

# Blue Ash Mixed-Use

KENWOOD ROAD AND COOPER ROAD  
BLUE ASH, OHIO 45242



DEVELOPMENT OF CINCINNATI

PROJECT: BLUE ASH MIXED-USE

PHASE: CONCEPT DESIGN

DATE: JANUARY 13, 2022

**reztark**

REZTARK DESIGN STUDIO, LLC  
601 MAIN STREET, SUITE 200  
CINCINNATI, OH 45202  
513-233-3333

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Total ~ 6.3 Acres



~2.5 Acres



~3.8 Acres

4/23/2020 CITY OF BLUE ASH ADOPTED DOWNTOWN STRATEGY PLAN

12/29/2020 CITY ACQUIRED HOSBROOK PROPERTY

1/28/2021 INTRO OF DEVELOPMENT TEAM TO COUNCIL: PROPERTY DEVELOPMENT DISCUSSION

4/08/2021 PRESENTED CONCEPT TO COUNCIL

75-85 KEY HOTEL  
30,000 - SF RETAIL  
17,000 - SF OFFICE  
250 RESIDENTIAL UNITS

COUNCIL REQUESTED A MARKET STUDY TO VALIDATE THE USES

8/10/2021 COUNCIL WORK SESSION: PRESENTED MARKET STUDIES & UPDATED CONCEPT

REMOVED HOTEL  
65,000 SF RESTAURANT/RETAIL  
35,000 SF - F&B/ENTERTAINMENT  
30,000 SF - GENERAL/SPECIALTY RETAIL  
35,000 SF OFFICE  
250 RESIDENTIAL UNITS

















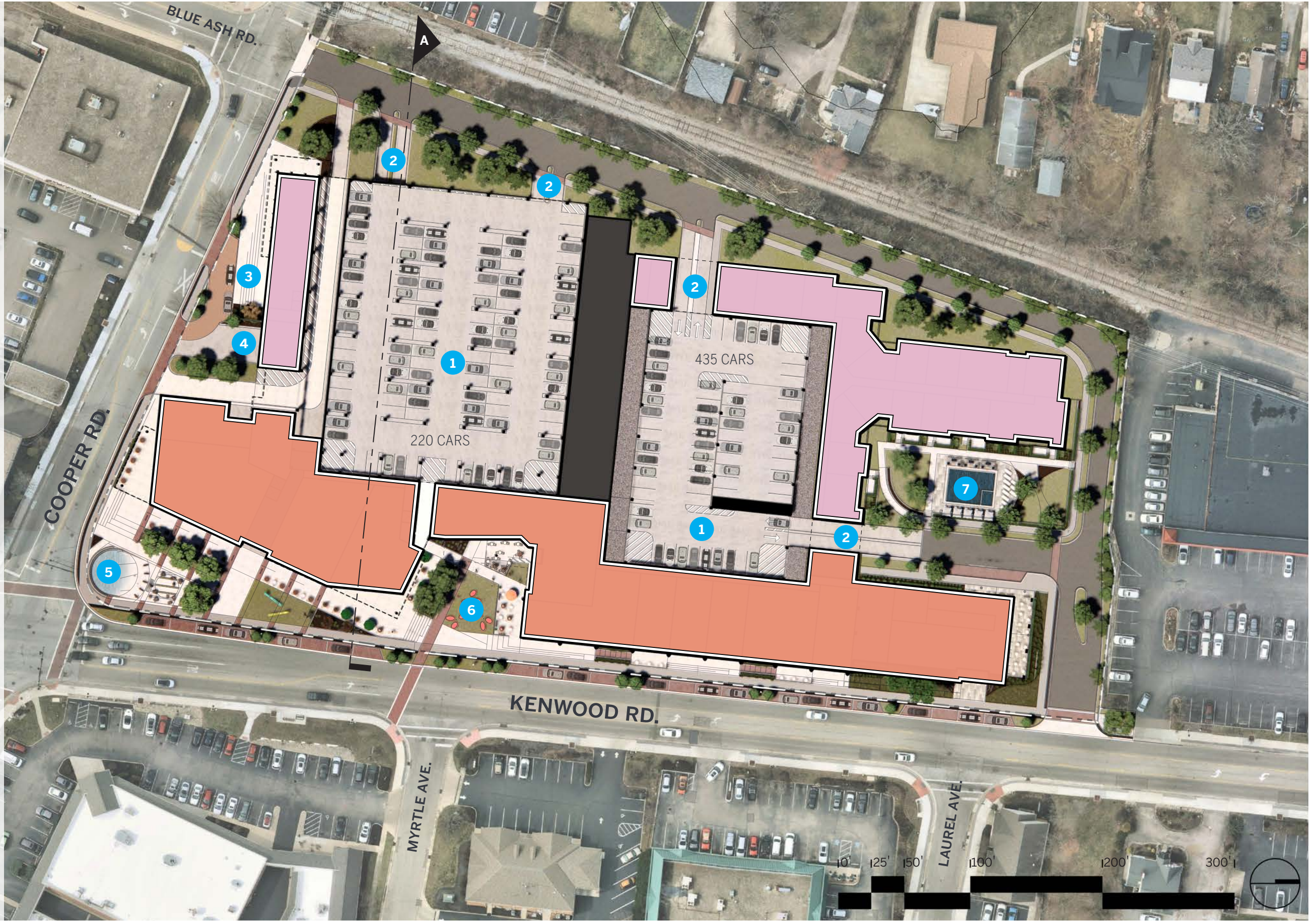






# SITE PLAN - LEVEL 1 PROGRAM

-  RETAIL - 65,000 SF
-  OFFICE - 35,000 SF
-  RESIDENTIAL - 250 UNITS
-  MIXED PARKING
-  GARAGE ACCESS
-  RESIDENTIAL ENTRANCE
-  SERVICE
-  FOCAL WATER FEATURE
-  PLAZA
-  RESIDENTIAL AMENITIES





