

## WEST CHESTER TOWNE CENTRE

Four major projects are beginning to shape West Chester Towne Centre—the planned downtown area for West Chester Township.

### The Square at Union Centre



Planned to be a gathering place for the township, The Square at Union Centre is nearing completion. The \$2.2 million project is aimed at creating a space similar to Cincinnati's Fountain Square to hold community events and concerts.

When completed, the park will include a large pond, plaza space, restroom facilities, and a central clock/bell tower. The clock tower was designed and built by The Verdin Company of Cincinnati and is to be the main focal point for the Towne Center.

The project is being paid for through a Tax Increment Financing (TIF) district established in the Union Centre area. The West Chester/Liberty Community Foundation has created an endowment fund for the park to be used for annual upkeep and operations.



# Towne Centre Square

Located immediately adjacent to The Square at Union Centre, Towne Centre Square is a mixed-use project meant to replicate the architecture of historic downtowns. Designed by McGill Smith Punshon, the development includes three three-story buildings containing retail and 75,000 square feet of Class A office space.

The shell of the first building has been erected, but interior finishes haven't been completed. The building features a corner turret and is built with most parking in the rear similar to more urban settings.

The \$16 million project is being developed by Towne Centre Square Partners and has five tenants signed.



# Centre Point VI

The sixth and final building in the Center Point Office Park, Centre Point VI is positioned just to the east of The Square at Union Centre. The four-story building contains 136,000 square feet of Class A office space and more than 500 parking spaces.

Completed in April, the building was developed by Duke Realty and cost roughly \$10 million.



# New West Chester Township Library

A field just across the pond from The Square at Union Centre will be the site of a new branch of the Middletown Public Library. The \$12 million project replaces the current library building on Cox Road in the township and will be three times as large.



Designed by Cincinnati's Glaserworks, the project is to break ground in June. The design includes open space, a café, a reading garden, group study areas, a community meeting room, a children's area, and self-checkout. Extensive landscaping will be done at the site and

a pedestrian bridge over the pond will link it with The Square.

The project is being bid in two phases and will be financed with TIF funds. Phase I includes the 300 space parking lot, utilities, foundation, and framing and has been awarded; Phase II is the construction of the library building itself. The building is expected to be completed by late 2009.

## Centre Point Drive and Towne Centre Drive

