



March 31, 2021

The Honorable Mike Turner  
2082 Rayburn House Office Building  
Washington, DC 20515

**Re: onMain Development Initiative (former Montgomery County Fairgrounds)  
Community Funding Project Request**

Dear Representative Turner:

The University of Dayton is pleased to offer this letter of support for onMain's FY22 Community Funding Project Request. Since acquiring the former Montgomery County Fairgrounds with Premier Health in 2017, our two institutions have worked with the community to create a vision to redevelop this long underutilized property. onMain seeks to create a new kind of neighborhood for Dayton, one that will strengthen our region through creating opportunities in research and development, healthcare, housing, sustainability, business creation, and neighborhood well-being.

We are excited both for the boost to economic development this will provide and the opportunities new employers will mean for UD students. Whether internships, cooperative education experiences, or full-time jobs upon graduation, the institutional employers at onMain will help to keep homegrown talent here in Dayton and keep out-of-state students in the region as well.

Even with the current economic challenges resulting from the COVID-19 pandemic, the University of Dayton and Premier Health remain committed to moving this once-in-a-generation project forward. Given the importance of the onMain initiative, UD and Premier are acting as the key anchor institutions in catalyzing this development, confident in the fact that the dividends to the city and greater region will be transformative.

Your support and guidance as we seek to move this vision to reality are most welcomed and appreciated. Thank you for your consideration of this community project funding request. Should you or your staff have questions or require additional information, please feel free contact me.

Sincerely,

Eric F. Spina  
President



April 1, 2021

The Honorable Michael Turner  
U. S. House of Representatives  
10<sup>th</sup> District, Ohio  
120 West Third Street, Suite 305  
Dayton, OH 45402

Dear Congressman Turner:

Premier Health is pleased to offer this letter of support for onMain's Appropriation Request for FY 2022. Since acquiring the former Montgomery County fairgrounds with the University of Dayton in 2017, our institutions have worked with the community to create a vision to redevelop this long underutilized property. onMain is a bold vision that seeks to create a new kind of neighborhood for Dayton, Ohio; one that will demonstrate solutions across a range of disciplines from research, health care, energy, housing, environment and business creation and neighborhood well-being.

Even with the current economic challenges resulting from the COVID pandemic, The University of Dayton and Premier Health remain committed to moving this once in a generation project forward. We believe the dividends that will be gained by the Dayton community are significant and will impact the region for decades to come. We are seeking your support to move this vision to reality. Your assistance is valued and appreciated.

Thank you for your consideration of our request. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Mary Boosalis". The signature is fluid and cursive.

Mary Boosalis  
President & CEO



March 31, 2021

The Honorable Michael Turner  
U.S. House of Representatives  
Washington, DC 20515

Dear Congressman Turner:

On behalf of the Dayton Development Coalition, I am pleased to support onMain's Appropriation Request for FY 2022. Redevelopment of the former Montgomery County Fairgrounds property is a once-in-a-generation opportunity to create a center of investment and development in a unique setting that will support the Dayton Region's vision of being a leader in the areas of innovation and technology.

The Dayton Development Coalition is the leading economic development organization in the 14-county Dayton Region. Two of Dayton's strongest anchor institutions, the University of Dayton and Premier Health, are leading the onMain effort. Their decision to acquire the fairgrounds property and to work with the community to create a shared vision is a testimony to their commitment the Dayton.

As you know, the Coalition guides the Dayton region through a process each year to prioritize community projects. For the past two years, onMain garnered broad-based community support through the Dayton Region Priority Development and Advocacy Committee (PDAC), a committee of representatives from the Dayton Region's business community, local government, education and civic organizations that assists in establishing regional priorities for funding public projects that benefit the economic development, health, education or quality of life in the region. PDAC categorized the project as a Priority Project.

Priority Projects are the top projects that will make the most significant impact in the Dayton Region among the projects that were submitted. These projects are the region's top priorities for funding because they strongly meet the evaluation criteria and are expected to have the greatest regional impact.

