

# WEST CHESTER TOWNSHIP CBD EAST / WEST - MASTER PLAN

Client: West Chester Township  
and Property Owners  
Location: West Chester, Ohio  
Size: 900 acres



This unique project involved building a consensus between Township officials and 11 property owners on a 900 acre site located at a new, privately funded interchange on I-75. Creating an infill town center for West Chester, which is a bedroom community, and a gateway entrance to the Township, presented a unique opportunity for a new urban center in a rapidly developing region. Economic research was complemented by an analysis of physical and natural features. This led to a land use plan that creates opportunities for economic development while preserving environmentally sensitive areas.

Property values are maximized through a framework of interior roads resulting in increased access and visibility throughout the site. The flood plain created the basis for an open space/recreation framework with pedestrian trails, bikeways, and storm water retention/detention. Each development zone such as the Towne Centre, has its own unique mix of land uses, including high density residential, office and neighborhood retail, and a community center. Other development zones each have their own proposed ratios of office, residential, retail, and highway related land.

