building on the site and is projected to be approximately 120,000 SF. The program will focus on research, development, business incubation and acceleration as well as state-of-the-art education and training.



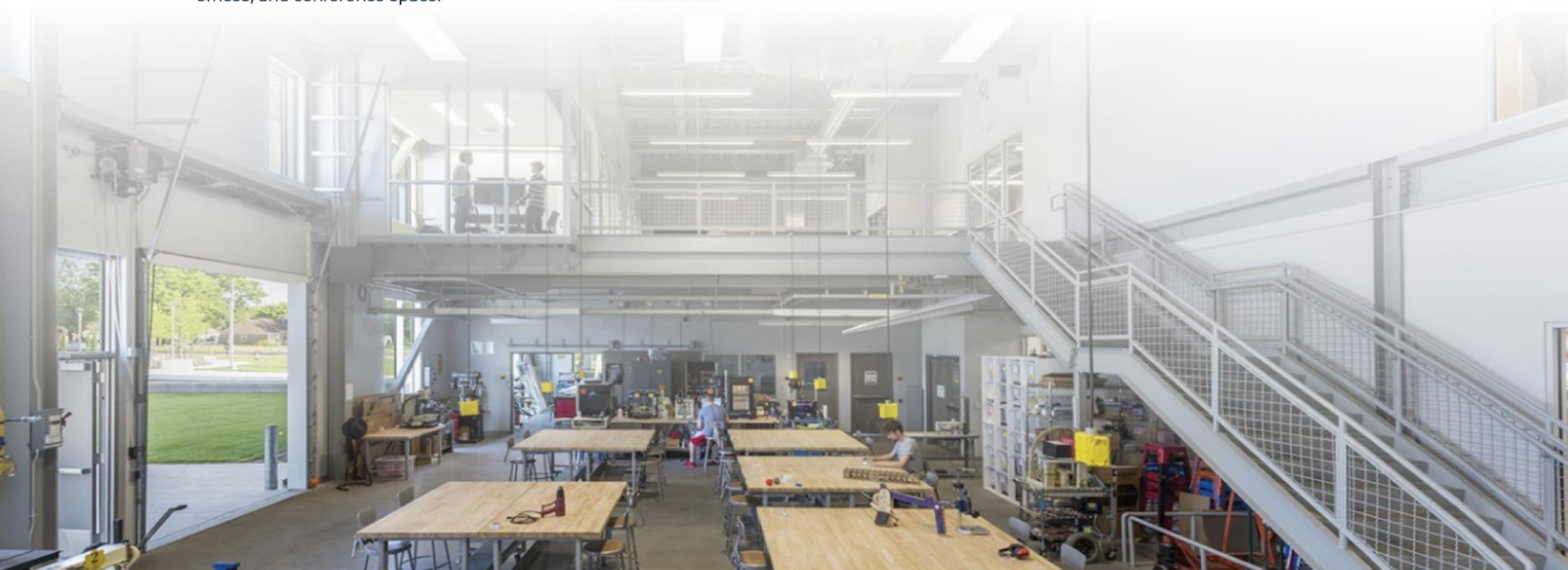
Think Dayton Building Vision

The Think Dayton building will...

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

have a mix of tenants such as smaller tech firms, outside research and development teams and traditional office users.

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



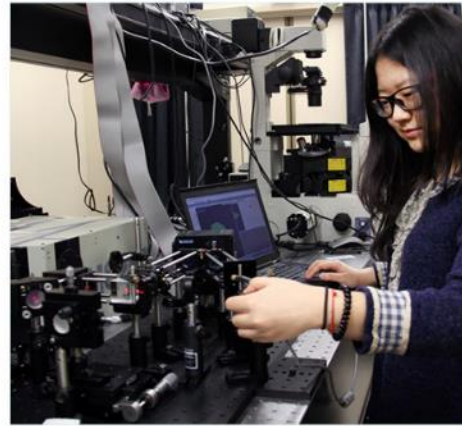
Think Dayton Building Elements

The Think Dayton Building will be a place that...

Creates a cultivating space for creative design.



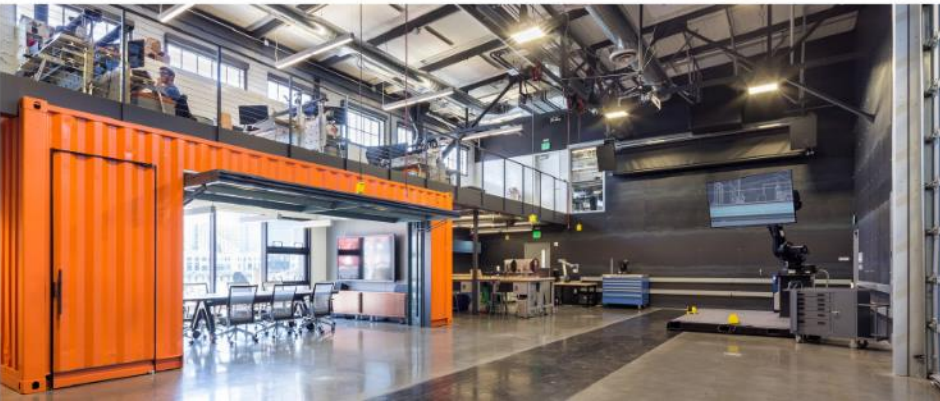
Facilitates cross-disciplinary collaboration.



