

## *What's New in West Chester!*



### **FORTUNE RANKS WEST CHESTER 13<sup>th</sup> BEST PLACE TO LIVE IN U.S.**

In its analysis of nearly 1,900 cities across the country by [Fortune Magazine](#), [West Chester Township](#) ranked 13<sup>th</sup> as the Best Place to Live for Families in the U.S. The winners of the best places to live were communities scoring high on assets including healthcare, education and resources. Fortune factors in data like affordability, walkability, and a community's well-being or connectedness where people can easily link to resources in neighboring towns and surrounding areas. With West Chester being centrally located off Interstate 75 between Cincinnati and Dayton, it's easy to see why this was a prominent factor in West Chester's selection.

Having ample healthcare resources was a major influence in West Chester making the list. West Chester's solid system of healthcare providers within the township, and in neighboring communities, makes it easy for residents to find a variety of reliable healthcare providers close to home. In addition, [UC Health's West Chester Hospital](#) provides the community with a comprehensive 216-bed, full-service premier hospital. The hospital offers emergency medicine as a Level III trauma center, has 12 state-of-the-art operating rooms and is one of the township's major employers. The surrounding University Pointe medical campus also houses an abundance of ancillary medical service providers to support the community's healthcare needs.

Another important factor when looking for a community to call home is finding a neighborhood that has quality school districts with great academic reputations located in safe environments. West Chester is fortunate to be in the [Lakota Local School District](#) which is Ohio's 8<sup>th</sup> largest district and consistently receives excellent ratings across the board. West Chester's residents demonstrate their obvious value of education with more than 50% of West Chester's adult population having a bachelor's degree or higher.

When making its decision, Fortune also looked at each community's recreational activities, amenities, services and features that help support the goals of residents to remain active.

West Chester maintains more than [400 acres](#) of recreational space with programming for all ages including concerts, festivals and classes for young people. More than [1,500 acres](#) of shopping, dining and entertainment amenities have been developed with more than 200 diverse restaurants and [2,200 hotel rooms](#) available to service businesses, tourists and residential consumers.

In addition to being named Best Places to Live again, West Chester has also been awarded [Ohio Business Magazine's](#) Best Community to do Business in Ohio for three consecutive years—2020, 2021 and 2022. West Chester's business environment offers a diverse and rich economy where companies continue to thrive.

The dynamic leadership of [elected officials](#) in West Chester Township is committed to blending exceptional quality-of-life amenities, defining it as a premier community with its pro-business and no earnings tax environment to continue its designation as a place where families grow and businesses prosper.



## **IKEA CELEBRATES 15 YEARS IN WEST CHESTER**

On March 12<sup>th</sup>, 2008, [IKEA West Chester](#) became the first IKEA store in Ohio and 34<sup>th</sup> in the U.S. The beloved global brand known for affordability, design and comfort, chose [West Chester](#) along Interstate 75 to reach a massive demand for well-designed and functional furniture and home furnishings.

Since opening its doors 15 years ago, IKEA has thrived in its mission of creating a better everyday life for the many people. This vision goes beyond home furnishings. IKEA wants to have a positive impact on the world. The store is an active pillar in the West Chester community, leading sustainable projects like installing a solar panel rooftop and EV charging stations, and offering plant-based options in the Swedish restaurant. The store is proud to have supported local organizations like [Reach Out Lakota](#), [Northern Cincinnati Foundation](#), [Lakota Local School District](#), [West Chester Police and Fire](#), and [One Way Farm](#).

"We're honored to be part of a thriving and resilient community which welcomed us warmly 15 years ago and continues

to support us today,” says Susan Blackstock, IKEA West Chester Market Manager. “We look forward to many more years offering smart solutions that make life at home better and more affordable for the Greater Cincinnati area.”

Whether homeowners are looking to upgrade a kitchen, bedroom, living room or any room, IKEA has the smart solutions throughout its inspiring showroom to make design dreams become a reality. As a regional destination for families, home renovators and business owners, IKEA West Chester remains committed to providing a fun shopping experience full of inspiration, quality products and convenient services to create a better life at home.



