



What's New In West Chester

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"AMERICA'S BEST PLACES TO LIVE" AND NEW INVESTMENT ROUND OUT WEST CHESTER'S RECENT DEVELOPMENTS

Recent developments in West Chester demonstrate the community often identified as the epicenter of the Cincinnati-Dayton metroplex remains a leader in economic development circles.

West Chester's identity as a quality suburban community with a high livability factor was cemented with the Money Magazine announcement of its placement in the top 50 of "America's Best Places to Live." This is the fourth time, the state's largest Township has occupied a berth in the top 100 and it is the only community in Ohio to make the 2014 slate of top picks by the national publication.

While livability factors are high on the list of criteria for the Money Magazine distinction, the publication also cites West Chester's strong corporate base and available employment opportunities.

Recent economic development announcements in the community prove West Chester's reputation as a great place to do business is intact nearly 20 years after the opening of the Union Centre Boulevard interchange.

West Chester based DRT Medical-Morris recently announced plans to strengthen its roots in the community by purchasing property and investing \$4 million in constructing a new 30,000 square foot office and production facility directly off Union Centre Boulevard. The company has been leasing space in West Chester. DRT, designers and makers of medical instruments and implants, ticks two boxes in terms of targeted industries as an advanced manufacturer and biomedical industry.



"We're continuing to see really high quality investment in the community that matches with our strategies to attract the highest and best use for properties remaining here," said Larry Brueshaber, president of the West Chester Development Council.

The Development Council works with the West Chester Board of Trustees as its marketing partner and markets the community in targeted areas of development, including advanced manufacturing, biomedical and life sciences, corporate headquarters, consumer marketing and information technology.

"The strategy, with the support of regional partners and continued investment in community infrastructure, seems to be fueling the Township's continued economic development success," Mr. Brueshaber said. "We don't expect the momentum to die down any time soon."

In the same vein as DRT Medical's growth here, GE Aviation recently announced plans to consolidate its cutting-edge research and development activities into 3-D manufacturing into a West Chester facility. GE Aviation's Additive Development Center will mean more than 100 new jobs in the community over the next few years. GE Aviation is West Chester's largest employer.

"Advanced manufacturing, technology and biomedical firms find in West Chester the implements they need to succeed in business. That was true 20 years ago and remains true today," said Township Administrator Judi Boyko. "A highly skilled workforce, quality infrastructure, a no income tax environment and a community that attracts the best and brightest residents and workforce, these are the attributes that support economic growth."

Along with existing stakeholders - AK Steel, Contech, GE Aviation, IKEA, Cornerstone Brands, UC Health - the list of new and existing stakeholders continuing to invest in West Chester's future expands regularly. Some additional recent announcements include:

- West Chester Hospital's new Maternity Services Department is set to open soon offering delivery suites, Caesarean-section operating rooms and triage rooms, standard and isolation bassinets and several private family gathering areas. The nursery will function as a Level IIB neonatal intensive care unit providing specialty care to ill newborns.
- Butler Tech BioSciences Academy is under construction and is set to open in 2015 offering countless opportunities for training high school students and existing workforce in medical fields.
- Cabela's, an outfitter of hunting, fishing and outdoor gear, is building an 82,000 square-foot retail store on Liberty Way in West Chester's Uptown.
- Bass Pro Shops, a national hunting and fishing retailer, announced plans for a new a 150,000-square-foot store in West Chester's Downtown, near IKEA West Chester. The destination retailer is expected to include a bowling alley and restaurant in the store.
- And The Streets of West Chester announced plans to move ahead with a 200,000 square-foot expansion of the existing lifestyle in West Chester's Downtown. The expansion will include specialty and big box retail spaces, as well as support dining and entertainment venues.

Manufacturing



GE Aviation, a world-wide leading provider of jet engines, components and integrated systems for commercial and military aircraft, announced it will open a new Additive Development Center (also known as 3D printing) in West Chester Township. The company will consolidate multiple sites within the region and create a new state-of-the-art 150,000 square-foot research and development center at 9701 Windisch Road. GE Aviation will conduct cutting-edge research into advanced manufacturing technologies at this new facility.

