

Streetscape / Development Presentation



Frank Birkenhauer
Assistant Administrator
Colerain Township

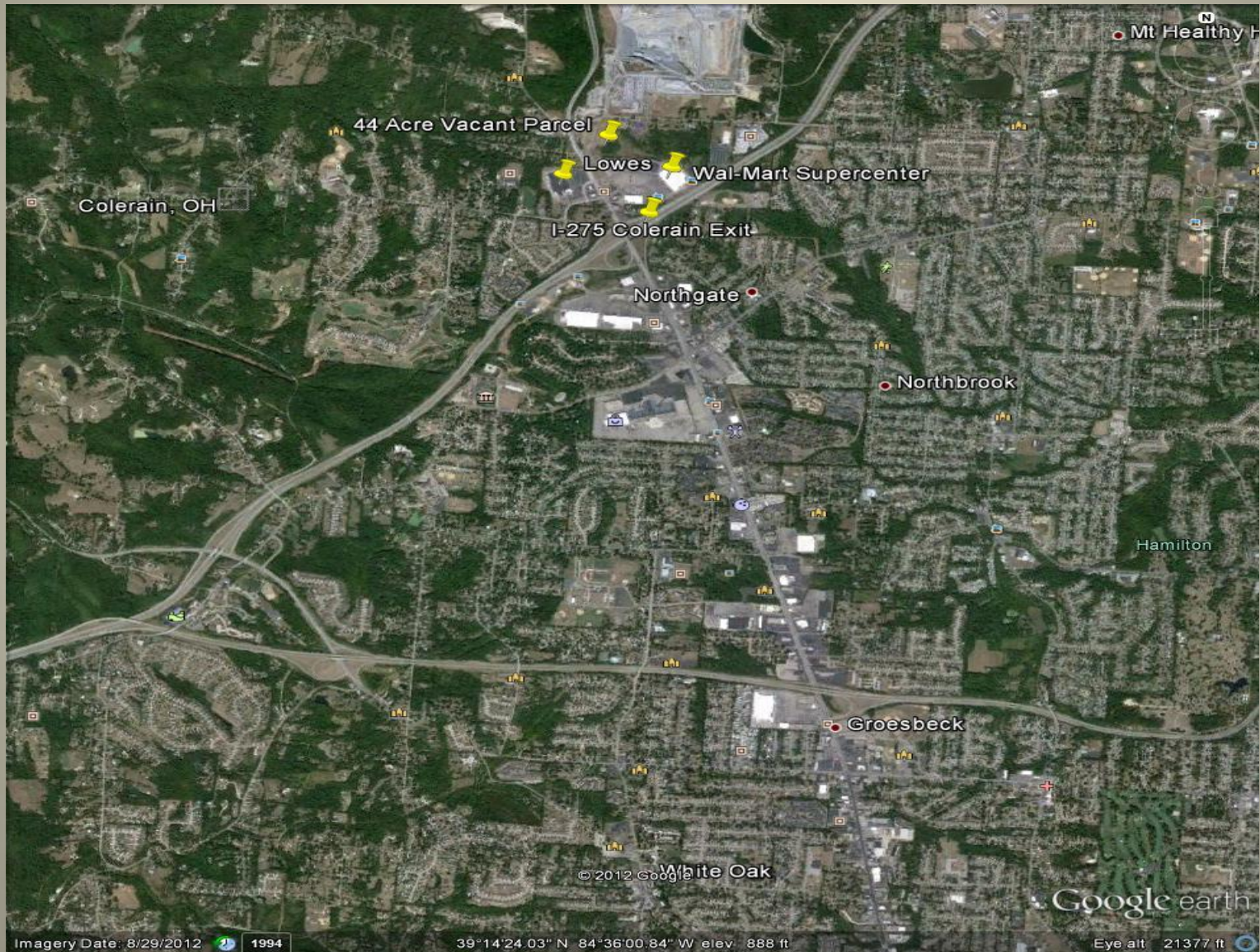
Strengths

ESRI wealth rank	Zip Code	Neighborhoods Include:	Avg. household income	Average net worth	Avg. disposable income	Average home value	ESRI wealth rank	Zip Code	Neighborhoods Include:	Avg. household income	Average net worth	Avg. disposable income	Average home value
1	45174	Terrace Park	\$140,192	\$1,363,720	\$104,998	\$348,519	9	41048	Hebron	\$106,690	\$885,157	\$84,021	\$255,910
2	45249	Symmes Township	\$132,756	\$1,231,897	\$103,820	\$282,137	10	45040	Mason	\$110,198	\$751,723	\$87,345	\$274,584
3	45243	Indian Hill	\$131,576	\$1,160,851	\$100,146	\$386,588	11	45252	Colerain Township	\$93,684	\$909,062	\$74,222	\$188,729
4	45034	Kings Mills	\$113,235	\$1,127,613	\$91,474	\$329,235	12	45140	Loveland	\$100,726	\$774,498	\$80,106	\$220,552
5	41091	Union	\$114,550	\$1,068,762	\$88,816	\$281,323	13	45208	Hyde Park	\$97,761	\$779,081	\$76,786	\$284,752
6	45066	Springboro	\$115,451	\$972,591	\$90,672	\$294,045	14	45039	Maineville	\$99,332	\$751,417	\$79,375	\$232,368
7	45244	Turpin Hills	\$110,103	\$946,926	\$83,946	\$205,048	15	45069	West Chester	\$105,095	\$687,843	\$83,048	\$207,614

