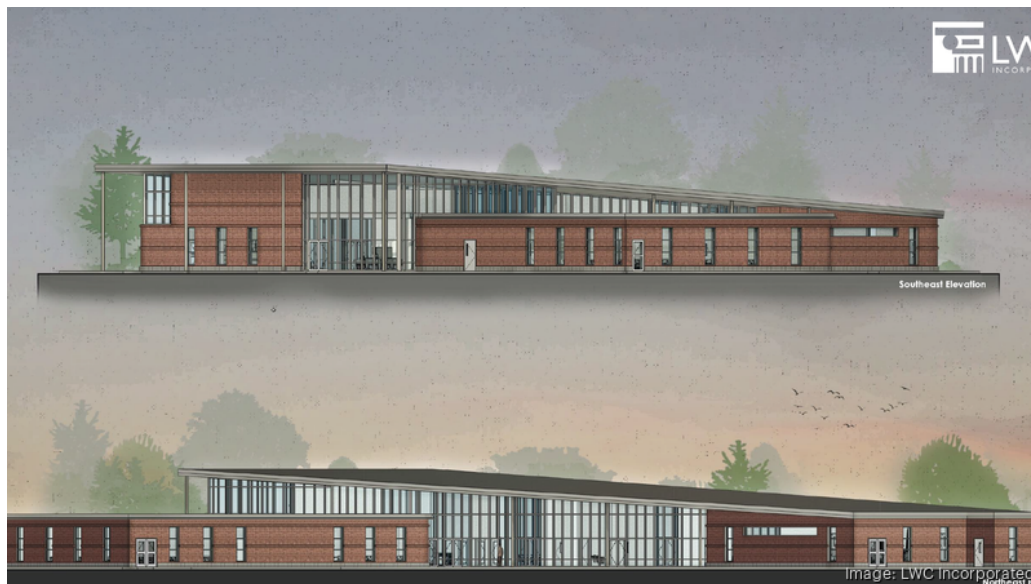


Redevelopment of old shopping center site in Dayton area continues

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LWC Incorporated

The newest facility at the development site is currently in its design phase with construction to begin next spring.

A new development site in the Dayton area, anchored by a soon-to-open library, is setting up for its next set of projects to create

walkability and connectivity in the growing city. One of the projects will go to bid at the start of 2024 with more to follow.

A senior and governance center will be the latest addition to the redevelopment of the Marion Plaza on Brandt Pike in Huber Heights. It follows the new \$9.1 million, 27,000-square Huber Heights Library which will open in a few months. Both projects and those to follow are headed by developer Homestead Properties.

The 21,000-square-foot facility will split into two wings with their own entry points, attached by some shared resources and overlap of functional spaces for added financial viability. 4,000 square feet of the new facility will allow operation of Huber Heights city council. The remaining 17,000 square feet will hold the new senior center including multi-purpose rooms and activity spaces.

The senior center will connect to a planned park which can also be accessed by those visiting the library. A pond is also anticipated to be added to the site. It has not yet been determined where the center and its attached park will land on the site.

“Most of the growth in the city has been north of 70 and I think there has been a real effort on the council's part to look at the older parts of the city and try and give them attention,” said Bear Monita, partner at LWC Incorporated. “This was an old shopping center and I think the big effort was, ‘What can we do here to revitalize the older part of the city?’”

LWC Incorporated was recently awarded the design contract by the city. The architect will spend the remainder of the year finalizing plans and exact landing site for the facility and its connected park.

LWC has done a number of projects transforming Huber Heights in the last decade including five elementary schools, the amphitheater, Fire Station 25, Veteran’s Memorial in Thomas Cloud Park, the upcoming library and now the senior and governance center.

“The city is fortunate to be working with LWC, and all of our partners, on this important next step of revitalizing the Brandt Pike Corridor,” said Bryan Chodkowski, Huber Heights interim city manager. “LWC’s expertise in the design of public space and familiarity with the neighboring Dayton Metro Library project will

certainly benefit the city as we work to advance a new direction for this important area of the City.”

The site is anticipated to award a contractor bid in early 2024 with construction beginning that March with an approximate 14-month build out. Project cost has yet to be determined.

In addition to current plans for the campus, Homestead Properties will tackle the sector to the west of the in-development site to house hundreds of new market-rate senior apartments and multi-family projects with walkability to the nearby amenities. Also within close proximity is Kettering Health’s completed 66,000-square-foot medical complex and the CR Dayton Strip Mall.

“I think Huber height is like a lot of cities in downtown Dayton,” said John Fabelo, partner and director of design at LWC Incorporated. “We’re trying to make communities that are friendly, walkable, bikable – they’re not just for cars. For a long time, everything was designed around the car.... the city leaders are making a strong effort to make sure that everything we’re doing here is about bringing community together... The vision here was to create a community center that people could walk to, bike to, that you could live here, shop here, play here.”



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