

What's New in West Chester!



AND THE SURVEY SAYS...CUSTOMER FRIENDLY ZONING APPRECIATED

In 2021, [West Chester's Community Development Department](#) wanted to know what its customers thought—so they asked. Every customer who applied for a zoning permit during the past 12 months was surveyed.

The survey asked customers: How can we improve West Chester's permitting process? Was your permit processed in a timely manner? Were you treated with respect by West Chester staff during the permitting process? Were West Chester's permit fees reasonable?

"With an average rating of 4.4 out of 5 received on the responses, I was very pleased with the results," said Community Development Director Aaron Wiegand. "The survey has proven to be a valuable tool in gauging how we are doing and what we can do to make our customers even happier."

One customer stated, *"We pull a lot of permits through the tri-state area. We have not found a municipality more user friendly and professional—so impressed!"*

Another customer commented, *"No need for improvement. Your staff makes the process easy. The approval process is always quick. Staff is very friendly and it is always a joy to come to your office."*

While the turnaround time on processing a zoning application in [West Chester Township](#) is good compared to most municipalities in the nation, the opportunity to increase productivity even more is being pursued.

An overwhelming request throughout customer comments was for the department to have online zoning plan submittal—and the Township is about to deliver on that.

Community Development staff, working with [MP Digital](#), is building a custom Laserfiche database specific to the needs of West Chester Community Development and its customers. In addition to making the process more user-friendly, more than 30 years of archived zoning permits are being added to the database for research purposes.

The purpose of this project is to make submitting zoning applications more user friendly and more accessible from anywhere. This has been an option requested by brokers, developers, and vendors both locally and nationally, and West Chester Township is excited to meet this expectation.

Once launched, commercial and residential customers will be able to submit zoning certificate requests, apply for final inspections, and receive final zoning certificates all through the new online zoning portal found at www.westchesteroh.org. Customers will be able to check the status of their project—whether it has been received, is in progress, on hold or complete.

Anticipated roll out of the new online zoning portal is spring 2022.

In addition to this project, West Chester is undergoing a thorough review of its zoning resolution. The anticipated rollout of the new zoning resolution is also in 2022.



WEST CHESTER'S NEWEST INDUSTRIAL PARK GETTING EVEN BIGGER

The 170-acre, master-planned industrial development West Chester Trade Center, was first built on speculation with developers confident its strategic location at Union Centre Boulevard and State Route 747, with easy access to Interstates 75 and 275, would make it a hit.

Construction began in mid-2018 and the West Chester Trade Center has more than exceeded expectations in terms of construction timeline and occupancy.

[West Chester Township](#) invested TIF funding in the project to complete related public infrastructure projects. West Chester was not expected to see benefit from these investments until 2023, yet property tax collection from the project has already exceeded expectations as well.

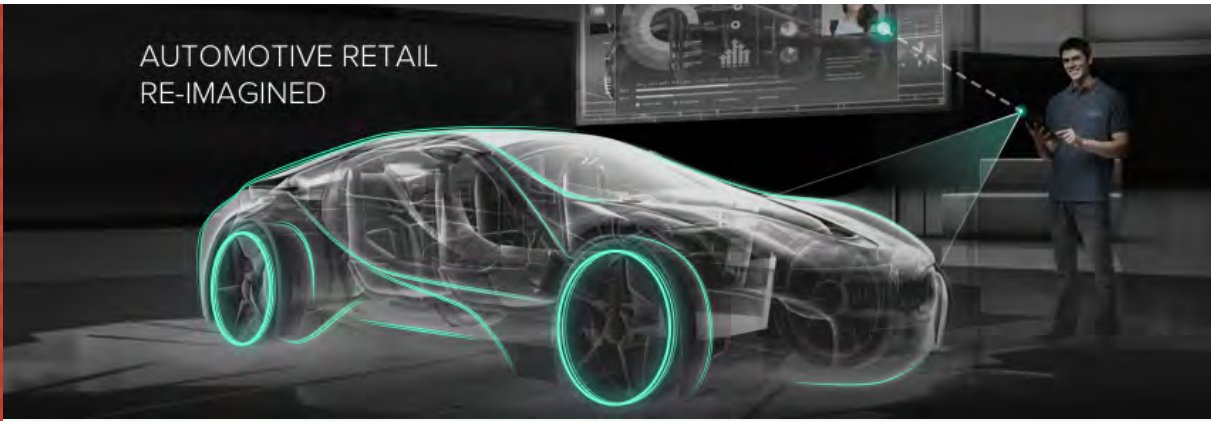
The industrial park has seven buildings with two more currently under construction for a total of more than 2.3 million square feet under roof. As of November 2021, the industrial park is 90% occupied. To date, the project represents a capital investment of more than \$162 million, and has generated more than 2,000 new jobs in the Union Centre area.