Weaknesses

- Lower than Hamilton County Housing Value in some Zip Codes
- Visual Clutter / Aesthetics
- Income levels lower in some census tracts
- Perception of Crime

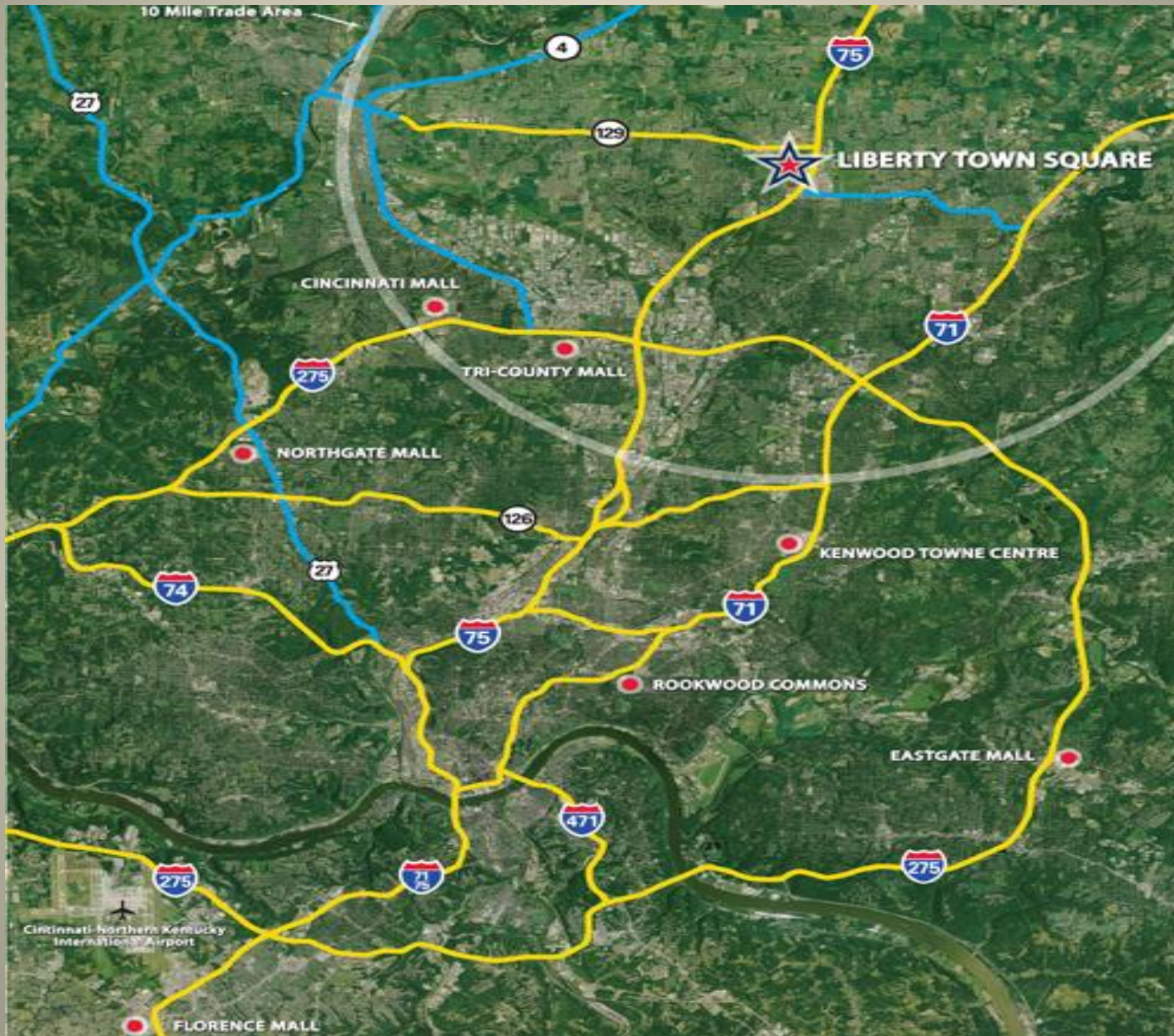