The economic challenges resulting from the COVID pandemic have added to the financial challenges of making a complex development of this scale possible. Your support and assistance from the US government to kick start this initial wave of investment is essential and much appreciated.

All my best,

A handwritten signature in black ink, appearing to read "Jeffrey C. Hoagland". The signature is fluid and cursive, written over a white background.

Jeffrey C. Hoagland  
President & CEO  
Dayton Development Coalition

8 N. Main St., Suite 100  
Dayton, OH 45402-1904  
DaytonChamber.org

March 31, 2021

The Honorable Michael Turner  
U.S. House of Representatives  
10<sup>th</sup> District, Ohio  
120 West Third Street, Suite 305  
Dayton, OH 45402

Dear Congressman Turner:

On behalf of the Dayton Area Chamber of Commerce, please accept this letter of support for onMain's FY 2022 Appropriation Request. The former Montgomery County Fairgrounds property has long been viewed as an opportunity to reimagine this land as an economic engine for the Dayton Region. The University of Dayton and Premier Health stepped forward in 2017 to acquire the property and since then have led a community-wide effort to develop a shared vision for the property.

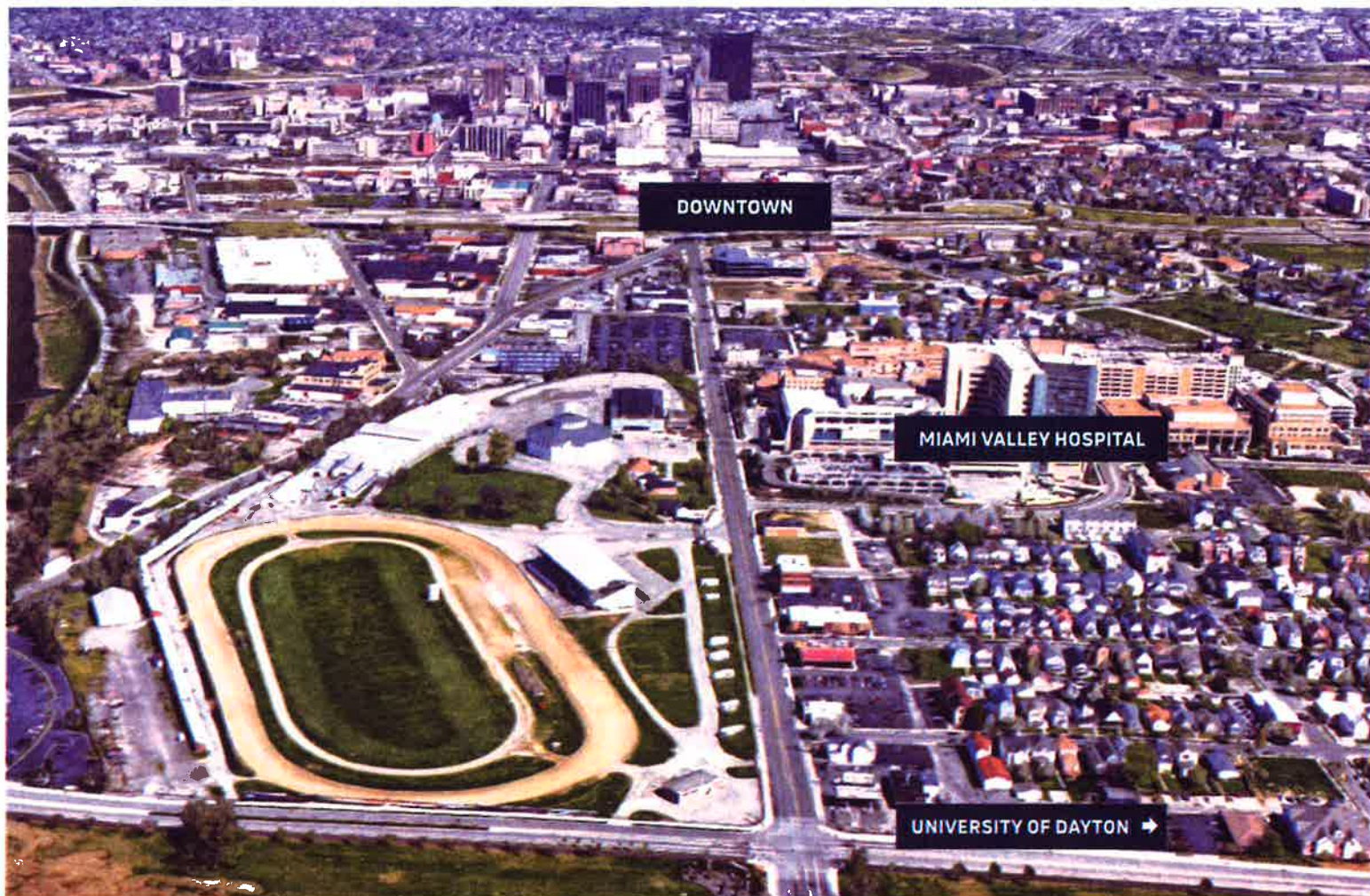
The vision for onMain is bold and represents the kind of thinking our region needs to continue as a state and national leader in innovation and technology. While there are many worthy projects deserving attention in the Dayton region, onMain has been one of the top regional economic development projects for the past two years as determined by the Priority Development Advocacy Committee (PDAC).