Commercial



Cabela's, the world's foremost outfitter of hunting, fishing and outdoor gear, announced it will construct an 82,000 square-foot retail store on an 11.4 acre site at 7250 Cabela Drive (Uptown). The West Chester Cabela's will have the retailer's signature look with log construction, stonework and wood siding. The building will feature a large glass storefront and the interior will house museum-quality wildlife displays. The store will hold thousands of products and include an indoor archery range, deli, fudge store and full-

Office/Medical



West Chester Hospital, the premiere, full-service hospital in West Chester Township, announced it will renovate an existing 18,000 square foot wing on the third floor to accommodate the addition of a maternity unit and nursery to the hospital. The maternity unit will include delivery suites, Caesarean-section operating rooms and triage rooms, standard and isolation bassinets and several private family gathering areas. An adjacent nursery will function as a Level IIB neonatal intensive care unit for providing specialty care to ill

Approximately 87 employees will relocate to the new West Chester center and the company expects to add another 50 positions in the future. The research and development center is an \$11 million project.

www.qeaviation.com



DRT Medical-Morris, specializing in the design and manufacturer of surgical instruments and implants, announced it will expand and relocate its existing West Chester operations to a 30,000 square-foot facility the company will build on a five-acre site on Rite Track Way off Union Centre Boulevard. DRT Medical-Morris is comprised of medical industry experts and manufacturing technologies, including 3D printing, that focus on developing solutions for procedure-specific instruments, orthopedic implants and other medical applications. The biomed, advanced manufacturing company currently has 12 employees and will add 10 positions at its new location. The new investment is valued at \$4 million. DRT Medical-Morris' new facility is slated for completion Spring 2015.

www.drtmedical.com

service boat shop. Cabela's is slated to open Fall 2015 with approximately 200 employees.

www.cabelas.com



The Streets of West Chester, a premier lifestyle shopping and entertainment center, announced a 200,000 square-foot expansion to the existing development at Civic Centre Boulevard and Union Centre Boulevard (Downtown).

Predevelopment and marketing have begun for Phase II, which will more than double the existing footprint of The Streets of West Chester. The expansion will include specialty and big box retail spaces, as well as support dining and entertainment venues. The team is working with Bass Pro Shops to provide a cohesive development with complementary uses. Phase II at The Streets of West Chester is a \$30 million project. Construction will begin in the Fall of 2015.

www.streetsofwestchester.com

newborns. West Chester Hospital was designed with the patients' comfort in mind. The hospital is conveniently located and equipped with large private rooms, soothing environments and the most technologically advanced medical equipment available today. The maternity unit and nursery are slated to open in 2015.

www.uchealth.com



Beckett Springs, a 48-bed behavioral hospital, announced a 17,228 square-foot expansion to its existing medical facility at 8614 Shepherd Farm Drive off Union Centre Boulevard (Downtown).

The expansion will allow Beckett Springs to add an additional 24 beds and increase the size of the hospital's fitness room for patients.

Beckett Springs offers inpatient and outpatient mental health and addiction treatment services to adults and their families.

www.beckettsprings.com

Additional New Developments

AT+T, a worldwide provider of technology services, began construction on a new 4,139 square-foot store at 9405 Civic Centre Boulevard in The Streets of West Chester (Downtown). AT+T will occupy 2,558 square feet allowing for an additional tenant in the building. www.att.com



Ambience Salon Spa, offering superior technical proficiency, modern style and complete rejuvenation from a full menu of salon and spa services, relocated its existing West Chester salon to a 3,126 square-foot facility at 6072 West Chester Road in the West Chester Centre (Downtown). More than 20 years ago, Ambience Salon Spa was known as The Hairy Cactus Salon and was

one of the first salons in the tri-state to be affiliated with Aveda. Ambience Salon Spa is now open at its new location. www.ambiencesalonspa.com

Ace Sanitary, the premier manufacturer of high purity hose, couplings and assemblies for the food, pharmaceutical, bio-tech, personal care and dairy industries, announced it will relocate to a 15,000 square-foot facility at 5452 Spellmire Drive off International Boulevard. Ace Sanitary combines innovation, leading edge technology and unparalleled service to earn its reputation as an industry leader in liquid transfer solutions. Ace Sanitary offers the Flex-Rite and Seal-Rite lines of high quality hose products and fittings to meet its customer's unique requirements. Ace Sanitary is a division of Ace Manufacturing Company, which was formed in 1969 and has evolved into a precision machining facility. www.acesanitary.com



