



On Jan. 29, 2024, Ohio Governor Mike DeWine and Department of Development Director Lydia Mihalik announced \$2.6 billion in investments for mixed-use development projects across Ohio thanks to the Transformational Mixed-Use Development Program. The Ohio Department of Development compiled the project summaries below.

Questions related to the grant program should be directed to Mason Waldvogel, Deputy Chief of Media Relations, via email ([mason.waldvogel@development.ohio.gov](mailto:mason.waldvogel@development.ohio.gov))

Questions about individual grants should be directed to the entity receiving the funding.

## Major City Projects

### **Assembly (Franklin County)**

*Total Development Cost: \$155,568,407*

*Total Tax Credit: \$3,500,000*

The former Kroger Bakery Complex will undergo a dramatic transformation, with the two existing industrial buildings retained and rehabilitated and three new buildings constructed on the 679,754 square-foot site. A total of 363 new apartments will be created on the site, along with interior parking, commercial tenant space, entertainment area, and an extensive suite of both indoor and outdoor amenities. The proposed project will introduce a vibrant new mixed-use community to the vacant industrial site while preserving and repurposing the historic Ford Plant and adjacent Bakery Building to maintain the character of the landmark Cleveland Avenue streetscape. The project is expected to result in approximately 628 construction jobs and the creation of approximately 234 permanent jobs at the project site.

### **Carew Tower (Hamilton County)**

*Total Development Cost: \$175,140,572*

*Total Tax Credit: \$4,250,000*

Encompassing approximately 824,000 square feet in the heart of downtown Cincinnati's Central Business District, the proposed Carew Tower project will leverage both federal and state historic tax credits for the rehabilitation and reuse of the iconic, and nationally registered historic landmark. The project will convert the 49-story office tower into a mix of uses, including 375 residential units and 10 units of short-term corporate housing. Vacant retail space in the base of the building will be transformed to house a variety of restaurants and a unique coworking concept that will help further enhance the pedestrian experience and increase pedestrian foot traffic. The project is expected to create 545 permanent jobs and 580 construction jobs directly at the project site.

### **Cincinnati Convention Hotel (Hamilton County)**

*Total Development Cost: \$637,200,000*

*Total Tax Credit: \$40,000,000*

The downtown Cincinnati mixed-use development project is in its third and final phase. It will include a high-end, full-service convention headquarters hotel with at least 650 rooms and offer an array of features and amenities, including multiple food and beverage outlets as well as private rentable meeting and event space. The hotel will be physically connected to the Convention Center via a pedestrian skybridge and immediately adjacent to the Whex Parking Garage. Combined, the Convention Hotel (the project), Convention Center, and Whex Garage will form the centerpiece of the Convention Center District Development. The project will catapult Cincinnati's convention and tourism industries to a

new level of competitiveness, positioning Cincinnati as a best-in-class option in the convention market when compared to its peer cities. The project is expected to result in approximately 1,760 construction jobs and the creation of approximately 584 permanent jobs at the project site.

### **Dayton Arcade District (Montgomery County)**

*Total Development Cost: \$199,951,307*

*Total Tax Credit: \$13,977,940*

The proposed project will build on the success of phase I to complete this mixed-use development that will rehabilitate the South Arcade Building, North Arcade Building, Centre City, and the Air City Parking Garage. The development will include incubator kitchens, an artist collaborative, restaurants, pop-up retail spaces, a boutique hotel, a grocery store, office and commercial spaces, parking, and 200 mixed-income apartments to help attract and retain new downtown residents, support the local economy, provide opportunities for entrepreneurs, and increase the vibrancy of downtown Dayton. The project is expected to result in approximately 1,729 construction jobs and the creation of approximately 723 permanent jobs at the project site.

### **Playhouse Square (Cuyahoga County)**

*Total Development Cost: \$185,900,000*

*Total Tax Credit: \$1,950,000*

Playhouse Square, located in downtown Cleveland, Ohio, is the country's largest performing arts center outside New York City. The project, which is considered "world's largest theater restoration project," includes the construction of the Lumen, and renovations of the Bulkley Building, Idea Center, and 1317 Euclid Avenue buildings in the Playhouse Square Campus, is key to preserving and enhancing one of the strongest regional tourism assets in Ohio. The redevelopment includes approximately 463,000 square feet of residential units, 353,750 square feet of office space, 18,800 square feet of restaurant space, and parking facilities. The project is expected to result in approximately 699 construction jobs and 525 permanent jobs directly at the project site.