The Crossroads / Opportunity

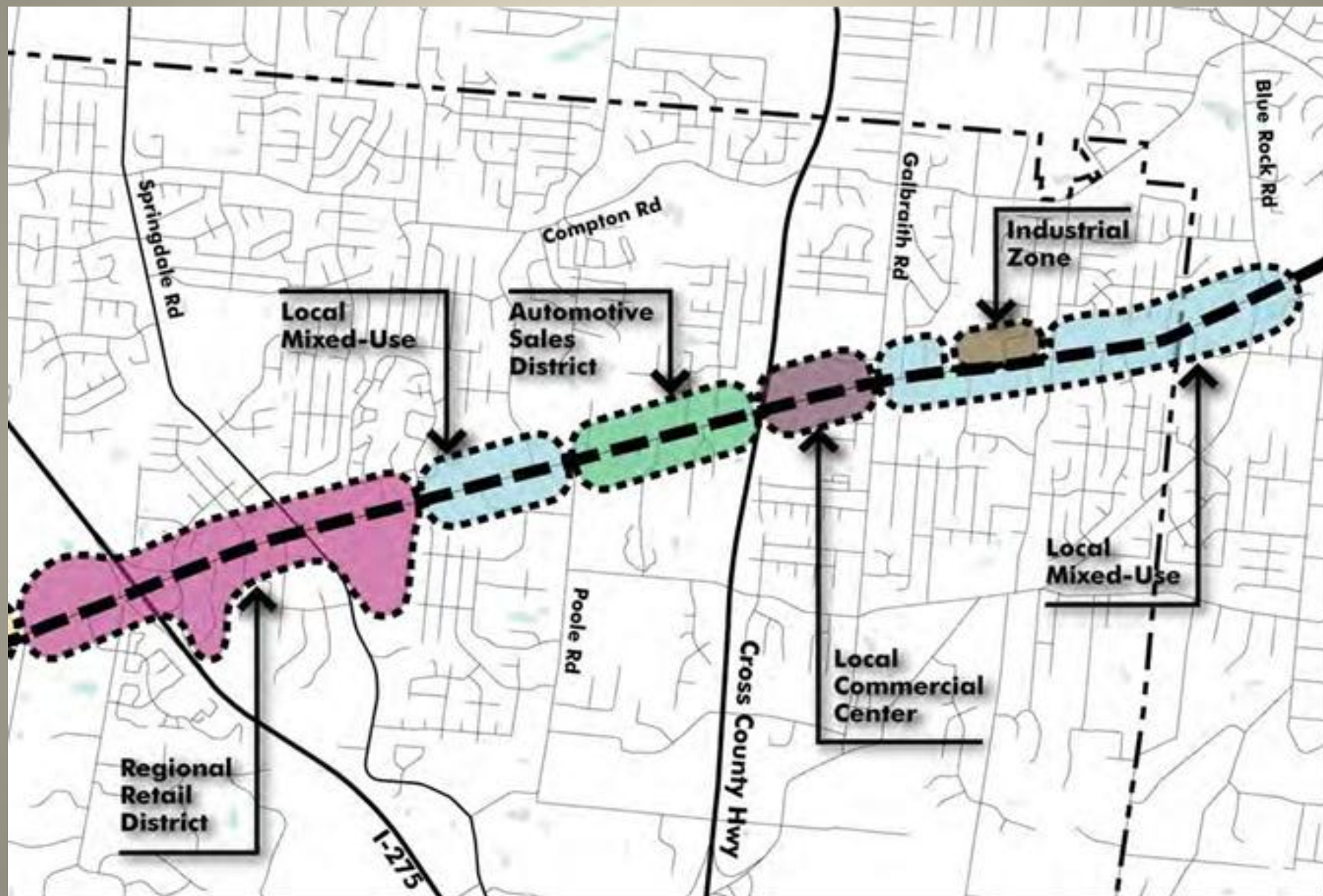


Threats

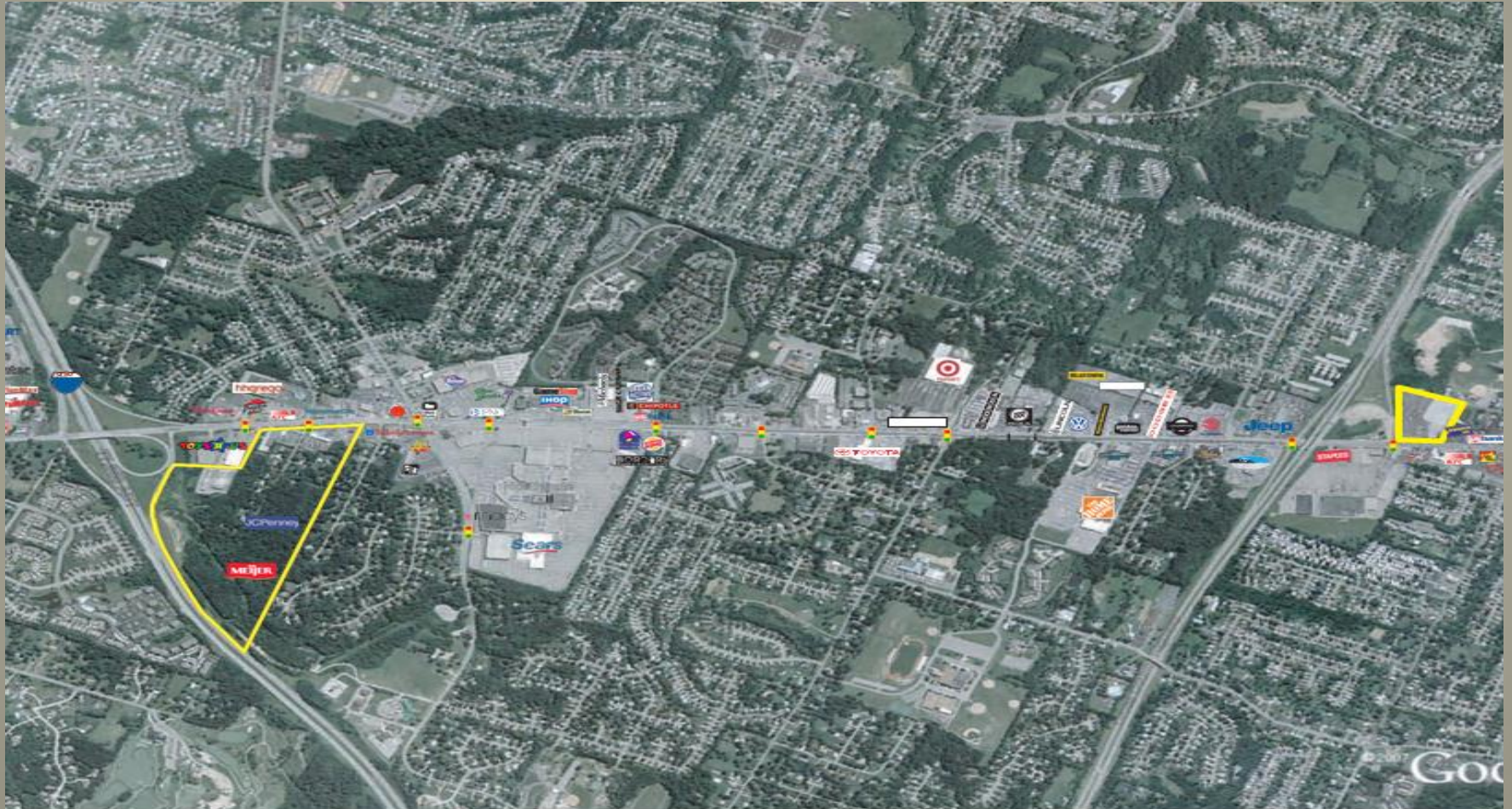
- Foreclosures
- Vacant Structures Nuisance
- Current Economy
- Budget Cuts
- Perception of Crime