Translates ideas to implementation.



Educates and trains professionals using cutting-edge tools and technology.



Think Dayton Building Elements

The Think Dayton Building will be a place that:

Promotes interdisciplinary collaborations and hands-on interactions with researchers and peers.

Incorporates Well Building Standards into the built environment.

Promotes sustainable initiatives through its operation and maintenance consistent with the anchor institution's missions.

Fosters the health and well-being of its tenants and surrounding community members.



Design Intent

The design of the Think Dayton Building will be:

Iconic

A distinctive built form conveys the energy and excitement of onMain and sets the tone for future development.

Innovative

Cutting-edge design maximizes sustainability and wellness benefits, with measurable results.

Imaginative

Design features encourage chance meetings and creative collisions that breed new ideas and build community.

Inclusive

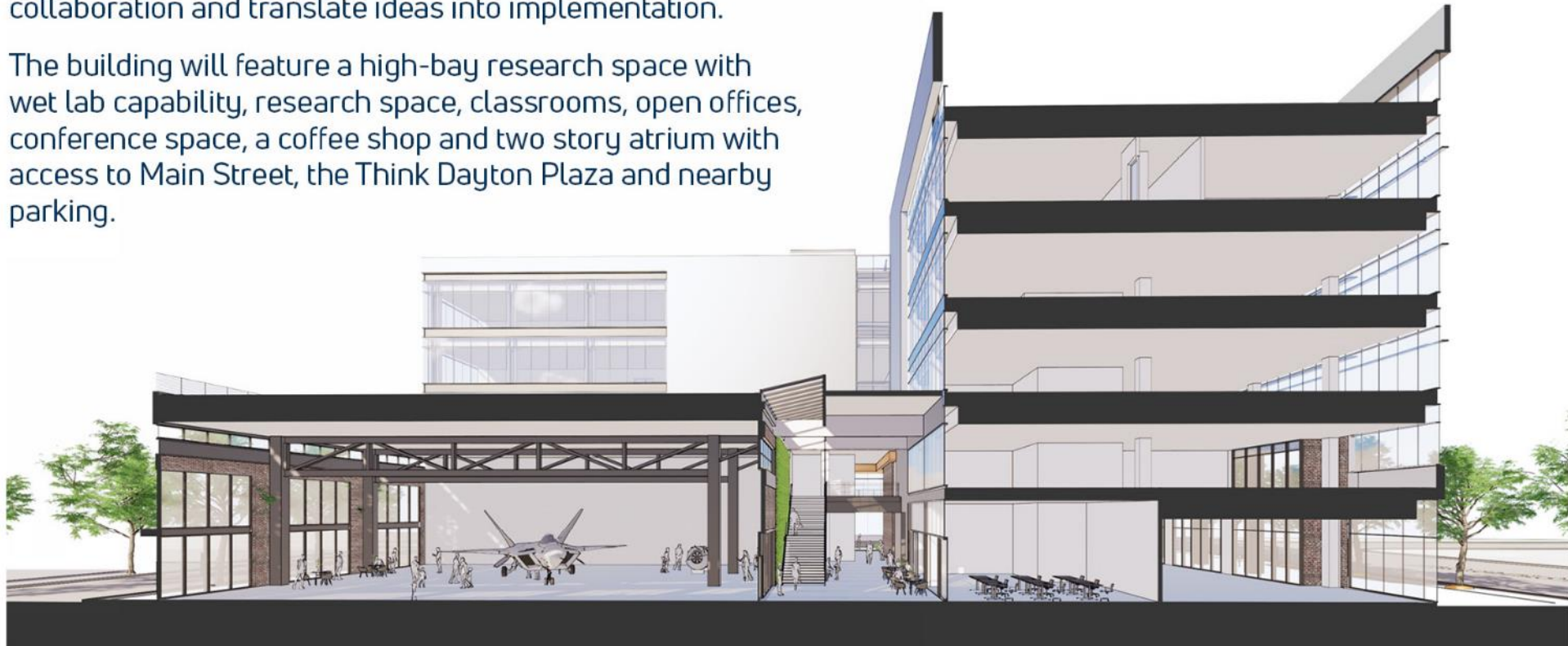
The building welcomes the broader community and puts on display what's happening inside.



A Catalytic Building

The Think Dayton Building will kick-off the development at onMain. This 125,000 square foot employment building includes uses focused on research, development and business acceleration as well as state of the art education and training. The Think Dayton building will be a place that cultivates creative design, facilitates cross disciplinary collaboration and translate ideas into implementation.

The building will feature a high-bay research space with wet lab capability, research space, classrooms, open offices, conference space, a coffee shop and two story atrium with access to Main Street, the Think Dayton Plaza and nearby parking.





Thank you for your interest in partnering with onMain.

For more information visit onMainDayton.com or contact:

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