As you know, the economic challenges created by COVID have stressed the capacity of many of our community anchors and institutions. The inherent nature of a large scale and complex development endeavor such as onMain makes this even more challenging. Your support and assistance from the US government will help immensely and is appreciated.

Please contact me if you have any questions.



Christopher Kershner  
President & CEO



## About the Partners

Premier Health and the University of Dayton are anchor institutions in the region with strong traditions of service and giving back to the Dayton community.

### Premier Health

*Mission:* We will improve the health of the communities we serve with others who share our commitment to provide high quality, cost-competitive health services.

- » Over 14,000 employees (second largest employer after Wright Patterson AFB)
- » Over 2,500 physicians in 70 specialties
- » Over 72,000 inpatient admissions and 885,000 outpatient visits
- » Invested \$160 million for free care and other unpaid services to low-income families in 2016
- » Has provided \$17.3 million in community projects and services

### The University of Dayton

*Mission:* The University of Dayton is a top-tier Catholic research university with academic offerings from the undergraduate to the doctoral levels. We are a diverse community committed, in the Marianist tradition, to educating the whole person and linking learning and scholarship with leadership and service.

- » Over 2,500 employees including 612 full-time and 401 part-time faculty; 10,900 total students
- » Ranks second in the country for sponsored materials research and first among Catholic universities for all sponsored engineering research
- » The Fitz Center collaborates with urban neighborhoods and organizations to develop leadership capacity for community building
- » Ranks second among Catholic universities for its sustainability initiatives and eleventh in the country for entrepreneurship studies

# Project Goals

The University of Dayton and Premier Health have drafted a set of overarching goals that represent the highest aspirations for the planning process and development. Realizing these outcomes will require dedicated efforts and time.

## Process

The desired outcomes...

- 1 Interested parties feel they have been heard through the various engagement opportunities.
- 2 Facilitation aligns with the values of each institution (mission and identity).
- 3 The larger community views the planning effort as a success.
- 4 The two institutions—as well as other like-minded organizations—deepen their partnerships through implementation opportunities.

## Place

The desired outcomes...

- 5 Improvements to the site contribute to and are consistent with the values and missions of the institutions.
- 6 Improvements to the site also advance the economic strength of the city and the health of the surrounding neighborhoods.
- 7 The site—in its transformation—is authentic and remains a landmark and destination for Dayton.
- 8 Businesses and a younger demographic (talent retention) are attracted to this place.
- 9 The site is a safe, walkable place, with a mix of uses that is physically connected to adjacent places, including the river, and promotes healthy living.
- 10 There is a long-term, forward-oriented approach to development that addresses emerging technology and land needs.