Peer Competition

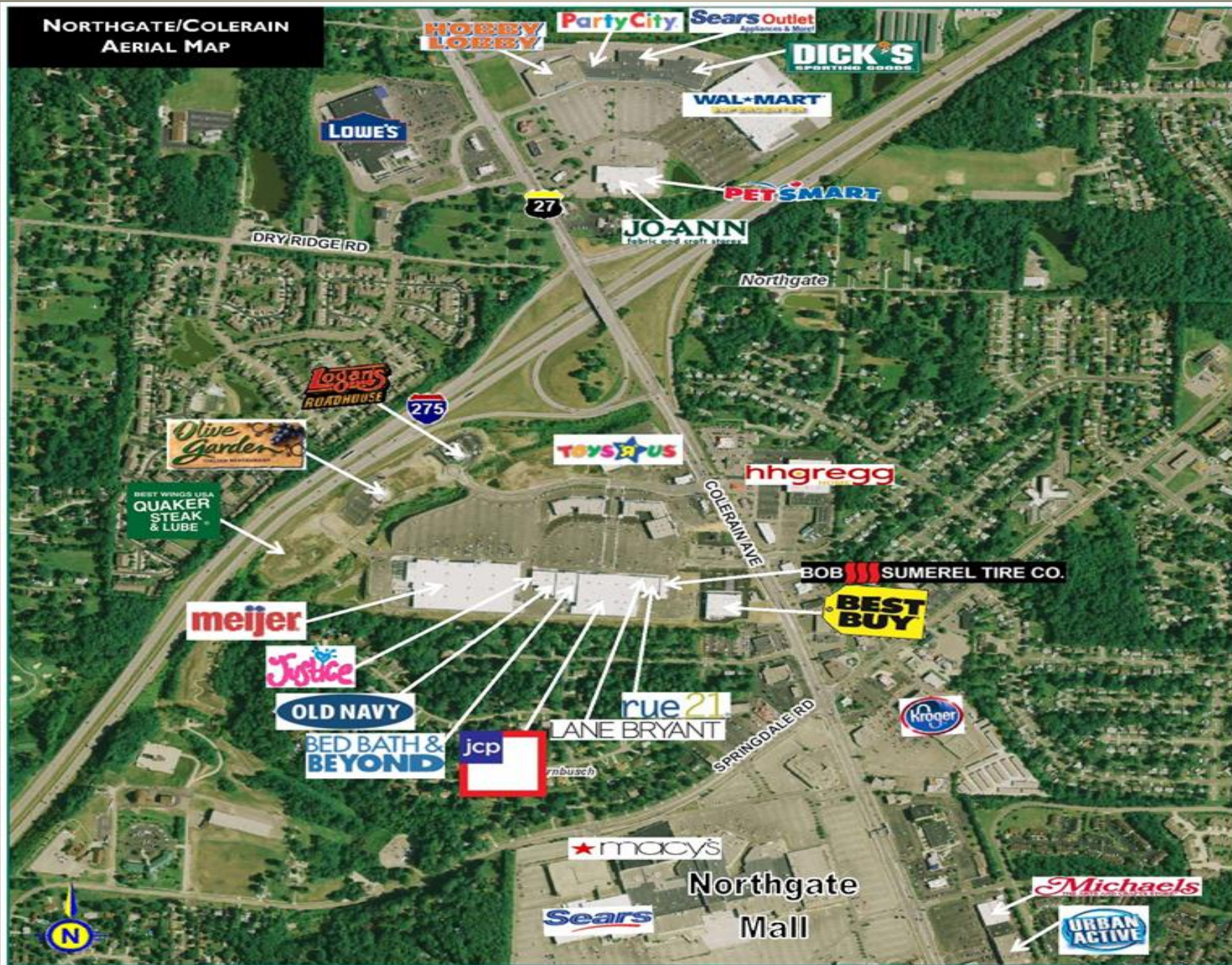




The Colerain Corridor



**NORTHGATE/COLERAIN
AERIAL MAP**



Groesbeck Area



The former's Builders 1st Source Building is still under a sub-lease arrangement for the next couple years. I have spoken to retail, light industrial and mixed use developers interested in the site. This project could coincide with the redevelopment of the Fireside Motel. The sub lease discourages significant investment and long term planning for the site. The creation of the CRC may expedite the redevelopment of this property.