Tenants at the Trade Center include GE Additive, Fameccanica, Hammacher Schlemmer, AeroFlex, Gexpro, MSI Surfaces, Atlas Machine & Supply, Pipeline Packaging, Ford Accessories of Cincinnati, Express Therapeutics, Image Solutions, Amify, FlexPac, Innomark Communications and TSC Apparel.

[NorthPoint Development](#) recently announced plans to develop 80 additional acres on the southwest corner of Union Centre and State Route 747 where it will expand West Chester Trade Center by adding three more buildings in the near future.

Established in 2012, NorthPoint Development is a privately-held real estate development firm specializing in the development of Class A Real Estate facilities. NorthPoint Development differentiates itself from competitors through a strong engineering, technical, and data driven focus. In 2020, NorthPoint was ranked as the #1 Industrial Developer in the U.S. during the past five years by Real Capital Analytics.

AUTOMOTIVE RETAIL RE-IMAGINED



NEW TECHNOLOGY-BASED COMPANY COMES TO WEST CHESTER

Technology companies have found success in West Chester due to its location and the symbiotic relationships with other firms in the region.

[Tekion](#), specializing in a next generation technology software platform for car dealers and automotive manufacturers, will soon join our community. Tekion's software provides the user a rich and unified consumer experience.

The company recently received an eight-year, 1.8% Job Creation Tax Credit from the Ohio Tax Credit Authority to establish a second U.S. regional corporate office, which will be located at 9075 Centre Pointe Drive in Centre Pointe Office Park.

Tekion plans to create 103 new full-time jobs by 2024 generating \$7.52 million in new annual payroll. Tekion must maintain operations at its 13,203 square-foot Class A office in West Chester for at least 11 years. The estimated value of the tax credit is \$1 million.

Tekion is the developer of the cloud-built platform intended to connect digital experiences to automotive retailers. Tekion sells dealers the IT infrastructure that helps manage inventory, track when customers' leases expire, sell add-on protections such as extended warranties, review loan options and perform most accounting functions.

Tekion was founded in Silicon Valley in 2016 by former Tesla executive, Jay Vijayan. Today, Tekion has developed into a multibillion dollar global powerhouse.



WEST CHESTER RECOGNIZED AS "BEST COMMUNITY TO DO BUSINESS"

[Ohio Business Magazine](#) asked its readers and professionals across the state to vote for the Ohio community that represents the best in business. Thousands of people voted in this online competition for their favorites in 96 different categories.

When the votes were counted, [West Chester Township](#) was awarded “**BEST COMMUNITY TO DO BUSINESS**” in 2021.

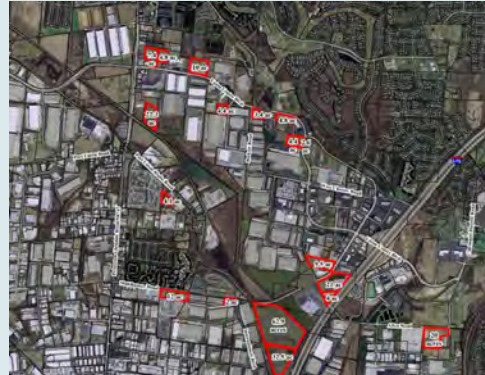
“West Chester serves as an ideal platform for corporate growth and innovation, focusing on the strengths and benefits of no earnings tax, accessibility and an established and diversified corporate presence with more than 3,600 businesses that find themselves all in good company,” said Township Administrator Larry D. Burks. “West Chester is humbled by this honor and is grateful to all of those who have invested and found success in our community.”

West Chester Township’s pro-business approach to development simplifies the process for those companies investing in the community without cutting corners. A balanced local economy is diversified and sustainable to benefit residents and corporate citizens alike.

To learn more about setting corporate roots in West Chester Township, contact an economic development professional at 513-777-4214.

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 a member of West Chester’s Community Development team at (513) 777-4214 for personalized assistance.



