

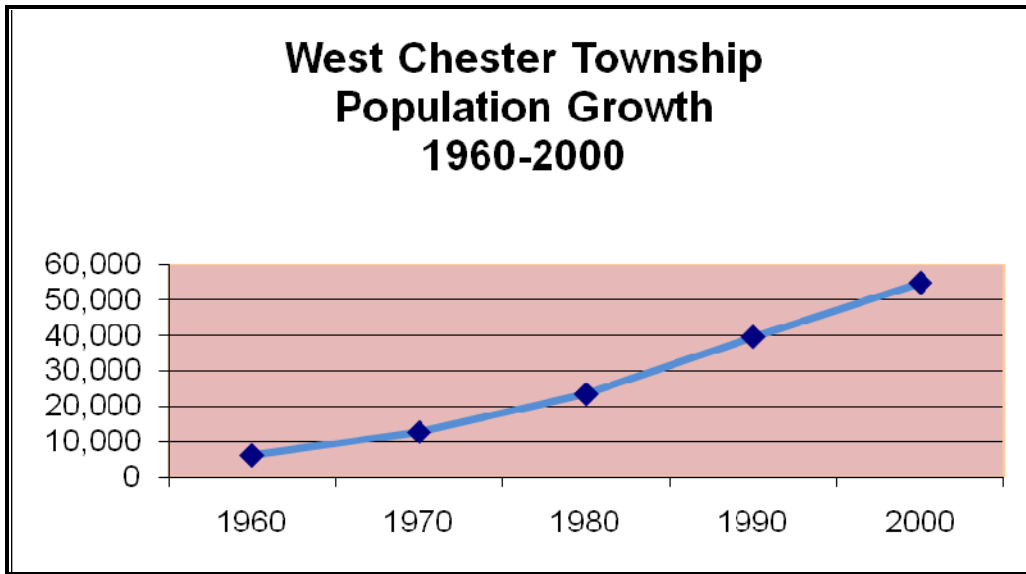


West Chester Township Demographics

Population & Growth

	1960	1970	1980	1990	2000	2009
WEST CHESTER TOWNSHIP (35 square miles)	6,236	12,795	23,553	39,703	54,895	62,775 <small>(estimate as of Jan. 1, 2009)</small>

Sources: U.S. Census Bureau, Census (1960- 2000), Hamilton County Regional Planning Commission (2009)



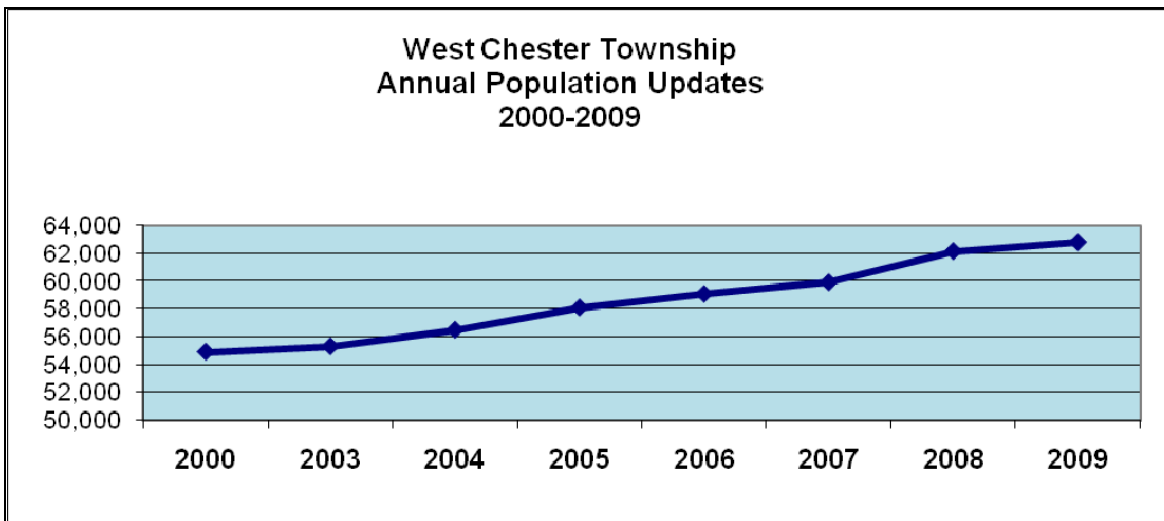
Note: 38.3% increase in 10-year period (1990 to 2000)

Source: U.S. Census Bureau, 2000 Census

West Chester is ranked
the **3rd** largest township in Ohio

Annual Population Updates (2000-2009)

2000 Census	2003	2004	2005	2006	2007	2008	2009
54,895	55,282	56,473	58,076	59,052	59,890	62,127	62,775



Source: Beginning 2003, Hamilton County Regional Planning Commission conducted annual population updates for West Chester Township using Butler County new residential and commercial construction permit data.

