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News Release

**CITY PURCHASES PROPERTY NEAR “OLDE DOWNTOWN”**

WEST CARROLLTON, Ohio – The city of West Carrollton recently purchased a .879-acre property adjacent the Senior Citizen Community Center near the “olde downtown” section of the city at Elm Street and Central Avenue.

The city now owns the entire block from Elm Street to Locust Street and between Central Avenue and Slonaker Drive.

The property, purchased for \$90,000, was previously owned by Team Industrial which is currently in the process of redeveloping the Fraser Paper Mill site across the street.

“The site lies at a central location in the city in terms of future redevelopment,” according to Jeff Bothwell, interim economic development director. Bothwell said the nearby vacant property sites, including those owned by Team Industrial, have great development potential. “They hold the possibility of setting the character for an entire section of town,” he said.

“The potential of this area is on the minds of city officials as the comprehensive planning process for the entire city continues to evolve,” said Greg Gaines, city planning director.

The city’s comprehensive plan steering committee has been working with the Sustainable Development Center at the Ohio State University Extension office to develop a plan for the city’s future. The strategic plan hopes to provide guidance on social, economic and environmental aspects of the city.

City Manager Tracy Williams noted that in the future a new Senior Citizen Community Center could be constructed elsewhere to provide better facilities and improved services. “This would allow the current center to be demolished making the entire block available for redevelopment with prime frontage on Central Avenue,” he said.

During the past year, the city rezoned the former Fraser Paper mill property and the adjacent land to create a Planned Unit Development (PUD) district that allows a wide variety of non-residential uses except for heavy industrial, according to Gaines. “Purchase of this property allows the city to enlarge the traditional “olde-downtown” setting if desired,” he said.

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Some possibilities for future uses might include offices or a retail center within a setting that is more pedestrian oriented than a standard strip-shopping center, according to Bothwell. “We hope future uses that are complementary to a central business district can be enticed and encouraged,” he said.

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For media interviews, call **Jeff Bothwell** or **Greg Gaines** at (937) 859-5783. Call **Tracy Williams** at (937) 859-5183.