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# Dayton Daily News

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## DAYTON DAILY NEWS IN-DEPTH

# Investment in Water Street projects nears \$250M

Downtown area will see more new housing in 9 years than in previous 5 decades.

By Cornelius Frolik  
Staff Writer

Scores of new apartments and a new upscale hotel have just opened in a section of downtown Dayton that less than eight years ago had few places to live and no places to stay.

By late 2024, a prolific duo of developers – Crawford Hoying and Woodard Development – will have completed about \$250 million worth of projects in a northeast area of downtown they helped rebrand as the Water Street District.

The district already has seen massive changes in those eight years, but its transformation continues with the addition of new housing and hotel rooms, and the developers are working on their largest Dayton project yet: The Delco, the rehab of the former Mendelsons building, 340 E. First St.

Local officials say these projects are helping remake downtown and give it a bright future.

“I want to thank you for your investment here in Dayton,” Dayton City Commissioner Chris Shaw said to company representatives during a commission meeting last week. “It really feels like in a short period of time, you’ve transformed that neighborhood and created a neighborhood.”

This month, Crawford Hoying and Woodard Development opened the 134-room AC Hotel by Marriott and a new apartment building called The Monument, which has 124 apartments.

This comes on the heels of the



Crawford Hoying and Woodard Development’s Water Street District projects include The Sutton apartments, the AC Hotel and, next year, The Delco, a residential/office/retail complex. CONTRIBUTED



late-February opening of The Sutton, an apartment building with 71 studio apartments and micro units.

Downtown’s only two hotels in

The AC Hotel by Marriott, 124 Madison St., opened this month. It is one of only two downtown hotels, both in the Water Street District.

CORNELIUS FROLIK / STAFF

operation are both in the Water Street District.

The Sutton opened about a month ago and about 21 units have been leased. Move-ins began

at The Monument on March 15, and the apartment property has 17 leased units.

With the addition of The Sutton and The Monument, Crawford Hoying and Woodard Development have brought 709 new apartments downtown.

When they finish the next major Dayton project – the rehab of The Delco – they will have opened 869 new market-rate apartments in downtown over about nine years.

To put that into context, developers opened about 900 market-rate apartments in the greater downtown area over more than five decades, between 1963 to 2015, according to data from the Downtown Dayton Partnership.

Water Street continued on A5

## CLOSER LOOK

# At least 6 arrested in clash with police near UD campus

Students warned actions could lead to charges or discipline.

By Eric Schwartzberg  
Staff Writer

When a large crowd gathered in the University of Dayton campus area for a weekend party, some revelers overturned a car, sparking at least 6 arrests, a large police presence and a scene that has become familiar over the past decade.

The parties on Saturday afternoon belatedly were celebrating St. Patrick’s Day because students had been on spring break the week before.

“A large number of people gathered on Lowes Street during the afternoon,” according to a statement from University of Dayton officials.

Most of the people conducted themselves in a peaceful manner, UD officials said.

“At approximately 4:15 p.m., part of the crowd overturned a parked vehicle and got on top of it,” the statement said.

Police officers tried to control the situation, but “bottles, cans and other objects were thrown at them.”

More officers were called to the scene, and police broadcast orders to clear the street, using police cruisers over a loudspeaker, the statement said.

The arrests happened as officers were clearing the street.

University of Dayton officials told this news outlet Sunday evening that UD public safety will confer with the city and county prosecutor offices

UD arrests continued on A4

## CLOSER LOOK

February was the sixth straight month of decreases in year-over year Dayton-area home sales.

September	-11.02%
October	-18.64%
November	-24.25%
December	-24.54%
January	-29.50%
February	-8.17%

SOURCE: DAYTON REALTORS

## NEW DETAILS

# Dayton area home sales continue to decelerate

High interest rates keeping many would-be sellers on the sidelines.

By Eric Schwartzberg  
Staff Writer

Home sales in the Dayton area continue to decline while home-

owners are still fetching a modest increase in prices.

February was the sixth consecutive month of decreases in year-over year sales, according to Dayton Realtors, whose multiple listing service showed last week that there were 899 sales that month, an 8% drop from the 979 single-family and condominium

sales reported in February 2022.

Average sales price in February totaled \$230,470, exceeding last year’s monthly figure by over 6%. Meanwhile, the median price also saw an increase, up more than 8% from last year to \$196,101 for the region, including Montgomery, Greene, Darke, Warren and Preble counties.

“The trend, obviously, is the number of homes being sold are down and I think what contributes to that was the low inventories were significantly below that of a normal market,” said Greg Blatt, Dayton Realtors president and the director of KW Commercial

Home sales continued on A5

## COMPLETE COVERAGE

# Historic Wright Brothers airplane factory damaged by fire

Site is oldest aircraft manufacturing building in world.

By Eric Schwartzberg, Cornelius Frolik and Holly Souther  
Staff Writers

The future of a historic building where the Wright Brothers once built airplanes in Dayton remains in doubt after a fire that burned most of the day Sunday.

Dayton Fire Department crews were dispatched to Inland Ave-

nue and West Third Street at 2:28 a.m. on reports of a structure fire, according to Capt. Brad French.

When firefighters arrived, they found heavy fire conditions throughout a large commercial building complex, according to French.

“The structure involved in this fire incident is of national historic significance,” French said in a release. “It is listed on the National Historic Register as the first aircraft manufacturing facility

Fire continued on A4



Dayton firefighters at the scene of a fire at the historic Wright Brothers factory site in West Dayton on Sunday. CORNELIUS FROLIK / STAFF

## THE LATEST

Area lawmaker out to see end to death penalty in Ohio, B1

Centerville graduate powers OSU women into NCAA Elite 8, C1

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