West Chester was ranked the **fastest growing community by population growth** in the Tri-State Region experiencing a **15,192 population increase** from the 1990 Census population (39,703) to the 2000 Census population (54,895).

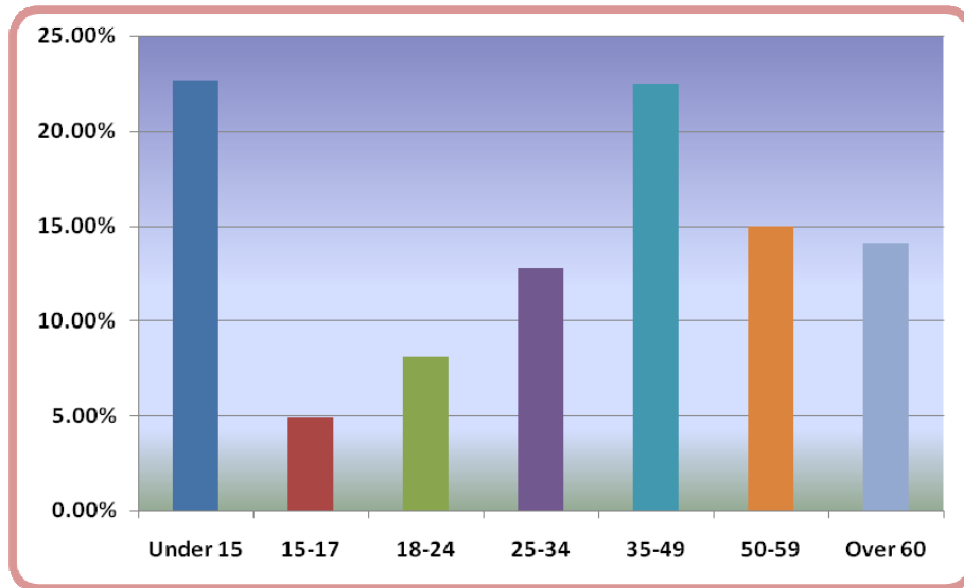
Fastest Growing in Region (by Population)

Rank	1990 Census	Population Increase	2000 Census
1. West Chester	39,703	15,192	54,895
2. Liberty	8,766	13,239	22,005
3. Mason	11,450	10,566	22,016
4. Deerfield	15,060	10,455	25,515
5. Union (Clermont)	33,487	8,845	42,332

Source: U. S. Census Bureau, Census 1990 & 2000; Cincinnati Business Courier 2001

WEST CHESTER TOWNSHIP	
<i>% of Population by Age Group</i>	
Age Group	2009 Estimates
Under 15	22.6%
15-17	4.9%
18-24	8.1%
25-34	12.8%
35-49	22.5%
50-59	15.0%
Over 60	14.1%

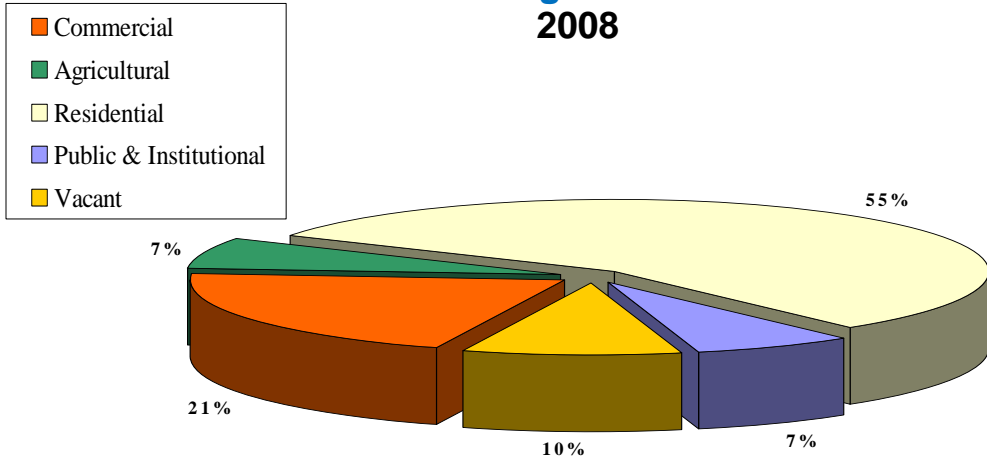
Source: Claritas (2009)