## Economics

The desired outcomes...

- 11 Development on the site will be supportive and complementary of other community planning and development initiatives.
- 12 Residents in the city and surrounding neighborhoods have employment opportunities associated with the construction and final development.
- 13 The redevelopment will leverage private and public investments for both this site and the surrounding community.
- 14 A long-term leadership and ownership role is of interest to the institutions.

# Principles

The following principle statements describe the intended characteristics of development of the site.

## Development policies are intended to promote...

1

### **Sustainable values**

Development of the site will reflect the institutions' values for holistic sustainability: environmental, economic, social and emotional. This means: respect for nature and environmental systems; commitment to realizing financial benefit for the investors, community and individuals; inclusion of community spaces and housing choices for a range of community members; and fostering affection for the place.

2

### **Advanced and integrated technology**

The site and its structures will reflect creative thinking for building materials, energy use, data analytics and sensor technology. Dayton has a powerful history of invention and innovation. This site represents the future for these same attributes.

3

### **Flexibility (adaptable) over time**

The site of the former fairgrounds is relatively large at 38 acres. It also exists in real estate market with less than a robust demand. Build out of development will take several years and there is a need for flexibility and adaptability over time.

4

### **Healthy living choices**

The layout of the site will be thoughtful in supporting the wellness of its employees and residents. This includes an attractive and safe public realm for walking, biking and other recreation. It will also be a place that minimizes unhealthy emissions.

5

### **A distinct but integrated "place"**

Living, working, learning and playing will be possible throughout the site. It will be a place that is occupied 24-hours a day, seven days a week. It will become an integrated, mixed-use neighborhood in the truest sense, distinct from conventional development.

6

### **A high-quality public realm**

A great neighborhood must have high-quality, carefully-designed streets and public spaces and this site will have them. This also means strong "edges" of the development where buildings are built to the street, framing the public place for people to move (walk, bike and drive) as well as congregate.

# Initial Phases

## The initial development

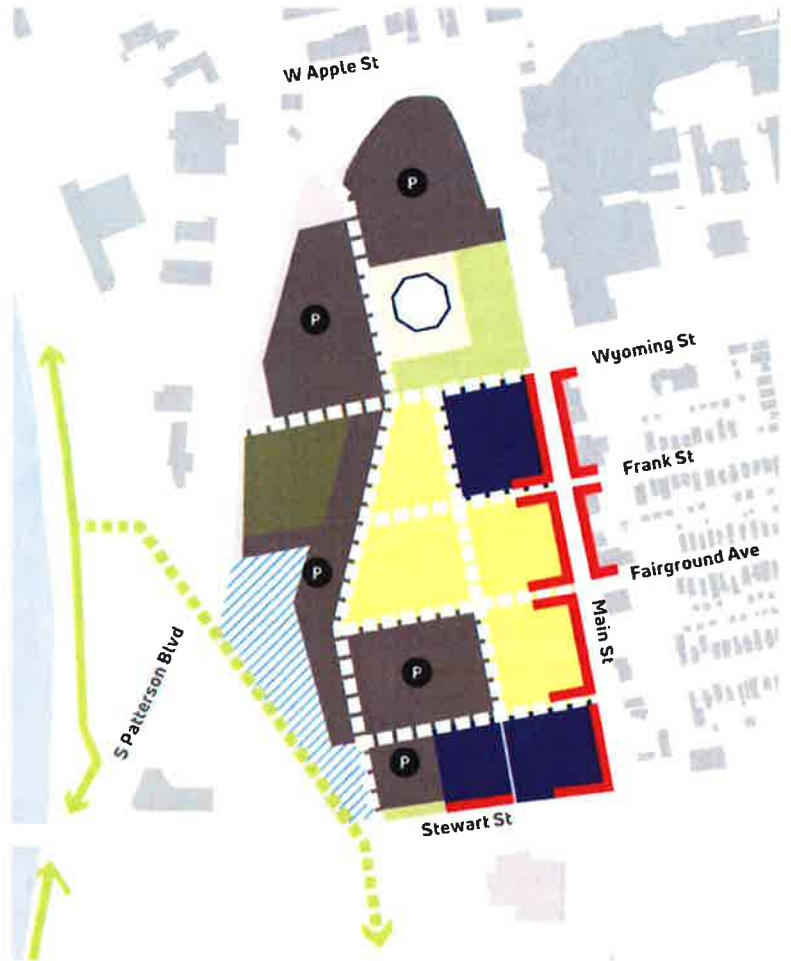
As illustrated in the circle below, the first phase of development is intended to:

- » Start along Main and Stewart streets, creating a critical mass of activity with a mix of employment, housing, retail and supportive community uses
- » Establish core infrastructure (streets, utilities)
- » Stabilize the Roundhouse
- » Provide a high-quality public realm and community space
- » Feature urban agriculture on land at the western edge of the site
- » Utilize the area near the old canal for stormwater management

As shown to the right, continued development will:

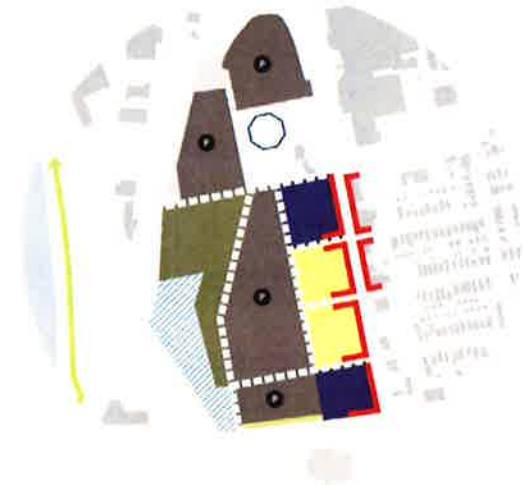
- » Progress along Stewart Street, then move from the edges inward
- » Connect the Roundhouse to Main Street with greenspace and events plaza
- » Provide a high-quality public realm and community space
- » Feature urban agriculture on land at the western edge of the site

At 38 acres, the onMain site is large. The partners are committed to working with partners as well as moving at a deliberate pace to realize the vision given the local economic conditions. It could take 10+ years before this phase is realized.



### PROGRAM

	Start	Initial phases cumulative
■ Employment	225,000 sq ft	350,000 sq ft
■ Housing	245 units	565 units
■ Retail/Active (ground floor)	60,000 sq ft	85,000 sq ft
■ Urban Agriculture	4 acres	2 acres (plus rooftops)
■ Surface Parking	1,210 spaces	1,265 spaces
□ On-street Parking	250 spaces	250 spaces
■ Green Space / Landscape	○ Roundhouse	
■ Plaza / Hardscape	■ Green Infrastructure	