## WEST CHESTER MAKES A SPLASH

[West Chester Township](#) announced construction of a \$1.54 million [splash playground at Beckett Park](#), 8545 Beckett Road, with construction beginning this summer and a Spring 2024 opening expected.

The splash playground received approval from the [West Chester Board of Trustees](#) at its regular meeting Tuesday, [May 9, 2023](#).

“A water playground was first envisioned for [Beckett Park](#) more than two decades ago and water play areas continue to be a request we hear from residents,” said Township Administrator Larry D. Burks. “It’s exciting in the Township’s [bicentennial year](#) to break ground on this project and make it a reality.”

The splash playground will feature varied opportunities for water play accessible to children of all abilities. Shade structures and seating will also be incorporated into the design.

Beckett Park is already home to a boundless playground, the West Chester Baseball Complex and the [Muhlhauser Barn](#).

“The new splash playground will be a great complement to the natural trails, walkways and ponds on the west side of Beckett Park,” said [Community Services](#) Director Arun Hindupur.

The project will be funded with State Route 747 TIF resources generated by corporate development. This is a [TIF](#)-eligible expense as are other community amenities, infrastructure improvements and public safety equipment.

West Chester will announce a community ground-breaking event for later this summer.

The splash playground will be constructed in an area now allocated as a man-made water feature near a picnic shelter. The water feature was built with intentions of freezing naturally in the winter months for ice skating. These intentions, however, did not pan out due to maintenance issues over the years and insufficient freezing temperatures preventing the feature’s use as an ice rink. The small pool has since become a maintenance issue due to the increasing geese population.



## TOTES ISOTONER MARKS SILVER ANNIVERSARY IN WEST CHESTER TOWNSHIP

Totes Isotoner is celebrating 25 years in West Chester. In 1997, Totes joined forces with Isotoner to form the Totes Isotoner Corporation, which was based in Loveland until moving to West Chester. The West Chester location serves as global headquarters for the company which operates in the US, Canada, UK and France.

Remarkably, the company has a portfolio of heritage brands that have collectively been around for more than 300 years. Isotoner was founded in Paris in 1910; Totes started in 1924, just 20 minutes from West Chester, in Oakley; Acorn was founded in Maine in 1976; Manzella started in 1982.

The company is a global leader across a range of categories – making slippers, gloves, umbrellas, rain wear and cold weather accessories. To support a business of this scale and variety, the employees who work in West Chester are diverse – including fashion design, finance and accounting, supply chain, marketing, category management, product development and innovation, demand planning, human resources, information technology and distribution/warehousing with the sales team located throughout the country.

Totes Isotoner products are sold in department stores, club and mass retailers, small boutiques and online. “We take great pride in knowing that our brands are household names that families have come to trust for generations – we are excited to continue to innovate for a more comfortable future,” says Dan Rajczak, CEO of the company.

Congratulations to Totes Isotoner company on its 25<sup>th</sup> anniversary in West Chester!



## QUARTERLY COLUMN: KEEPING UP WITH KATY K

I am writing you from one the top .00012% best places for families to live in the United States. This is a big deal. West

Chester Township was named by [Fortune](#) as the 13<sup>th</sup> best place in the NATION for families to live. A quick Google search reveals there are more than 108,000 cities and towns in our 50 states. It is amazing to live, work and play in one of the very best places in the nation. [West Chester](#) beat out 107,987 other U.S. municipalities. Good choice, Fortune. We here in West Chester already knew we had something special, but now we know we are really at the top!

[West Chester Development](#) has had a busy quarter with multiple ribbon cuttings and state grant award announcements for incoming businesses. We hosted a business appreciation breakfast in tandem with [IKEA](#) to celebrate their 15<sup>th</sup> anniversary in West Chester, and our own West Chester Township celebrated a 200<sup>th</sup> bicentennial birthday weekend full of fun.