## UC ECONOMICS RESEARCH CENTER KEY FINDINGS:

CONSTRUCTION JOBS

**653 - TOTAL JOBS SUPPORTED IN BLUE ASH**

PERMANENT JOBS EARNING TAX IMPACT

**569 - TOTAL JOBS SUPPORTED IN BLUE ASH**

CONSTRUCTION EARNINGS TAX REVENUES TO BLUE ASH

**\$ 745,430 - TOTAL EARNINGS TAX REVENUE**

PERMANENT EARNINGS TAX REVENUES TO BLUE ASH

**\$ 485,178 - TOTAL ANNUAL EARNINGS TAX REVENUE**

## NEXT STEP

WORK WITH THE CITY AND SCHOOL BOARD TO IDENTIFY THE OPPORTUNITY FOR TIF SUPPORT FOR PARKING AND INFRASTRUCTURE IMPROVEMENTS

**WE LOOK FORWARD TO CONTINUE WORKING WITH BLUE ASH ON THIS CORNERSTONE PROJECT!**

# Thank You



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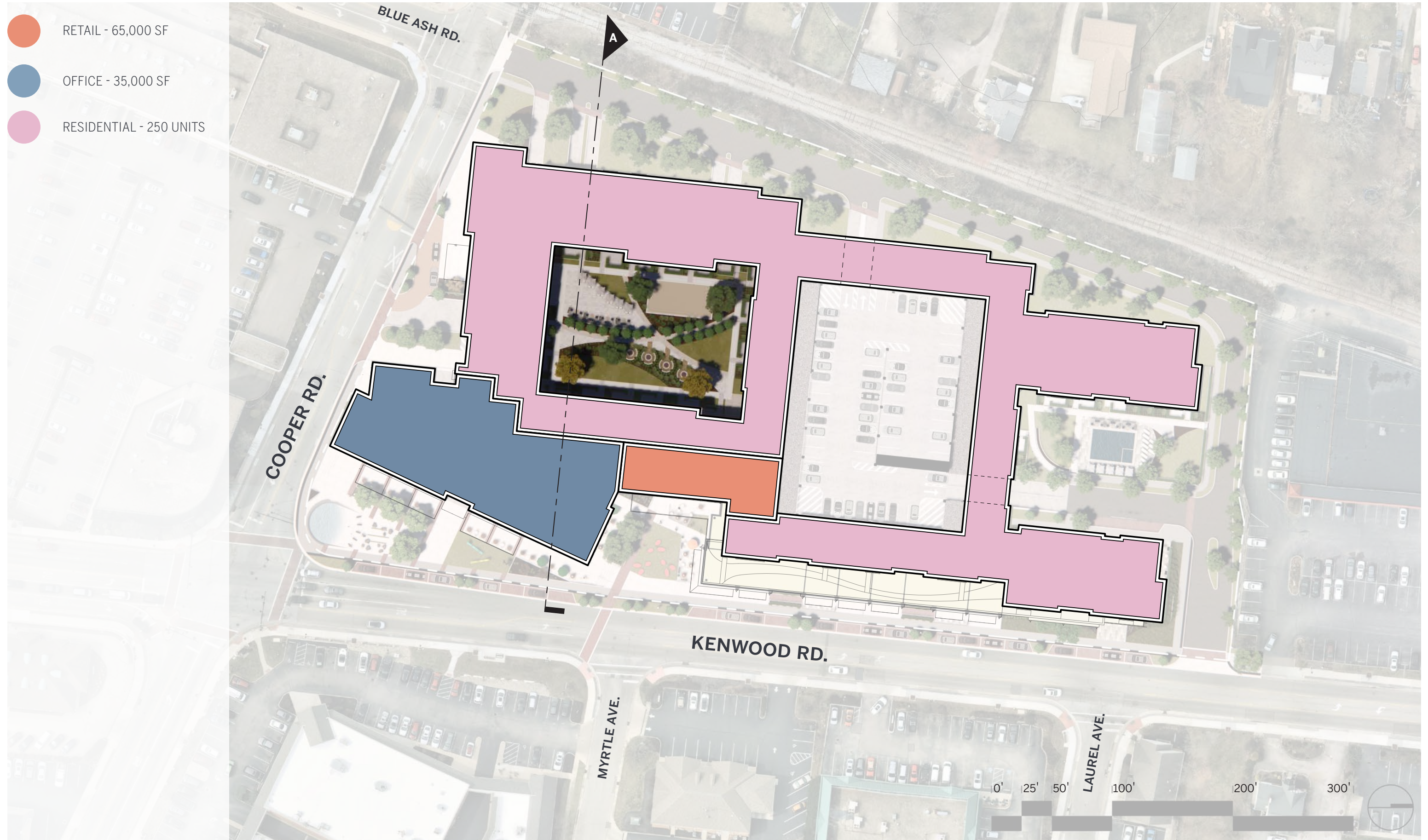
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**SITE PLAN - LEVEL 2 PROGRAM**

- RETAIL - 65,000 SF
- OFFICE - 35,000 SF
- RESIDENTIAL - 250 UNITS



**SITE PLAN - LEVEL 3 PROGRAM**

- RETAIL - 65,000 SF
- OFFICE - 35,000 SF
- RESIDENTIAL - 250 UNITS