Bing Yang Chinese Performing Arts Center, a non-profit organization dedicated to promoting the development, advancement and appreciation of Chinese cultural heritage through the art of Chinese dance, announced it will open a 2,400 square-foot dance studio at 4848 Union Centre Pavilion Drive off Union Centre Boulevard at Princeton-Glendale Road/SR747. The center offers a variety of dance classes in traditional and modern styles to children from pre-K to teens and adults. The quality of the choreography, dancing and costumes delights Chinese and American audiences, as the dancers perform in multicultural festivities throughout the Greater Cincinnati area including the annual Chinese New Year Celebration. The center is scheduled to open May 2015. www.byc-pac.com

Butler County Clerk of Courts announced it will expand and relocate its existing West Chester Title Division to a 2,400 square-foot facility at 4872 Union Centre Pavilion Drive in the Union Centre Pavilion at Princeton-Glendale Road/SR747 and Union Centre Boulevard. The Title Division is responsible for issuing titles for cars, trucks, motorcycles, trailers and watercraft. The Butler County Clerk of Courts' office will open at its new location late October 2014. www.butlercountyclerk.org

Christian Brothers Automotive, one of the nation's leading automotive service and repair shops founded on a commitment to honesty and integrity, announced it will construct a new 5,000 square-foot automotive center with a nine bay garage at 8127 Highland Pointe Drive in the Highland Pointe retail development off Cincinnati-Dayton Road west of I-75. Christian Brothers Automotive has been in business for more than 30 years, has more than 132 locations in the U.S. with 30 additional locations now under development. Christian Brothers Automotive is slated for completion second quarter 2015. www.cbac.com



Clark-Reder Engineering, a full-service consulting firm specializing in entertainment engineering, new building design, building renovations and construction services, announced it will expand and relocate its existing West Chester firm to a 7,333 square-foot office at 10091 Mosteller Lane off Crescentville Road. Clark-Reder Engineering principals have more than 22 years of combined experience providing engineering and construction services. www.clark-reder.com

Dawson Logistics, offering customized supply chain solutions for companies seeking something other than a "one-size-fits-all" approach, announced it will open a 292,500 square-foot facility at 8910 LeSaint Drive. Dawson Logistics also offers nationwide and international emergency response logistics as well as

strategically customized product and data storage and fulfillment solutions. www.dawsonlogistics.com



DogBerry Brewing, a new locally-owned nano-brewery, announced it will open this Fall at 7865 Cincinnati Dayton Road west of I-75 (Midtown). DogBerry Brewing, owned and operated by two former research scientists, will offer 10 craft beers on tap - five will be year-round brews and the other five will be seasonal brews. Customers will enjoy those locally produced brews inside the nano-brewery's 2,400 square-foot taproom, which has been modeled after popular breweries in the Pacific Northwest.

Hyde and Hyde, a leading supplier of condiments to the fresh-cut produce industry, announced it will relocate and expand its existing West Chester operations to a 78,065 square-foot facility at 9111 Meridian Way in World Park at Union Centre. Hyde and Hyde offer custom packaging and co-packaging solutions. www.hydeandhyde.com



Impact Fleet Services, specializing in full-service automotive and truck maintenance and repairs, announced it will expand and relocate to a new 17,500 square-foot facility it will construct at 9980 Windisch Road. Impact Fleet Services also offers diesel engine repairs, fleet repairs for light, medium and heavy-duty trucks of every make and model. Impact Fleet Services' certified automotive technicians have more than 100 years of combined experience working with small businesses, fleets and individual vehicle owners. The company recently won the "Best in Cincinnati" award in its business category. www.impactfleetsvc.com

Johnny's Car Wash, a full-service car wash, opened at 7873 Kingland Drive (Uptown) in the former Thunderbird Car Wash facility. Johnny's Car Wash offers interior and exterior automotive cleaning services. www.johnnyswash.com