There is always a lot going on in West Chester, so when I got a text from my Dad that "[Taco Johns](#) is on fire." I just assumed that he really, really liked their tacos. I mean after all, we are the first location in the state of Ohio to get a Taco Johns. Little did I know that Taco Johns was actually, on fire. [West Chester Fire Department](#) was on the scene quickly, however, and Taco Johns is now back open after a brief closure. Now that is a truly hot opening.

The National Restaurant Association recently conducted a survey that showed 45% of Gen Z, 57% of Millennials, and 41% of Gen X said the availability of alcoholic beverages made them more likely to choose one restaurant over another. This is what led West Chester to create two additional [Community Entertainment Districts](#). The State of Ohio has officially accepted these districts and West Chester has 53 D5J liquor licenses available within four Community Entertainment Districts. This goes a long way in attracting top dining and entertainment options for our residents and visitors to enjoy.

The [SPARK Small Business Revitalization Grant recipients](#) have been hard at work completing projects, including Seeg Ross, owner of [Raton Salon and Spa](#). *"We are so grateful to be a part of this community that so evidently wants to empower small businesses like us who are up and coming and new to the area! Without the SPARK grant we would have been financially unable to provide our business with a large storefront sign by Cincinnati Dayton Rd, to help our new clients find our business since we are somewhat hard to see from the main road. Starting a small business during the thick of the pandemic in 2020 wasn't something a lot of people had the ability to do. We gutted this little house, added more plumbing and electric to turn it into our dream salon and opened our doors in May of 2021. We are now a thriving business with 5 successful independent women working under our roof and could not be more excited! We look forward to all of the new business and amazing people in the city of West Chester who will hear about us now from having this store front sign that they can visibly see from the road while passing by our salon! Thank you SPARK! — "the owners of RATON SALON + SPA*

This quarter's resource to know is: **Goldman Sachs 10,000 Small Businesses Program**

The program is offered at NO COST to selected business owners who receive a full scholarship funded by the Goldman Sachs Foundation. Once the 14 sessions are completed, entrepreneurs have a practical, immediately actionable written growth plan. And according to the Goldman Sachs Foundation, 67% of the program's alumni reported increased revenues and 47% added new jobs within six months of graduating.

[Cincinnati State Workforce Development Center](#) is currently recruiting for the next cohort which will begin late January 2024 (click [here](#) for program schedule). The Workforce Development Center looks for applicants who are passionate about growing their business and creating jobs in their communities, and meet these criteria:

- Owner or co-owner of a business
- Business in operation for at least two years (by the time the cohort begins)
- Business revenues \$75,000 - \$40 million
- Minimum of 2 FTEs (Full Time Equivalent), including the owner

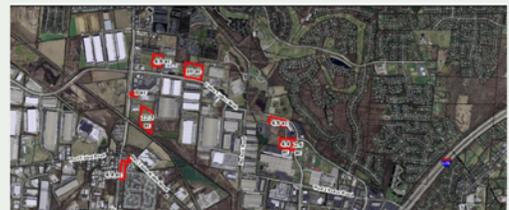
Click [here](#) to apply. Space is limited, so we suggest you complete the initial application as soon as possible. To learn more about the Goldman Sachs 10,000 Small Businesses program, contact Sean GL Johnson at [sean.johnson@cincinnatiastate.edu](mailto:sean.johnson@cincinnatiastate.edu) or Elizabeth York at [elizabeth.york@cincinnatiastate.edu](mailto:elizabeth.york@cincinnatiastate.edu).

Lastly, a new restaurant opened in West Chester this quarter called French Toast Heaven. Call me crazy, but I would be happy to meet you there to discuss anything at any time. Drop me a line at [kkanelopoulos@westchesteroh.org](mailto:kkanelopoulos@westchesteroh.org). I would love to hear from you. Happy summer West Chester, where families grow, businesses prosper, the French toast is heaven, and dreams come true.

Katy K

## West Chester: Built With You in Mind

[West Chester](#) is a proven destination for corporate investment displayed by the expansive growth over the past two decades, yet development opportunities still exist throughout the township with commercial sites of 1 to 60 acres still available.