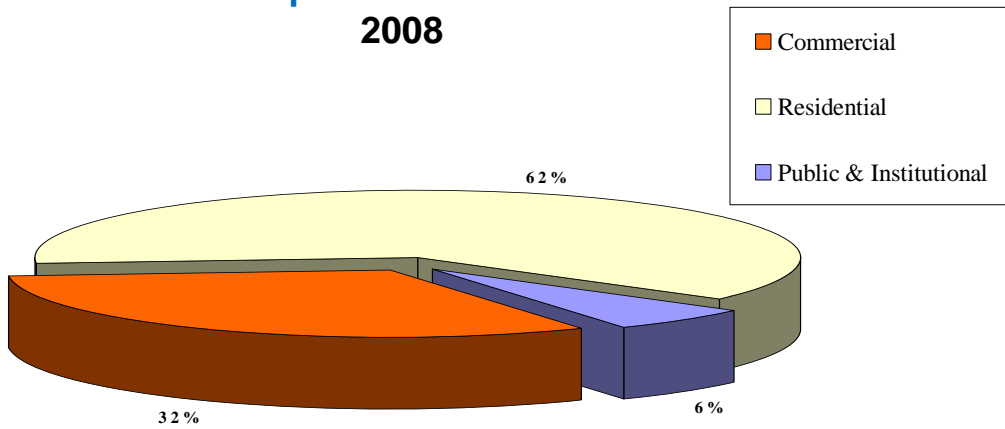
WEST CHESTER TOWNSHIP		
<i>RACIAL CHARACTERISTICS</i>		
	2000 Census	2009 Estimates
White	88.4%	81.0%
African American	4.7%	8.7%
American Indian/Alaska Native	0.2%	0.2%
Asian	4.5%	6.5%
Native Hawaiian/Pacific Islander	0.1%	1.0%
Other race	0.8%	1.8%
Two or more races	1.3%	1.8%

Source: U.S. Census Bureau, Census 2000; Claritas (2009)

West Chester Township Existing Land Use 2008



West Chester Township Proposed Land Use 2008



Projected Population, At Build out:	67,989
952 acres remain zoned for residential development 2,217 acres remain for commercial development	

Source: West Chester Township Community Development Department (March 2008)



Union Centre District Growth 1997-2008

- Over **\$1.5 billion** of new investment
- Nearly **17 million square feet** of new construction
- Over **17,000 jobs**

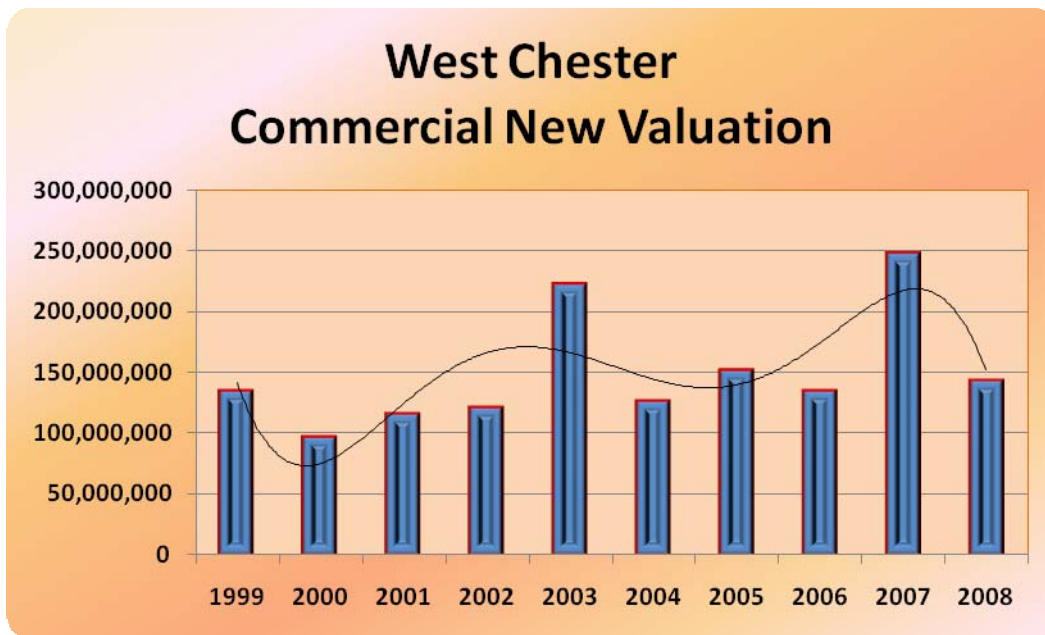
The opening of the Union Centre Boulevard in December 1997 brought a dramatic change in the development pattern in the greater Cincinnati area. Union Centre Boulevard has quickly become the preferred business location in the tri-state region, with **over \$1.5 Billion of new investment** occurring.