# Main Street and Stewart Street Looking Northwest



Feature urban agriculture on land at the western edge of the site



Connect the Roundhouse to Main Street with greenspace and events plaza



Catalytic Building

## First Step

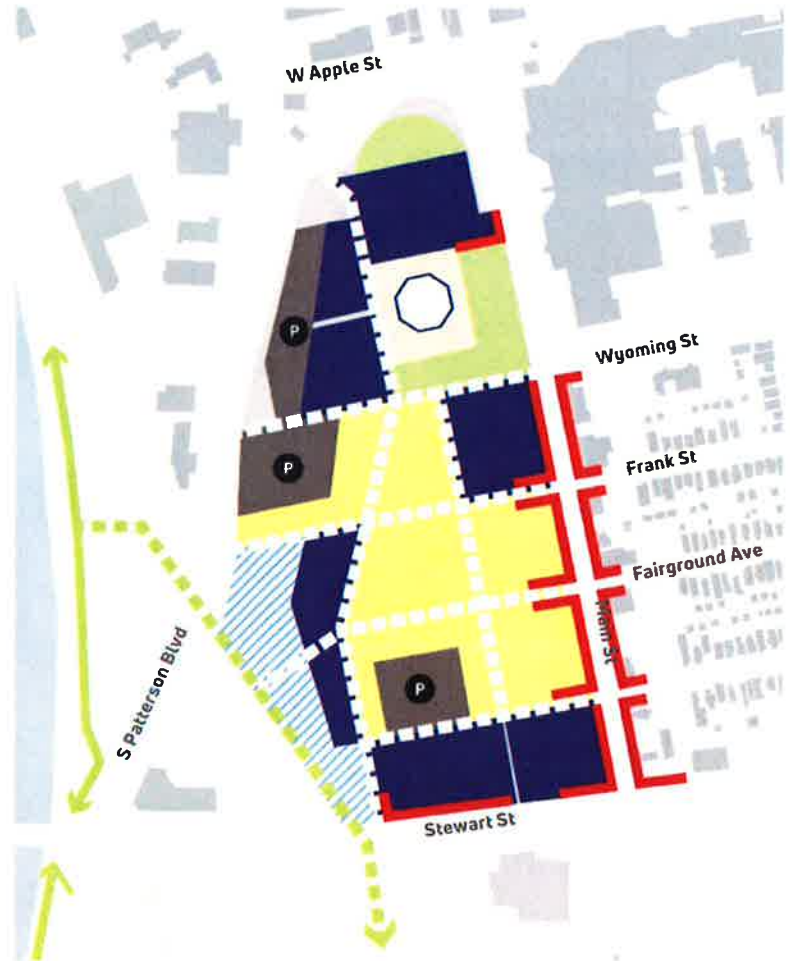
The first step in the development will focus on employment uses intended to catalyze other development.

# Buildout

Buildout of the site could follow several scenarios depending on identification of partners, strategic investments, market demand and early design decisions. Realizing the build out will take time and is determined by the rate of success of the initial phase.

## Buildout...

- » Depends on key strategic partnerships with investors and institutions who desire to be on the site
- » Responds to institutional needs, strategic priorities and market opportunities
- » Maintains a high-quality design and active public realm
- » Integrates emerging technology and wellness



### BUILDOUT PROGRAM (cumulative)

■ Employment	760,000–1,100,000 sq ft
■ Housing	780–1,200 units
■ Retail/Active (ground floor)	85,000 sq ft
■ Urban Agriculture	roofs/walls
■ Structured Parking	2,050–2,350 spaces
□ Surface Parking	on-street
■ Green Space / Landscape	
■ Plaza / Hardscape	
○ Roundhouse	
■ Green Infrastructure	

# Main Street and Stewart Street Looking Northwest



Canal Park, green infrastructure.



Eventually, urban agriculture could occur on roofs and vertical spaces.

Emerging mobility technology through an Shared Autonomous Vehicle (SAV) shuttle could connect the site to Miami Valley Hospital, University of Dayton and surrounding neighborhoods.



# Conditions for Success

## Public Realm and Community Uses

### Roundhouse Restoration

The institutions hope to facilitate the restoration of the historic Roundhouse structure to better reflect the historic look and grandeur. This would involve recreating the original window openings and placement, addressing the exterior siding, installing new doors and dormers, and re-creating and re-installing the cupola on the top of the structure. The Roundhouse has the potential to serve as an important community gathering space within the site where all people feel welcome to enjoy this historic landmark. A variety of uses could occupy the Roundhouse, from a community event space to agriculture processing and production space to a farmer's market venue.