Office, manufacturing, research and properties with accessible infrastructure, frontage on I-75 or within two miles of an interstate interchanges are available. Contact Katy Kanelopoulos at (513) 759-7325 or [kkanelopoulos@westchesteroh.org](mailto:kkanelopoulos@westchesteroh.org) for personalized assistance.



## OFFICE / MEDICAL / TECHNOLOGY PROJECTS



### First Financial Bank

**First Financial Bank**, the Tylersville Road Financial Center at 7795 Tylersville Road, will build a new 3,920 square-foot state-of-the-art facility in the same location. During construction, there will be a temporary financial center on the property to ensure customer's convenience to banking operations. The new financial center will feature the same friendly faces, extended drive-thru hours, free wi-fi, a 24-hour ATM and more. As always, First Financial will continue to offer the simplicity of banking online by visiting [www.bankatfirst.com](http://www.bankatfirst.com), utilizing its mobile app or via its 24-hour automated telephone banking.



### Pacific Dental Services

**Pacific Dental Services**, professional dentists providing comprehensive, cost-effective patient care, will open a 3,200 square-foot medical office at 7925 Crossings of Beckett Drive in the new 7,450 multi-tenant building at the Crossings at Beckett anchored by Kroger Marketplace off Princeton Glendale Road. Pacific Dental Services uses only the most advanced technology and proven techniques available. From a simple dental check-up or cleaning, Pacific Dental care professionals can provide a gentle and efficient treatment by highly skilled support staff committed to ongoing training and education.



### Align Chiropractic

**Align Chiropractic**, providing a full spectrum of chiropractic care and complementary care to help identify interference in a patient's ability to function, will relocate its existing West Chester practice to a 7,284 square-foot medical facility at 7341 Tylers Corner Drive off Tylersville Road. Dr. Ryan Berlin treats patients at the Health Center for various reasons ranging from back pain, neck pain and headaches to issues such as chronic fatigue, gastrointestinal problems and autoimmune responses. Align Chiropractic helps patients ranging from newborn babies to adults well into their 90's experience life to the fullest, pain free and functioning at a higher level.



### Tri-State Men's Health

**Tri-State Men's Health**, a premier provider for men's sexual and restorative healthcare in Ohio, opened a 2,900 square-foot medical facility at 7795 Discovery Drive in University Pointe. Tri-State Men's Health specializes in treating men's sexual and lifestyle health issues enabling men to regain their health, vitality, energy, confidence and more. Tri-State Men's Health provides concierge medical services and

a full spectrum of treatments that are proven and effective in dealing with men's medical issues.

## INDUSTRIAL PROJECTS



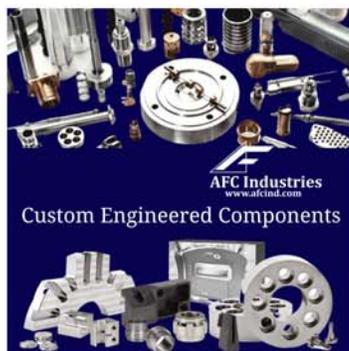
### Republic Wire

**Republic Wire**, a leading copper and aluminum electrical building wire manufacturer, broke ground on its new 320,000 square-foot building at 8341 Princeton Glendale Road/SR 747. Republic Wire's expansion will serve as its distribution facility and allow for additional office space while its corporate headquarters will continue manufacturing operations at 5525 Union Centre Drive, its home since 1994. The major expansion will enable Republic Wire to hire up to 40 new full-time employees. Republic Wire has remained a family-owned and operated business for more than 40 years and continues to have an unflinching commitment to its customers to consistently deliver high-quality products. The \$20 million project is slated for completion first quarter 2024.



### Oats Overnight

**Oats Overnight**, a nationwide packager and distributor of healthy, protein-rich breakfasts, will open a 68,064 square-foot facility at 7757 Union Centre Boulevard in West Chester Trade Center. Oats Overnight offers complete grab-and-go meals packed with nutrients like flax, chia, fruits and more in 20 varieties. The West Chester Oats Overnight facility is expected to create 179 new jobs, \$7.8 million in annual local payroll. The Ohio Tax Credit Authority granted an 8-year, 1.3% Job Creation Tax Credit for this project.