### **Valor Acres Phase I (Cuyahoga County)**

*Total Development Cost: \$678,723,702*

*Total Tax Credit: \$10,000,000*

The first phase of this mixed-use development in Brecksville, Valor Acres Phase I, will transform the physical space at the project site by replacing the vacant, underutilized land with a modern aesthetic and a grid plan that emphasizes a hotel; four mixed-use buildings totaling 368 residential units, 8,000 square feet of co-working space, and parking facilities; one 106,000 sq. ft. mixed-use building consisting office, retail, and parking; a parking facility with 9,303 sq. ft. of retail; and one mixed-use building consisting of 45,360 sq. ft. of office and 11,340 sq. ft. of retail space. The project is expected to result in approximately 677 construction jobs and the creation of approximately 784 permanent jobs at the project site.

### **Water Street District Phase II (Montgomery County)**

*Total Development Cost: \$214,810,000*

*Total Tax Credit: \$4,319,000*

The project includes the AC Hotel by Marriott (134 rooms-keys); the seven-story Monument building with 124 market rate units, 4,500 sq. ft. of retail, and parking; the five-story Sutton Building with 71 multi-family units; and the Declo, a seven-story building consisting of 160 market rate multi-family units, 20,000 square feet of commercial space, 77,000 square feet of office, and parking. The project is expected to result in approximately 324 construction jobs and the creation of approximately 285 permanent jobs at the project site.

## General Projects

### **8 Main (Muskingum County)**

*Total Development Cost: \$ 8,654,275*

*Total Tax Credit: \$804,237*

The 8 Main project is located off the historic Route 40 at the western corridor of downtown Zanesville and adjacent to the Historic Lock #10 canal on the banks of the Muskingum River and the Historic Y-Bridge. The project includes renovating the former Baker Brothers Wholesale Warehouse Grocery buildings at 8-12 Main St into a single mixed-use development. The project proposes a mix of 38 market-rate, short-term rental apartments, retail, and office uses, as well as public gathering spaces, and has the potential to add to the growing momentum of the revitalization, catalyze future development, and increase the vibrancy of downtown Zanesville. The project is expected to result in approximately 49 construction jobs and the creation of approximately 102 permanent jobs directly at the project site.

### **Central Park (Licking County)**

*Total Development Cost: \$218,160,583*

*Total Tax Credit: \$4,137,311*

The Central Park Phase I project is located on approximately 49 acres of a larger 300-acre planned use development that is currently used for agriculture. The Central Park Phase I project proposes the construction of 13 buildings: four mixed-use, one community clubhouse, and eight multifamily buildings for a total of 424 multifamily units, 42,000 SF of retail/commercial space, and includes amenities, such as a community pool, clubhouse, volleyball courts, enhanced recreational trail access, and green space, to support the project and overall development. The retail space is expected to be occupied by breweries, bars and restaurants, public gyms, offices, boutiques, and other forms of retail shopping. The project is adjacent to a new City Hall, which includes the basic tenets of urban design and has density, building types, and scale appropriate to the neighborhood context that will positively contribute to the pedestrian experience. The project is expected to result in approximately 284 construction jobs and the creation of approximately 107 permanent jobs directly at the project site.

### **Fairfield Shoe Factory (Fairfield County)**

*Total Development Cost: \$20,000,000*

*Total Tax Credit: \$2,000,000*

This Fairfield Shoe Factory project will leverage historic tax credits for the preservation and rehabilitation of the historic Fairfield Shoe Factory building in downtown Lancaster. The building has been vacant for the last 19 years and has severely deteriorated. The project will redevelop the building into a three-story, mixed-use development consisting of commercial, retail, and restaurant space; short-term stay hotel units; market rate studio, one-bedroom, and two-bedroom residential units; entertainment, and parking facilities. The project is expected to improve the downtown streetscape, increase pedestrian foot traffic, catalyze future developments, and result in 136 construction jobs and the creation of 89 permanent jobs at the project site.

