

Interchange frames picture of Liberty Twp.'s future

Concept plan includes retail development, medical offices.

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Staff Writer

LIBERTY TWP. — A proposed Interchange 75 interchange plan could forever change the landscape along Hamilton-Mason Road.
The Liberty Interchange Development vision, completed last month, plans

office condominiums, commercial development, mixed-use retail, light industrial, medical offices and a hotel. It outlines the goal for how Liberty Twp. would like to see the properties developed, said Jonathan West, the township's director of planning and zoning.

"We prepared the drawing due to a request of the State Infrastructure Bank to see what the potential development of the corridor is," West said. Established in 1995, the State

Infrastructure Bank is an Ohio Department of Transportation program designed to help local governments develop and construct their transportation improvements, said Andrew Gall, chief of staff to ODOT Director Gordon Proctor. Gall is one of four ODOT officials who administer the SIB fund.

Since 1996, the SIB has issued 94 total loans for Ohio road projects totaling \$275 million, Gall said, and currently has about \$15.2 million

available in loans and \$83.9 million in outstanding loans. Loans usually involve a maximum 10-year term at an interest rate of 3 percent.

In 1996, the SIB doled out its first loan of \$10 million to the Butler County Transportation Improvement District for the construction of Ohio 129. The total cost of the Liberty Interchange is estimated to be \$50 million, said John Fomner, director of the Butler County TID.

The TID approached the SIB several months ago to request debt service, a loan that comes with a better interest rate than going out for

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Vision

Interchange may change Liberty

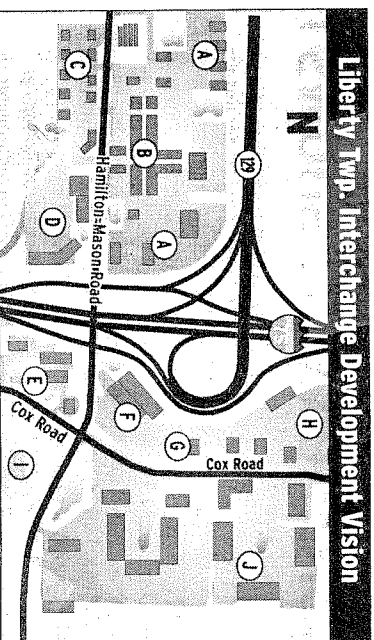
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bonds, West said. But the TID must first provide visuals and other documentation to support those funding requests, Fomner said. The concept plan provides possible investors a "common

vision" of the development potential for the area, he said.

Most of the funding for the interchange will be drawn from development-driven sources such as Tax Increment Finance Districts, a proposed Liberty Twp. Joint Economic Development District and others.

The TID will host a presentation on June 27 to provide a summary of the Liberty Interchange Development Vision to interested parties, Fomner said.



SOURCE: Liberty Township

Graphic by Michael P. Minor

- Legend**
- A Office Condos
 - B Mixed Use Retail
 - C Lifestyle Center
 - D Neighborhood Commercial
 - E Highway Commercial
 - F Light Industrial
 - G Hotel
 - H Outlots
 - I Professional Office
 - J VOA Park
 - K Medical Office Campus