### AFC Industries

**AFC Industries**, providers of supply chain management solutions to companies of all sizes in multiple end markets, will open a 95,756 square-foot facility at 9030 Port Union Rialto Road in the new Port Union Industrial building off Princeton Glendale Road/SR 747. AFC Industries is a full-service industrial distributor offering vendor managed inventory services, kitting, light assembly, private labeling, and other supply chain solutions to OEM manufacturers, utilities, distributors and more. AFC Industries is built on the legacy of several prominent industry brands all proven reliable through years of dedicated customer service and local support.



### Crown Packaging

**Crown Packaging**, one of the leading packaging companies in North America delivering supplies, equipment and services, will open a 71,903 square-foot facility at 4583 Brate Drive in West Chester Trade Center. Founded in 1969, Crown Packaging has grown into a preferred solutions provider for thousands of organizations including the world's most respected retailers, manufacturers and logistics companies. Crown Packaging now has more than 50 dedicated locations across the United States making it well-positioned to support large enterprises and multi-national companies.



## Azelis Americas

**Azelis Americas**, a leading global innovations service provider in the specialty chemical and food ingredients industries, will open an 11,653 square foot Class A office at 9025 Centre Pointe Drive in Centre Pointe Office Park. Helping customers manage its inventory and logistics is one of the many advantages Azelis Americas offers. The knowledgeable teams of industry, market and technical experts at Azelis Americas are each dedicated to a specific market within life science and industrial chemicals, and are present in more than 50 countries across the globe.



## LTB Construction and Remodeling

**LTB Construction and Remodeling**, a full-service company with more than 10 years of experience, opened a 1,200 square-foot facility at 9536 Cincinnati Columbus Road/SR 42. LTB Construction and Remodeling specializes in complete renovations, kitchens, bathrooms, basements, handyman services and more. LTB offers superior project execution from start to finish, exceptional craftsmanship, and takes a personal approach to every project.



## J&S Kitchen and Home

**J&S Kitchen and Home**, specializing in quality stone work, opened a 9,000 square-foot facility at 9973 Princeton Glendale Road/SR 747. J&S Kitchen and Home works with premium materials including the best quality stone imported from all over the world. J&S has completed hundreds of projects throughout Ohio, Kentucky and Indiana which included kitchen countertops, bathroom remodels, fireplace surrounds, flooring, finished basements and customized jobs to suit each individual situation.



## Louisville Tile

**Louisville Tile**, one of America's leading tile distributors, will open a 25,541 square-foot showroom and warehouse facility at 8856 Beckett Road in West Chester Commerce Center. Family-owned since 1955, Louisville Tile has built a solid reputation on providing state-of-the-art tile and setting material solutions with the highest levels of integrity and professionalism. With 17 branches in 9 states, Louisville Tile is committed to providing exceptional quality and customer service and is a trusted partner for architects, designers, builders and homeowners across the United States.



## Mad City Home Improvement

**Mad City Home Improvement**, a family-owned and operated business specializing in replacement windows and home improvement services, opened an 18,026 square-foot facility at 9053 LeSaint Drive. In business since 1998, Mad City Home Improvement offers high-quality replacement windows in an impressive selection of styles, secure and custom-designed replacement door systems, as well as patio and storm doors. Mad City Home Improvement's products are made by trusted brands in the industry and customized to the needs of the property owner.

## COMMERCIAL PROJECTS



### Rockin' Jump

**Rockin' Jump**, a new recreation and fitness destination, will build a 35,262 square-foot entertainment facility at 9185 Princeton Glendale Road/SR 747 near Port Union Road. Rockin' Jump is a place where guests can soar in open jump arenas, dive into pools of soft foam cubes, play trampoline dodgeball, do flips and somersaults. Rockin' Jump also has quality food, private rooms, and is available for birthday parties and family gathering where kids can safely play while parents socialize.