### **Salvation Army Site Redevelopment (Delaware County)**

*Total Development Cost: \$89,157,578*

*Total Tax Credit: \$4,850,000*

The Salvation Army Site Redevelopment project includes revitalizing and repurposing the former Salvation Army Greenwood Lake Camp into a mixed-use development consisting of office, residential, parking facilities, and recreational uses. The project includes over 650,000 square feet of residential units, approximately 4,500 square feet of office space, and 1,097,712 square feet of active recreational areas, an amphitheater, and walking paths open to the public. The project site is located on the abandoned Salvation Army campground and encompasses a former lake that has since been drained. The project is expected to result in approximately 324 construction jobs and the creation of approximately 13 permanent jobs at the project site.

### **The Lostro Building (Athens County)**

*Total Development Cost: \$10,953,765*

*Total Tax Credit: \$1,000,000*

The Lostro Building project proposes a single-phase, mixed-use redevelopment of the historic Lostro Building in downtown Athens, Ohio. The four-story building on the corner of South Court Street and Union Street, adjacent to the Ohio University College of Business, is a contributing building to the Downtown Athens Historic District and is vacant and in a state of disrepair. The development team proposes the conversion of the top two floors to an upscale, boutique, 22-suite extended-stay hotel, with two quick casual-style restaurants on the ground floor and retail in the basement. The prominent location, architecturally interesting exterior, historical significance, and attractive mix of tenants will make the Lostro Building a natural gathering place for students, residents, and visitors. The project is expected to result in approximately 67 construction jobs and the creation of approximately 75 permanent jobs at the project site.

### **The Ohio Building (Shelby County)**

*Total Development Cost: \$11,236,715*

*Total Tax Credit: \$998,562*

Woodard Resources, in partnership with the City of Sidney, is proposing an investment of more than \$11.2 million, including federal and state historic preservation tax credits, to rehabilitate the Ohio Building in downtown Sidney's Historic Court Square District. The proposed mixed-use redevelopment project will include a combined 6,000 square feet of office and retail space and 14 studio, 22 one-bedroom, and four two-bedroom residential units, supporting the city's housing needs and flexible housing options in downtown Sidney's Historic Court Square District. The project is expected to catalyze future economic development within the surrounding area and result in approximately 38 construction jobs and the creation of approximately 77 permanent jobs at the project site.

### **The Silos (Union County)**

*Total Development Cost: \$81,431,875*

*Total Tax Credit: \$8,000,000*

The Silos project will redevelop approximately 14 acres of an underutilized, vacant brownfield site into a thriving mixed-use development consisting of residential, retail, office, hospitality, restaurant, recreational, parking, and entertainment uses. The project proposal includes the construction of three new multifamily buildings with approximately 200 residential units totaling 360,000 square feet; the restoration of the existing Marysville Water Treatment Plant into 12,000 square feet of new office and hospitality space; the construction of a new 26,000 square foot mixed-use building containing a restaurant, event space, bar-arcade, and outdoor gathering areas; and, the repurposing of the historic Heritage Grain Silos into 112,000 square feet of inviting hospitality venues, outdoor gathering spaces, and a versatile event destination. The project also proposes a multi-use trail that connects to the greater trail network in the city and a pedestrian bridge to connect the multiuse adjacent multiuse trail system. The project is expected to result in approximately 150 construction jobs and the creation of approximately 260 permanent jobs at the project site.

### **The Thompson Building (Columbiana County)**

*Total Development Cost: \$2,129,500*

*Total Tax Credit: \$212,950*

The East Liverpool Community Improvement Corporation, in partnership with other public and private entities, is proposing the historic rehabilitation of the vacant and dilapidated Thompson Building located in the East Liverpool Downtown Historic District. Also supported by federal and state historic tax credits, this mixed-use redevelopment project includes residential, office, and retail uses that will help diversify the local economy, increase access to community healthcare services, and increase downtown foot traffic. The Thompson Building project will act as an anchor to reactivate East Liverpool's downtown, support adjacent businesses, and catalyze future development

projects within the surrounding area. The project is expected to result in approximately 20 construction jobs and the creation of approximately 63 permanent jobs at the project site.