OFFICE / MEDICAL / TECHNOLOGY PROJECTS



Ryan Homes/NVR

Ryan Homes/NVR, nationwide home builders and mortgage providers, began a 4,030 square-foot expansion to its existing office at 8622 Jacquemin Drive in Schumacher Dugan’s Union Centre OfficePlex. Since 1948, the professionals at Ryan Homes have been committed to providing unparalleled customer care, quality construction, affordable prices and creating desirable communities in prime locations. NVR, a parent company of Ryan Homes, offers a wide variety of mortgage programs to fit any need. Ryan Homes and NVR offices can be found throughout 33 metropolitan areas in 14 states.



GHD

GHD, a global professional services company that leads through engineering, construction and architectural expertise, will relocate its existing West Chester operations to a 2,288 square-foot Class A office space at 9100 Centre Pointe Drive in Centre Pointe Office Park. GHD is committed to solving the world’s biggest challenges in the areas of water, energy and urbanization. Established in 1928, GHD is wholly-owned by its employees and connected by more than 200 offices across five continents.



Chemlock Metals

Chemlock Metals, a leading chemical manufacturer, relocated its existing West Chester corporate headquarters to a 2,415 square-foot Class A office space at 9100 West Chester Towne Centre. Chemlock Metals manufactures copper, cobalt, chromium and more. Chemlock Metal's management team includes executives and chemical engineers from M.I.T. and former VP's from Fortune 1000 companies. Chemlock does business in more than 28 countries worldwide.



New Era Technology

New Era Technology, a global managed technology solutions provider, leased a 2,196 square-foot Class A space at 9078 Union Centre Boulevard in Schumacher Dugan's Centre Place office building. New Era Technology serves as a trusted adviser to more than 8,000 customers worldwide. Customers rely on New Era's seamless blend of solutions that securely connect people, places, and information in a rapidly changing digital world. New Era Technology has offices in North America, the United Kingdom, Asia-Pacific and Europe.



Mayfield Brain & Spine

Mayfield Brain & Spine, specializing in the compassionate care of patients with diseases and disorders of the brain and spine, began a 6,460 square-foot expansion to its existing Class A medical office space at 9075 Centre Pointe Drive in Centre Pointe Office Park. Mayfield Brain & Spine is a full-service patient care provider of the Mayfield Clinic. As a trusted independent physician group, its mission is to provide the best brain and spine care to the more than 25,000 patients it sees each year throughout Greater Cincinnati and Northern Kentucky areas.



Agiliti Health

Agiliti Health, a leading national provider of medical technology management and service solutions to the healthcare industry, began a 15,384 square-foot expansion to its existing West Chester operations at 9884 Windisch Road. Agiliti Health offers a full range of equipment-based services including rental, on-site managed services and supplemental clinical engineering services. Agiliti Health works side-by-side with clinicians, supply chain teams and clinical engineers in more than 7,000 locations giving them a unique perspective on medical equipment.



Nova Health Therapy

Nova Health Therapy, natural hormone replacement therapy provider, opened a 2,590 square-foot medical office at 4866 Wunnenberg Way off Union Centre Boulevard. Nova Health Therapy custom designs therapy for each individual customer with superior patient care being its primary focus.



OSMG Cincinnati

OSMG Cincinnati, a full-service broker specializing in Walmart, Kroger, Costco, and best-in-market national representation, began a 3,693 square-foot expansion to its existing West Chester operations at 9924 Windisch Road. Each OSMG partner serves as independently-owned regional brokers. OSMG brokers cultivate personal relationships and familiarity with accounts in their region to provide customers with national coverage that drives results.

INDUSTRIAL PROJECTS



Crescent Park

Crescent Park, a multi-faceted supply chain provider, began a 252,000 square-foot expansion to its existing West Chester operations at 5226 E. Provident Drive. Crescent Park is a family-owned business that goes back five generations with its corporate headquarters in West Chester on Crescent Park Drive. Crescent Park also operates plants in the Midwest and the eastern United States providing contract packaging and parts fulfillment services while being a Premier Service Provider to the Fortune 500 clients it services.



Schneider Electric

Schneider Electric, a global leader in sustainable energy management and industrial automation, leased a 73,750 square-foot facility at 5455 West Chester Road. Schneider Electric's expertise in these fields allows companies to integrate and connect operational technologies. Schneider Electric has operations in more than 100 countries across numerous market segments, and has multiple West Chester locations.