Nearly 17 million square feet of new corporate office, manufacturing, distribution, R&D, and commercial projects have been announced or completed during the past 10 years along Union Centre Boulevard. Projects include two Procter & Gamble research and development facilities at their Beckett Ridge Technical Center, an 860,000 square foot office/distribution/retail facility for Cornerstone Consolidated Group, and a 760,000 square foot Class A office park developed by Duke Realty. These projects along with others have created **over 17,000 new jobs** in the Union Centre district alone.

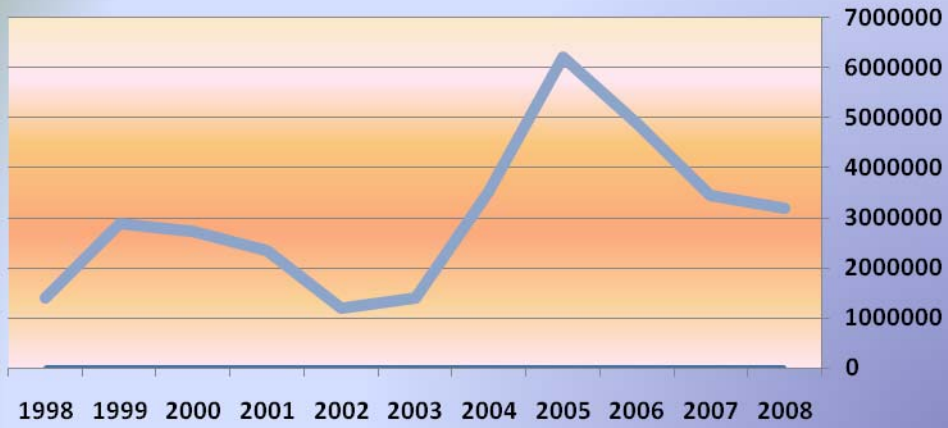
With its excellent location just 2 miles north of I-275, in the heart of the Cincinnati-Dayton Metroplex, Union Centre provides businesses with profitable opportunities for new facilities on sites ranging from 1 to over 100 acres. Many of these sites offer frontage on or visibility from Interstate 75.

Commercial & Residential New Construction Valuation 1998-2008

Year	New Commercial Square Feet	Commercial New Valuation	Housing New Valuation	TOTAL New Valuation
2008	3,198,323	143,587,898	25,392,042	168,979,940
2007	3,438,809	248,637,714	44,708,517	293,346,231
2006	4,875,421	134,787,651	61,991,526	196,779,177
2005	6,207,841	152,517,025	82,693,740	235,210,765
2004	3,535,708	127,206,508	75,358,745	202,565,253
2003	1,414,403	223,163,881	55,145,121	278,309,002
2002	1,201,957	122,020,122	24,687,452	146,707,574
2001	2,347,005	115,998,274	32,969,895	148,968,169
2000	2,737,404	96,700,000	20,326,653	117,026,653
1999	2,900,000	134,755,161	34,228,124	168,983,285
1998	1,400,000	70,938,169	38,700,562	109,638,731
TOTAL	33,256,871	\$1,570,312,403	\$496,202,377	\$2,066,514,780



West Chester New Commercial Square Feet



West Chester Housing New Valuation Trends



Source: Butler County Building Department (Jan. 2009), West Chester Community Development Department (Jan. 2009)