### Roundhouse Plaza

The site area immediately surrounding the Roundhouse has the potential to further serve as a central community gathering space open to all people. The design and programming of the site would allow for many different outdoor events and activities, including: active spaces, contemplative spaces, as well as space for festivals and events. In doing so, it would become a meaningful community asset. One key aspect to the success of the Roundhouse plaza is the direct connection to Main Street. In the depiction below the existing retaining wall is removed and re-imagined as a tiered social space that welcomes people into the plaza, up to the Roundhouse, and, ideally, into the larger neighborhood. There is also the ability to terrace the grade change to create a direct path up to the bluff to provide access to one of the best views of downtown from the site.

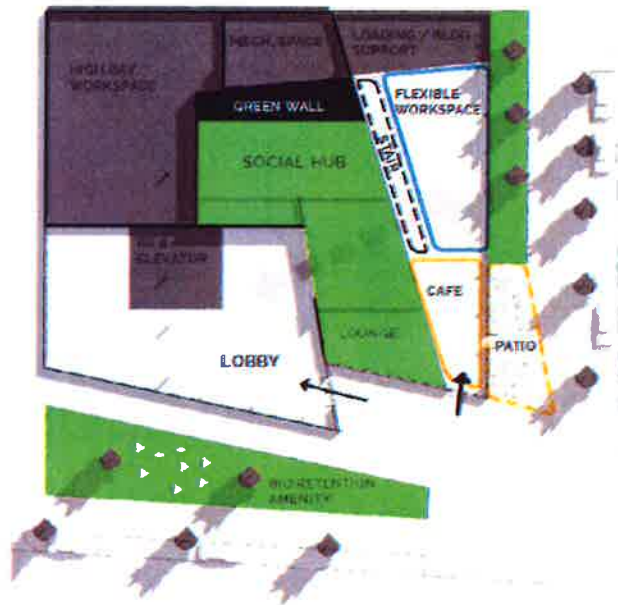
Conceptual renderings of the restored Roundhouse and plaza. Below, looking northwest from Wyoming Street and Main. Left, looking south from Apple and Main Streets.



# Catalytic building

## Program Highlights

To catalyze development activity, an employment-oriented building is envisioned at Stewart and Main streets. The catalytic building would be the first employment building on the site and would be 80,000 to 150,000 square feet. The program would focus on research, development and business acceleration as well as state-of-the-art education and training. It could include a simulation center that can be used by healthcare providers across the region. The catalytic building would be flexible through a mix of high-bay and standard office, research bench space, classrooms, conference space and auditorium. This flexibility will allow it to accommodate a range of needs from research, prototyping, testing and fabrication. The building would have a mix of tenants including university research, healthcare research, smaller tech firms and outside research and development teams. The facility would also have a resident-accessible open studio / lab facility that can be used by schools and the maker community.



The interior of the building would have flexible work and research spaces as well as community space on the first level as shown in the diagram (left).

Conceptual rendering of the catalytic building (below).



## Supportive Uses

### Retail

Retail uses are important to activate street activity and ensure success of the employment and residential uses. OnMain is not conceived as a retail destination. Because of this goal, the first floors will need to be addressed creatively to be part of the financing of the buildings. As part of the commitment to engage the community in the development, a master lease arrangement for some of the first floor space can be linked to the creation of a retail / neighborhood business incubator program that will create a pipeline of neighborhood-based entrepreneurs. The entrepreneurs will have the opportunity to capture some of the economic value and disposable income from the development.



### Residential

Mixed-income housing is a key value of onMain leadership. There are a number of approaches to supporting mixed-income housing which include federally-qualified low-income housing. However, the need for taxable property to help finance the infrastructure and programmatic investments makes this difficult. The intent is to utilize an employer-supported housing model that has two components. Some residential developers will be able to lease the land at a discount. In return for receiving this land at a discount, rents for some employees working within the designated district can be leased at below-market rents. Rents could be further subsidized by employers through direct payments as offsets for the need to build parking.

Encouraging the district's workforce to live closer also helps supports the developments' goal to promote sustainable, healthy environments.