Located on Colerain Ave. with great visibility and less than 1/4 mile to the Ronald Reagan Cross County Highway. Great access to area amenities; restaurants, shopping etc. \$3.00 SF Gross for entire Colerain Avenue Complex.

CTPD CRC

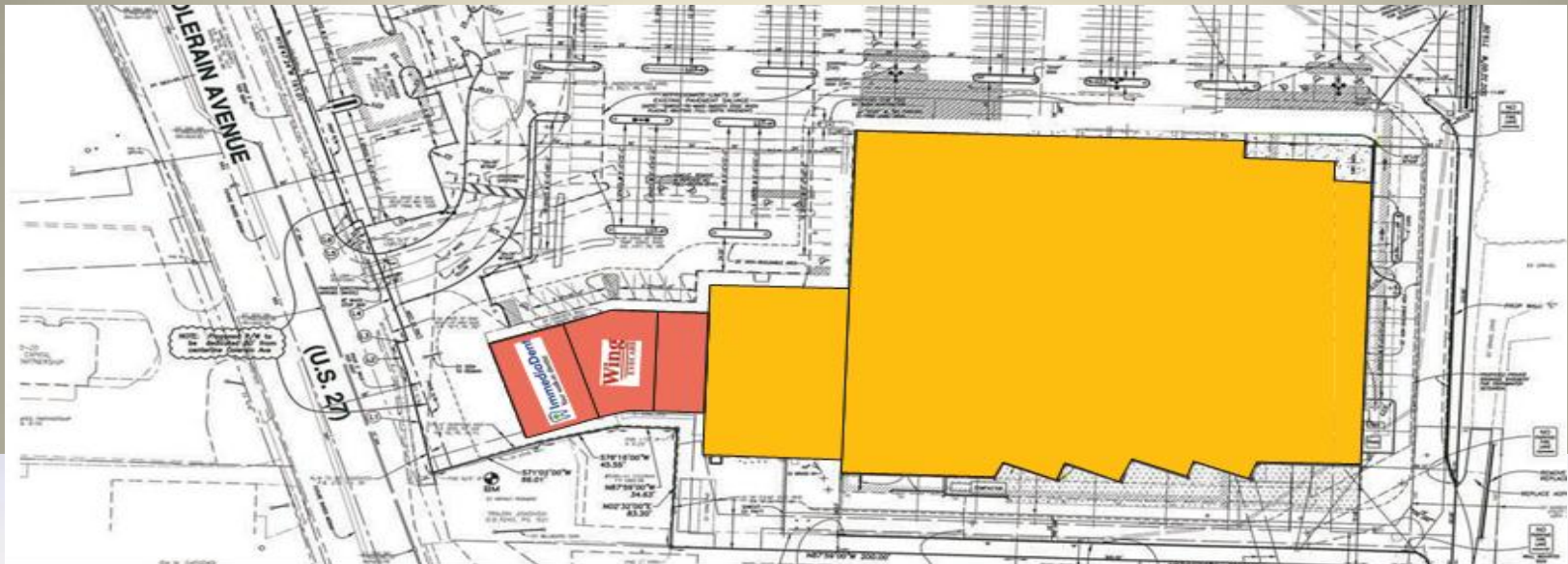
- Proactive enforcement
- Decrease crime in the area well over 1/3rd



The former Colerain Ford is currently owned by the Schottenstein Company. It is currently being looked at by several national tenants and other interested parties. A long term plan to realign the traffic signal at Sovereign Drive to provide signal access to the property would increase the likelihood of sustainable development The proposed Gateway / Streetscape Project would greatly aid in the marketability of this property as well.



The Property at 8340 Colerain is currently owned by Hal Silverman and is being marketed for sub-lease by Midland on behalf of the Biggs Corporation. The property is leased until 2020 and for the purpose of lease revenue is fully occupied. The property is being marketed locally and nationally, however a redevelopment would require the buy-out of the remaining Biggs Lease of the property. At this time the best option for redevelopment would be a consolidation with adjacent property to land a national tenant.



The Delco Plaza Building consists of a Furniture Fair as the anchor with several short term tenants within the 121k sq. ft. Facility. This center is currently underutilized and suffers from disinvestment with the two newest tenants being a car title loan store and auction house. Currently, the Delco Plaza is on a ground lease for the next 5 years which would curtail any significant investment in the Center.