### Voodoo Brewing Co.

**Voodoo Brewing Co.**, a globally recognized brand, will open a 7,330 square-foot brewery at 9456 Waterfront Drive in The Streets of West Chester (in the former Mitchell's Fish Market location). Founded in 2005, Voodoo Brewing has experienced explosive growth and received accolades from all over the world because of its attention to detail and the quality of its ingredients. It is because of this attentiveness, product consistency and beer innovation that Voodoo Brewing is continually invited to participate in the most prestigious festivals around the world.



### Asami

**Asami**, a new Hibachi and sushi bar will open a 4,357 square-foot restaurant at 8146 Princeton Glendale Road/SR 747 in Beckett Commons. Asami will serve traditional dishes made from the highest quality, freshest ingredients. The dine-in restaurant will feature several hibachi tables where customers can enjoy exceptional dishes such as steak, chicken, seafood and more, made right at the table.



### EggHolic

**EggHolic**, a fast casual authentic Indian street-food restaurant where everything is made to order, will open a 1,723 square-foot eatery at 9774 Cincinnati Columbus Road/SR 42 in the Gates of West Chester. EggHolic's menu includes the street-food classic known as the Masala Half Fry, featuring two fried eggs topped with sautéed tomato and onions, and a dish called Lava Pulav, and omelet's topped with basmati rice, shredded egg, sharp Cheddar cheese and a spiced tomato sauce.



### Leotard Boutique

**Leotard Boutique**, specializing in high quality, handmade dance leotards for toddlers and girls, opened a 3,000 square-foot facility at 9846 Crescent Park Drive in Schumacher Commerce Park. Since 2013, Leotard Boutique has been handcrafting leotards for toddlers and



tights for girls that are affordable and made to last. Leotard Boutique offers seven different styles of toddler leotards, baby leotards, dance leotards for girls with long sleeves, short and ruffled sleeves or sleeveless with 23 vibrant colors.



### AmeriStop Food Mart

**AmeriStop Food Mart**, a full-service convenience store and deli, opened a 3,067 square-foot convenience store at 8865 Cincinnati Dayton Road in Olde West Chester (in the former Hall's carryout location). AmeriStop Food Mart sells hot, fresh food made on site, prepackaged food, convenience items, lottery, along with a large selection of groceries and more.



### Star Lounge & Bar

**Star Lounge & Bar**, a brand new restaurant and bar will open in the former 6,768 square-foot Trinity Pub space at 8953 Princeton Glendale Road/SR 747. Star Lounge is currently under redevelopment and is set to open early August. The menu will consist of international foods and a culinary revolution that will awaken your senses and elevate your palate. From avant-garde interpretations of classic favorites to tantalizing fusions that marry diverse culinary traditions, Star Lounge's new menu is a celebration of bold innovation and time-honored techniques thoughtfully crafted to surprise and delight its customer's palate. The atmosphere and the energy of the new Star Lounge & Bar will be vibrant, comfortable, inviting, with delightful aromas and positive energy.

## COMING SOON



Two Cities Pizza



Sonder Taphaus & Kitchen



Bass Pro Outdoor World



Outback Steakhouse



Voodoo Brewery



Asami

## NOW OPEN



[The Pickle Lodge](#)



[Taco John's](#)



[Dollar Tree](#)



[Dunkin' Donuts](#)



[Popeye's](#)



[French Toast Heaven](#)

## OUR SUPPORTERS



The West Chester Development Council is a non-profit corporation, representing a public/private partnership between West Chester Township and the private business sector established to promote economic development initiatives. The following organizations have chosen to support the economic development and marketing efforts of West Chester Township and the West Chester Development Council. [West Chester Development](#)

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[KEMBA Credit Union](#)  
[NorthPoint Development](#)  
[Park National Bank](#)  
[Planes Companies](#)  
[Queen City Harley Davidson](#)

[Republic Wire](#)  
[Schumacher Dugan Construction](#)  
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