Lakota Premier Dental, specializing in quality family dental care, opened a 2,626 square-foot medical facility at 7909 Cincinnati-Dayton Road west of I-75 (Midtown). Lakota Premier Dental offers comprehensive dental treatments performed with integrity and gentle care. www.lakotapremierdental.com

Mathnasium, the math learning center, relocated its existing West Chester business to a 1,500 square-foot facility at 7602 Cox Lane (Uptown). Mathnasium specializes in teaching kids math the way that makes sense to them by providing expert math tutors, custom learning plans, personalized instruction and homework help. www.mathnasium.com/westchester

OfficeKey, providers of professional and functional Class A office environments, announced it will relocate and expand its existing West Chester business to an 11,390 square-foot, third floor office space at 9078 Union Centre Boulevard in Schumacher Dugan Construction's new Union Centre Office Park II (Downtown). OfficeKey provides a way for financial firms, law firms, and branch offices to establish an office presence by subscribing rather than renting. OfficeKey offers its clients technology and equipment, administrative support, along with work and meeting space in a professional Class A office environment. www.officekey.com



Peak 10, an independent data center operator and managed services provider, announced a 5,000 square-foot expansion to its existing facility at 5307 Muhlhauser Road. Peak 10 has seen a strong demand for securing infrastructure and cloud-managed services and the additional space will allow room for growth for its Cincinnati and Louisville customers. Peak 10 operates an around-the-clock data center, supplying support services to high-growth, small to mid-size businesses. www.peak10.com



Storopack, specializing in protective packaging materials, technical moldings and systems, announced a 52,524 square-foot expansion to its existing facility at 4663 Dues Drive. This globally active company group based in Germany comprises two business divisions-Molding and Packaging. Storopack's product portfolio includes customized, flexible protective packaging solutions and their integration into customer packaging processes for a wide range of industrial sectors. Storopack's North American Headquarters is also located in West Chester Township at 4758 Devitt Drive. www.storopack.us



Sugar Creek Packing Company, an innovative food manufacturer of raw and ready-to-eat meats and other food products, announced it will expand and relocate its company headquarters to 4235 Thunderbird Lane off Port Union Road. The company will renovate the existing building and open a combined corporate headquarters, manufacturing and warehouse facility. This project will bring more than 100 new jobs to West Chester. Sugar Creek Packing's existing production and distribution facility on Muhlhauser Road will remain open, employing approximately 185. Sugar Creek Packaging's commitment to manufacturing the highest quality, best value products has allowed it to grow into a diversified, flexible and creative food manufacturer. The corporate headquarters will open in 2015. www.sugarcreek.com

Superior Environmental Solutions, providers of industrial and environmental management solutions, leased a 4,831 square-foot facility at 5187 Duff Drive. Superior Environmental Solutions offers an industrial cleaning service that can be crafted to meet any customer's needs including routine scheduled maintenance, plant outages and emergency responses. www.superiorenvironmentalsolutions.com



Tom + Chee, a gourmet grilled cheese and tomato soup shop, announced it will open a 3,500 square-foot restaurant at 9328 Union Centre Boulevard in U.S. Bank Centre (Downtown). Tom + Chee offer unique, wide ranging options mixing classic comfort food with fresh ingredients and healthy alternatives. Tom + Chee is slated to open mid-November 2014. www.tomandchee.com

UFC Gym, an ultimate fitness destination, announced it will open an 8,015 square-foot gym at 6088 West Chester Road in the West Chester Centre (Downtown). UFC Gym offers a full range of group fitness classes, private MMA training, personal and group dynamic training, plus MMA style youth programming. The gym will celebrate its grand opening October 18th, but is now open for enrollment. www.ufcgym.com/westchester/



West Chester Acupuncture and Chiropractic, providers of acupuncture, chiropractic, massage therapy, weight loss, pain relief and infertility, announced it will expand and relocate to a 2,678 square-foot facility at 7665 Monarch Court (Uptown). West Chester Acupuncture and Chiropractic offers holistic treatment for a broad list of both physical and emotional conditions. West Chester Acupuncture and Chiropractic will open at its new location by early December 2014. www.westchesteracuchiro.com

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