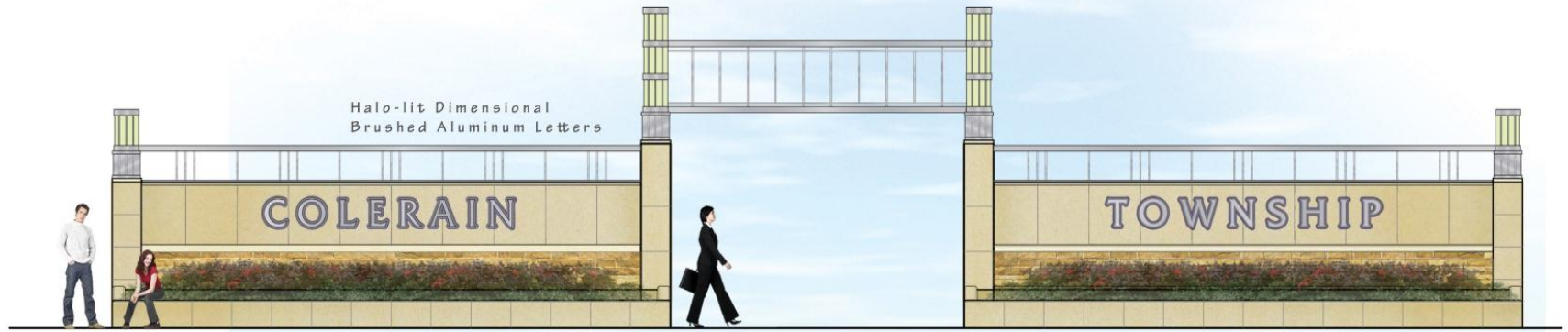
Northgate Mall



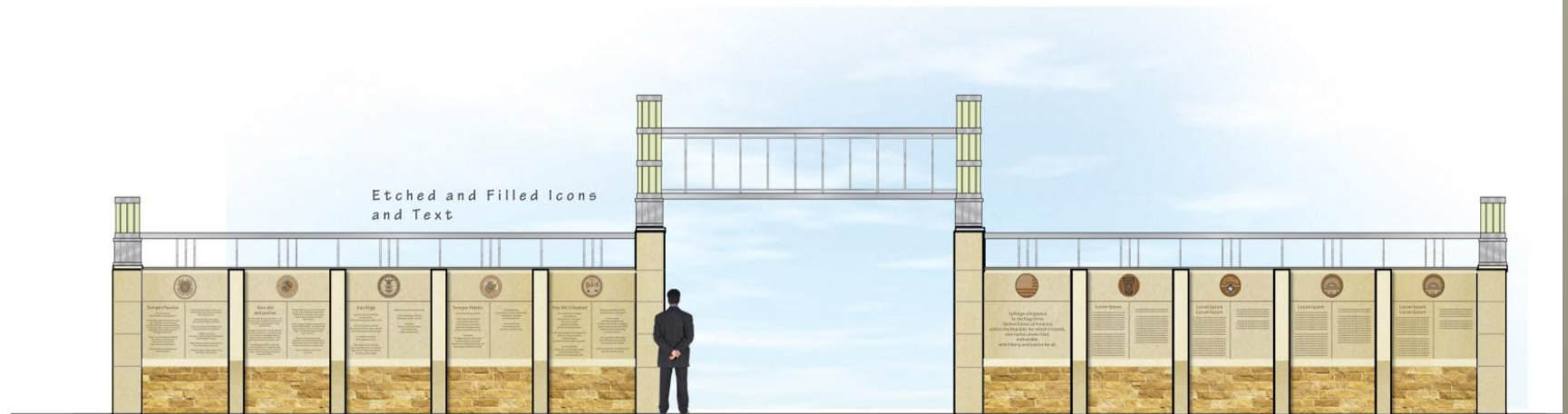
Gateway Epicenter



Township Memorial

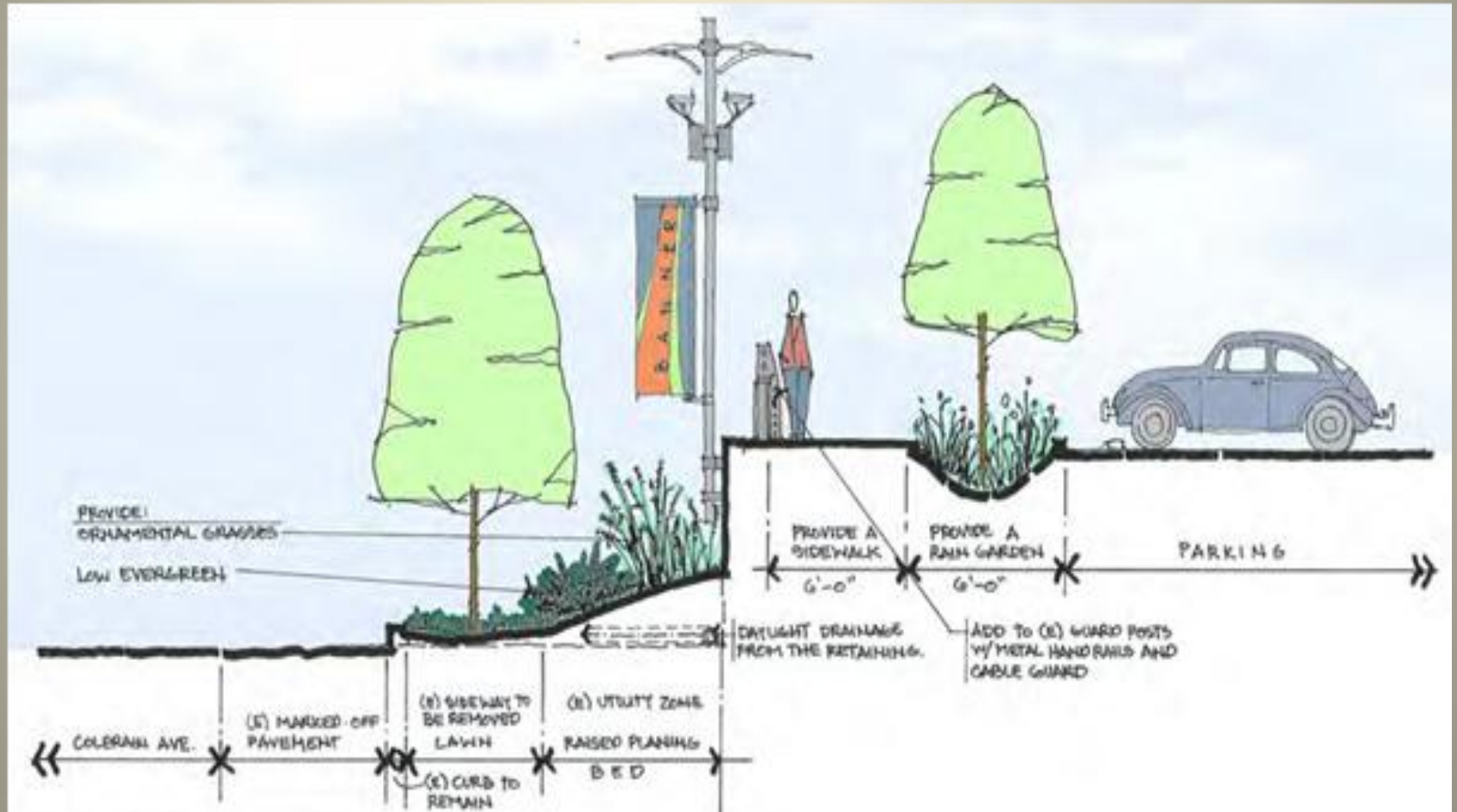


Front Elevation



Inside Elevation

Beautification



Perception



Investment

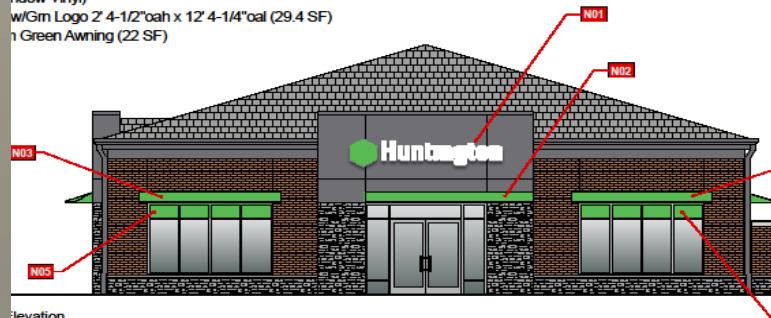


Northgate Mall
Cincinnati, OH

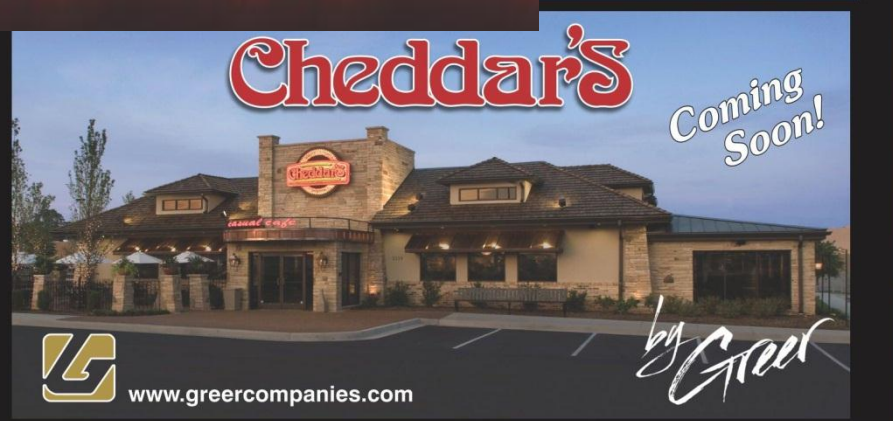
Store # TBD

September 18, 2012 - Submitted

ing (12 SF)
ndow Vinyl)
w/Gm Logo 2' 4-1/2" oah x 12' 4-1/4" oah (29.4 SF)
n Green Awning (22 SF)



Elevation



The Properties at 9880-9930 Colerain are anchored by an HH Gregg electronic appliance discount store. The property surrounding HH Gregg is residential and retail in nature. The long term vision for this property would most likely entail the expansion of the retail use that would expand exposure opportunities from I-275 and increase leasable sq. footage. Colerain Township officials are currently reviewing streetscape opportunities that could contribute to the revitalization of this center and the interchange.