Urbandi

Urbandi, a home décor manufacturer specializing in fire place mantels, shelves and brackets, relocated its existing West Chester operations to an 18,362 square-foot facility at 9818 Princeton Glendale Road/SR 747. At Urbandi, each fireplace mantel, shelf and bracket is designed, handcrafted and made as a one-of-a-kind piece. Urbandi takes pride in its workmanship and quality, and offers a 100 percent satisfaction guarantee.



Acuren Inspection

Acuren Inspection, providers of state-of-the-art, non-destructive testing, inspection, and engineering services, will relocate its existing West Chester operations to a 71,833 square-foot facility at 4692 Brate Drive in West Chester Trade Center. Acuren Inspection provides safe and high quality mechanical and inspection solutions allowing crews access to difficult-to-reach locations. In addition,

Acuren's world-class engineers, scientists, and technologists have extensive experience in the field and in Acuren labs across U.S. and Canada.

Great Lakes Petroleum Co.

Great Lakes Petroleum Co., a family-owned and operated petroleum delivery organization for more than 35 years, leased a 12,583 square-foot maintenance facility at 4709 Interstate Drive in TLP Capital Center off Princeton Glendale Road/SR 747. Great Lakes Petroleum Co. provides innovative fuel product solutions, reliable delivery and outstanding customer service 365 days a year even during natural disasters.



PowerStep

PowerStep, a leading brand of insoles on the market today, relocated its existing West Chester operations to a 4,000 square-foot facility at 5448 West Chester Road. By combining balance, support and cushioning, PowerStep's podiatrist-designed insoles relieve foot pain, including Plantar Fasciitis. PowerStep's supportive insoles and foot orthotics are a clinically proven effective way of alleviating a variety of foot conditions and associated foot pain, and also provide extra comfort and support in any shoe.



Robertson Heating Supply Company

Robertson Heating Supply Company, an industry leader in HVAC and plumbing wholesale distribution, will relocate to a 32,819 square-foot training office and showroom at 8800 Global Way. Robertson Heating Supply Company has been family-owned and operated since 1934 with 36 branches serving Ohio, Pennsylvania, Michigan, West Virginia and Northern Kentucky including six kitchen and bath retail showrooms.



WHM Equipment

WHM Equipment, suppliers of standard and custom conveyor solutions, will relocate to a 46,323 square-foot facility at 4664 Brate Drive in West Chester Trade Center. WHM Equipment Company serves industrial manufacturers and commercial customers involved in processing, packaging, manufacturing and material handling of consumer products and durable goods. Founded in 1968, WHM Equipment Company has developed leading-edge expertise in conveyors systems used to move and manipulate products.



Perfect I, LLC

Perfect I, LLC, local trucking company, will construct a 14,386 square-foot expansion to its existing facility at 5000 Provident Drive off Princeton Glendale Road/SR 747. Perfect I, LLC specializes in FTL dry loads running across 48 states. Perfect I, LLC utilizes local drivers and is currently hiring.



Distribution International

Distribution International, a leading mechanical insulation distributor, will relocate its existing West Chester operations to a 43,171 square-foot facility at 4664 Brate Drive in West Chester Trade Center. Distribution International has industry-leading expertise in the insulation-related field and is committed to delivering everything from thermal and acoustical insulation supplies to maintenance, repair and operational supplies.



Wholesale Marine

Wholesale Marine, an e-commerce store built by boaters for boaters, began a 21,400 square-foot addition to its existing warehouse and distribution facility at 147 Circle Freeway Drive. Wholesale Marine offers a variety of products from only the top manufacturers. Founded in 1979, its company mission is to provide boaters with high quality marine products at the lowest prices.

COMMERCIAL PROJECTS



Biggby Coffee

Biggby Coffee, a national coffeehouse chain, announced it will open a 1,847 square-foot coffee shop at 9433 Cincinnati Columbus Road/SR 42 adjacent to Giant Liquor south of West Chester Road. Biggby Coffee features a variety of coffees, tea, bagels and muffins. The West Chester Biggby Coffee shop will offer indoor seating and drive thru options.



University Moving & Storage

University Moving & Storage, a full-service relocation company, will relocate its existing West Chester operations to a 56,854 square-foot facility at 4664 Brate Drive in West Chester Trade Center. University Moving and Storage provides moving, storage and distribution services to homeowners, businesses and governmental clients. Since 1969, University Moving and Storage has been a trusted source for moving and storage needs throughout the region.



