

UNION TOWN PLAN



PIZZUTI

←—————→ DOWNTOWN DISTRICT PROJECT

Update

The Union City Commission, in partnership with the Boone County Planning Commission, is moving ahead with the development of the Union Town Center or Downtown District. Funded by the City of Union, the Boone County Planning Commission hired Pizzuti Solutions of Columbus, Ohio to assist the city in formulating strategies to begin the first phase of development in the 90 acre downtown area.

Why Pizzuti Solutions?

Pizzuti Solutions is a division of Pizzuti Companies, which is a full service real estate firm specializing in planning, development, finance and marketing. In over 30 years, Pizzuti has developed over 40 million square feet of mixed-use residential, office and retail projects. Examples of some mixed-use projects are located in Groveport, Ohio, Dunedin, Florida, Deland, Florida and Homestead, Pennsylvania. Further, the firm excels in establishing public/private partnerships to attract private investment, while creating city parks and open spaces and public buildings and amenities. In short, Pizzuti has the experience and expertise needed to meet the ever-growing complexity of community-driven development, which Union is promoting. The project is managed by Barbara Fohl of Pizzuti.

What's Next?

Pizzuti Solutions is assisting the Boone County Planning Commission with the following tasks:

- 1) Perform a residential and commercial assessment of the trade area that would serve the Union Downtown District. This assessment includes an inventory of existing and proposed businesses and residential developments within a certain distance of the district. The assessment also includes building absorption rates, sales and lease rates, as well as demographic data about residents living in the area. As part of this task, the firm will identify certain and potential types of retail, office and residential markets (uses) that are untapped, which could be successful in the downtown district.
- 2) Meet with key property owners in the downtown district in order to review and address specific site development issues, such as land availability, infrastructure needs, building design and project phasing.
- 3) Identify and contact potential development companies that may be attracted in investing in the downtown district based on market research and certain design principles.

Schedule

Pizzuti Solutions began work on this project a couple of months ago. The first task - the residential and commercial market assessment - is almost complete. An executive summary of the market assessment will be posted on the Planning Commission's web page and on the City of Union's web page (www.cityofunionky.org) Further updates about Tasks #2 and #3 will also be posted within the next 2 months. In addition, updates will be made to the Union City Commission during the next few months. For further information about this project, contact:

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