Revitalization Opportunity



Stone Creek Towne Center

STONE CREEK TOWNE CENTER

THE SHOPPING DESTINATION FOR NORTHWEST CINCINNATI

An integrated 12
acre public park

Two miles of lighted
walking/bike trails
connecting to the
Government Complex



Stone Creek Towne Center
Colerain Township,
Cincinnati Ohio

BRANDICORP, LLC
45 Fairfield Ave, Bellevue, KY 41073
859.292.8040

SITE PLAN

EXCELLENT HIGHWAY VISIBILITY



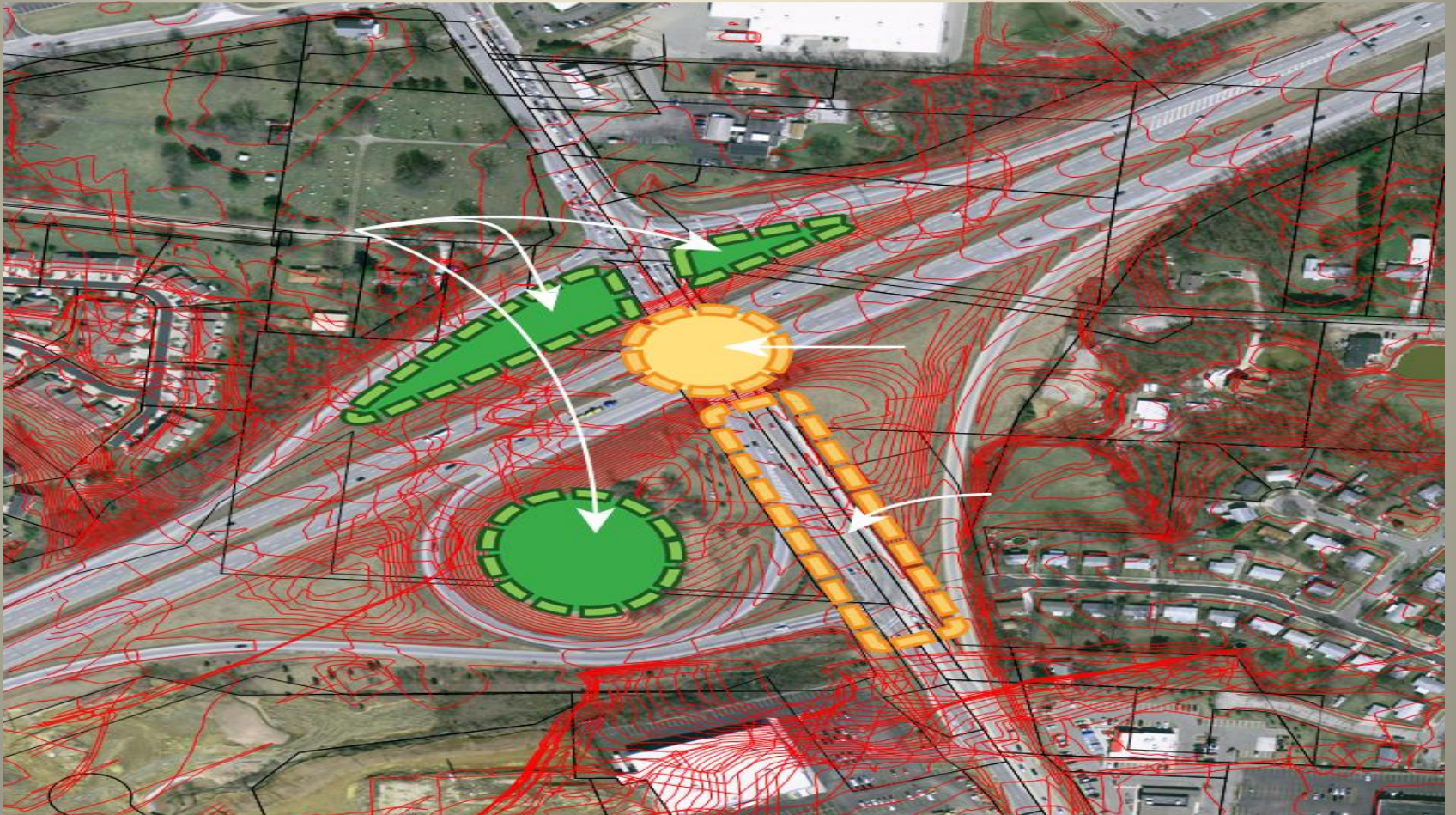
Stone Creek Town Center
Colerain Township,
Cincinnati Ohio

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Reinvestment



I-275 Gateway



Median Enhancements



- Phase the development of planted medians where barrier curbs can be replaced.
- As curb cuts are eliminated and improvements take place introduce more landscaping where possible.
- Utilize low plantings of small shrubs or perennial to maintain visibility while adding color.

Struble Road / Colerain Towne Center



The Properties at 11810 Old Colerain was originally constructed in the 1950's as the origination point of many modern Procter & Gamble brands throughout the last 50 + years. The center has undergone 10 different expansion encompassing 19 acres of building totaling over 460,000 sq. ft., 398 labs, and 658 workstations. The total site is just under 320 acres. In November of 2012 P & G will vacate the facility completely. It is currently being marketed by Colerain Township. Officials and Jones Lang LaSalle globally to restore the nearly 600 positions that were once occupied by Procter & Gamble.

