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# New Kroger Marketplace coming to Warren County as part of 'Hoptown Plan'

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HAMILTON TWP. – Construction of a Kroger Marketplace is the first of seven projects that will be built as part of the Hoptown Plan.

Township officials say it is the largest commercial development effort in the township's history. It has been discussed over the past 15 years, with negotiations beginning five years ago.

Located on seven pieces of ground owned by six separate entities on both sides of Ohio 48 between U.S. 22/3 and I-71, all pieces of the project are expected to be finished by the end of 2025, said Brent Centers, township administrator.

“We didn’t want it dragged out. This is the biggest commercial development project Hamilton Township has ever seen,” Centers said.

“It’s the collection of all of the parcels at the same time that make it the biggest in our history. Every one of the parcels is under the control of a separate developer or group of developers.”

Besides the Kroger, Hoptown will include luxury apartments, a plaza with up to 11 tenants, Casey’s General Store, a service station, Taco John’s, and a bank.

Specific stores in the plaza along with what will be developed in out lots on the Kroger site will be announced as leases are signed after each parcel goes through the zoning and review process.

“What this means for Hamilton township is progress, smart progress. Our residents have long waited for development and now it is finally here,” said Joe Rozzi, chairman of the board of trustees.

“Hoptown is a blank slate; we have the ability to develop with the best interests of the community.”

The plan also includes a network of sidewalks and crosswalks connecting the restaurants, retail, commercial, and residential pieces of the project.

In conjunction with the Hoptown Plan, Ohio 48 will be widened at a cost of \$15.8 million. The cost will be shared by Warren County, Hamilton Township, and federal grants.

It has been in the works for years but was timed to coincide with the Hoptown Plan, Centers said, to minimize disruption and provide traffic relief for Hoptown.

A southbound thru-lane that begins 40 feet north of the Ridgeview Lane/Saddle Creek Lane intersection, and ends at the existing right turn lane at Willow Pond Boulevard, will be added.

A northbound thru-lane will also be added to Ohio 48. It begins just north of Willow Pond Boulevard, ending 400 feet north of the Ridgeview Lane/Saddle Creek Lane intersection.

On U.S. 22/3, an existing eastbound shoulder and right turn lane will be converted to a thru lane in order to accept the added southbound Ohio 48 turn lane onto eastbound U.S. 22/3.

Sidewalks will be added along Ohio 48 north of U.S. 22/3 and four traffic signals will be replaced.

“This project is a game-changer for Hamilton Township. We are a community with nearly 30,000 residents that historically had little to offer in the way of retail and business development which in turn has led to a heavy reliance on property taxes,” said Trustee Darryl Cordrey.

“With this project not only will Hamilton Township be able to offer a reason for our current residents to stay here to shop, but it will also attract others to come to visit Hamilton Township, and provide much-needed tax relief as well.”

## **Kroger Marketplace**

The new Kroger Marketplace will be constructed on 22.6 acres and includes three out lots on the site. The 123,722 square-foot store will replace an existing Kroger at 5705 Ohio 48 in Maineville.

The project includes a fuel center with nine covered pumps and a small kiosk for employees.

## **Tribute Hamilton Township**

Hills Properties will construct five buildings that together will provide 312 luxury apartments – 208 are expected to be two-bedroom; 104 are planned for one-bedroom units.

Amenities include a clubhouse with pool, walking trails, and pocket parks.

## **Township Plaza**

A 20,725 square-foot strip center would be constructed on 4.05 acres. It could include up to 11 tenants, depending on their need for space.

The plaza includes a proposed drive-thru that may or may not include indoor seating as well as a sit down restaurant. It is expected to open in 2024.

## **Casey's General Store**

A Casey's General Store with gas pumps would be built on a 1.4-acre site. Specifics are not yet known as it is still going through the zoning process, Centers said. It is expected that some food such as sandwiches and pizza will be sold along with grocery and convenience items.

Centers said specifics on the service center, which will sit on a half-acre site; the Taco John's, planned for a three-quarters acre site; and the bank, proposed for a 1.14-acre site won't be known until the zoning process is finished.

A letter of intent with a service center that provides tires, automotive maintenance, fleet maintenance and repairs has been entered into between the business and property owner but the company name has not yet been released, Centers said.

"The Hoptown development will bring much needed new options for goods and services to the residents of rapidly growing Hamilton Township," said Trustee Mark Sousa.

"Upon completion the development will bring improved infrastructure and make Hamilton Township even stronger and a more desirable community than it is today."