T-Mobile

T-Mobile, providing wireless communication products and services, opened a 2,508 square-foot store at 8220 Market Place Drive in Hutzelman Square off Princeton Glendale Road/SR 747. T-Mobile delivers advanced 4G LTE and transformative 5G network connectivity to post-paid, pre-paid and wholesale customers nationwide.



Texas Roadhouse

Texas Roadhouse, an American steakhouse famous for hand-cut steaks and fresh-baked bread, announced a 1,346 square-foot expansion to its existing location at 7309 Kingsgate Way off Tylersville Road. Texas Roadhouse is also famous for its fall-off-the-bone ribs, made-from-scratch sides, and legendary margaritas. The expansion will include additional space for carryout, storage and a cooler enlargement. In addition, the West Chester Board of Zoning Appeals has approved Texas Roadhouse's request for a parking lot expansion on a separate lot and additional signage.



Enterprise Truck Rental/Rent-A-Car

Enterprise Truck Rental/Rent-A-Car, a worldwide leader in truck and car rentals, will open a 4,660 square-foot facility at 10034 Cincinnati Dayton Road near Gano Road. Enterprise Truck Rental offers commercial-grade trucks, vans and pickups at competitive rates. Enterprise Rent-A-Car will offer a wide variety of makes and models to choose from at its West Chester location. The new Enterprise Rental location is slated to open in the spring.



Cutting Edge Flooring Services

Cutting Edge Flooring Services, a family-owned business providing superior carpet, flooring sales and installation services, opened a 4,000 square-foot facility at 5233 Muhlhauser Road near International Boulevard. In business since 2012, Cutting Edge Flooring Services takes pride in providing excellent customer service to ensure customers get the right quality product for their flooring project at a great value.



You Move Me Cincinnati

You Move Me Cincinnati, a locally-owned and operated professional moving service, opened a 1,200 square-foot facility at 9536 Cincinnati Columbus Road/SR42. The professionals at You Move Me Cincinnati pioneered a new standard for the moving industry with customer experience that is different from what is expected. You Move Me movers are friendly, careful and fully insured.



RockBOX Fitness

RockBOX Fitness, a state-of-the-art boxing studio featuring group fitness and full-body workouts, will open a 2,670 square-foot fitness center at 8207 Highland Pointe Drive in Highland Retail Center just west of I-75 off Cincinnati Dayton Road. RockBOX Fitness is a boxing-based studio that takes a different approach to fitness—



one that ensures you will get fit, have fun in the process and feel amazing afterward.



Crazy Deals

Crazy Deals, a new overstock and discount store, opened a 6,800 square-foot retail shop at 9536 Cincinnati Columbus Road/SR 42 in Dimmick Plaza. Crazy Deals offers a variety of items including tools, electronics, gadgets, kitchen items and more, with inventory changing daily.



Lifting Lgndz Athletic Academy

Lifting Lgndz Athletic Academy, a youth athletic training organization, opened a 4,325 square-foot facility at 322 W. Crescentville Road. Lifting Lgndz Athletic Academy was created to help young people build a strong mental, physical and emotional being. The Academy seeks to uplift youth in the community through its various programs, preparing them to become contributing members of society, and creating a legacy of greatness for themselves, their families and communities.



CaptivatingU Med Spa

CaptivatingU Med Spa, focused on patient skin and overall skin health, opened a 2,398 square-foot spa at 8179 Princeton Glendale Road/State Route 747 in West Chester Village Retail. CaptivatingU Med Spa offers innovative, non-invasive, anti-aging, and aesthetic treatments to improve the way you look and feel.

COMING SOON



Popeye's Louisiana Kitchen



Crumbl Cookies



Clean EatZ



Hyatt House



RockBOX Fitness



Dunkin' Donuts

NOW OPEN



[Genki Ramen & Teppanyaki](#)



[Fairfield Inn by Marriott](#)



[Nova Health Therapy](#)



[CaptivatingU Med Spa](#)



[Telhio and Crimson Cup](#)



[T-Mobile](#)

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](#)

[ChappCo](#)
[GE Aviation](#)
[Griffin Capital](#)
[Hills Properties](#)
[KEMBA Credit Union](#)
[Midwest Filtration](#)
[NorthPoint Development](#)
[Park National Bank](#)

[Planes Companies](#)
[Queen City Harley Davidson](#)
[Schumacher Dugan Construction](#)
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www.WestChesterDevelopment.com

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