Fairfield County
G R O W
TH
AND
OPPORTUNITY
Established in 2007, The Fairfield 33 Development Alliance is made up of a committed group of public and private entities within the Fairfield 33 Corridor. The Corridor refers to State Route 33, which runs through Fairfield County. Connecting the cities of Canal Winchester, Pickerington and Lancaster, the Fairfield 33 Corridor encompasses Violet, Bloom and Greenfield Townships and is located directly between the urban area of Columbus and the scenic beauty of the Hocking Hills. Collectively, the Alliance serves as a liaison between businesses interested in the Corridor and the many resources available to assist with business development in the area.

Our goal is simple: to help you get to your first day of profit faster by connecting your company with the right agencies and resources that can help you establish and grow your business. We provide a friendly, welcoming and hands-on approach to business development. Your business gets the information and resources it needs to succeed. And you get the support you need to enjoy the process every step of the way.

To learn more about the Fairfield 33 Development Alliance, visit www.fairfield33.com
Industry-Ready, Industry-Centered

The city of Lancaster is a thriving industrial center. With certified sites, an expanding medical campus, a diverse manufacturing community and the workforce you need, Lancaster is poised to be the go-to site for your new or expanding business.

Lancaster’s certified sites offer abundant supplies of water, natural gas and electricity.

The city can streamline your project from the drawing board to the production line.

“The Lancaster economic development team stands with a new business every step of the way,” said Max Pettit, Director of Economic Development for the City of Lancaster. “Each new business is appointed a liaison who will assist in expediting the process and overcoming any hurdles encountered along the way, so businesses can get to business faster.”

An Efficient Infrastructure:

- Direct service from three major railroad operators—Norfolk-Southern, Genesee and Wyoming (IORY) Inc., and CSX Terminal.
- Access to three local airports—Fairfield County Airport, which has a 5,000 foot runway (3 Miles/8 Min.), Port Columbus International Airport (30 Miles / 35 Min.) and Rickenbacker International Cargo Airport (28 miles/38 min).
- Close proximity to a highly efficient network of highways—putting your business within a one-day drive of 60% of the U.S. population and 50% of the Canadian population.

A Community Supporting Growth:

- Lancaster voters approved funds for construction of five new state-of-the-art elementary schools, all of which will be open by 2017.
- Lancaster voters also supported a comprehensive street improvement program that will repair and repave all of Lancaster’s city streets over the next several years.
- Lancaster’s Downtown district has recently seen the opening of new shops, restaurants, taverns and coffee shops—all part of a coordinated revitalization effort that is paying off in new jobs.

A Ready and Loyal Workforce:

- Lancaster offers both traditional and non-traditional educational opportunities through Ohio University’s Lancaster campus, which tailors its course offerings to meet the changing needs of local employers.
- Lancaster High School is one of US News & World Report’s 2014 America’s Best High Schools.

“The employee base in Fairfield County is very eager to learn with a very good work ethic… and they are very, very loyal.” - Jean-Charles Briere, President, SRI OHIO, Lancaster

A new spec building with expected completion of Sept. 2015:

- 57,600 square feet with 24 foot clear span height
- Will be expandable to 84,000 square feet
- Built to near food-grade standards and easily converted
- Column spacing is 30 x 60

Certified Sites:

Lancaster is host to one of Fairfield County’s Ady-Austin Certified Sites, the Rock Mill Industrial Park, and is also host to an AEP Certified Site, which will be open for business in 2015.

Rock Mill Industrial Park:
- Ady-Austin certified
- Adjacent to 4 lane state highway (U.S 33)
- 220 acres (divisible)
- Phase 1 ready area
- Real property tax abatement (15 year/100%)

The city’s infrastructure at Rock Mill provides a dual pipeline served water system with more than 2 million GPD of capacity, an 8”-15” natural gas pipeline with 10,000 Dth per day capacity, access to multiple interstate pipelines from the Gulf of Mexico and Wyoming supply basins, and wastewater pipelines, all designed and installed with industrial needs considered.

AEP Certified Site, Expected Completion 2015:
- Certification expected Q3, 2015
- Located adjacent to Genesee and Wyoming (IORY) Inc. Rail
- 106 acres (divisible)

The city’s infrastructure currently provides 6” and 6”-36 psi natural gas pipeline with 1,000 Dth per day capacity. However, the city’s infrastructure has the capacity to provide additional natural gas supply to this site through a 12” diameter pipeline just north of the site, making the total capacity available 3,000 Dth per day. This extension can occur within a two month time period and would be completed at no cost to the end user.
Fairfield County is within a one-day drive of 60% of the U.S. population.
State Route 256 Safety Grant

Project to begin in the spring of 2015 and is expected to be completed in the fall.

- Additions include:
  • Three southbound lanes from State Route 204 to the traffic signal at Kroger/Giant Eagle
  • Significant landscape improvements along State Route 256
  • A third northbound lane from State Route 204 to approximately 400 feet south of State Route 204
  • Resurfacing approximately six miles of State Route 256 from I-70 to east corporation limit
  • A fourth northbound lane from just north of State Route 204 to the I-70 eastbound entrance ramp
  • Traffic signal and intersection lighting upgrades at nine existing signalized intersections
  • Median cutouts throughout the corridor to help improve traffic flow and control access

Further Growth in Pickerington

- Over 100 new single-family homes will be built in 2014, averaging more than 100 homes built per year since 2012
- Commercial shopping centers exceeding 90% occupancy
- In the last 18 months, new facilities for Midas, Kamba Financial Credit Union, Pickerington Eye Care and Hunters Ridge Shopping Center have been constructed

OhioHealth Pickerington Medical Campus

Opening in June of 2015

- Phase One:
  • Cost: approximately $43 million
  • Includes medical office, surgical unit, and emergency care facility
  • Facility sits on a 63-acre site along Refugee Road just west of Hill Road North
  • Stonewall Drive South will be extended from Hill Road North through the OhioHealth site and will connect to Refugee Road

Canal Winchester's Diley Road Corridor: A Decade of Growth and Development

When development of Canal Pointe Industry & Commerce Park began in 1996 on a two-lane Diley Road, Canal Winchester was more than a decade away from becoming a city. The Village, established in 1828, was recognized today by residents and visitors as a quiet, conservative community. Now one of central Ohio's fastest growing suburbs, the City of Canal Winchester boasts fast growing and vibrant industrial parks, a medical campus, and a flourishing historic downtown. With an extensive list of retailers and restaurants, Canal Winchester's friendly and prosperous business climate continues to balance heritage with progress. Geographically positioned close proximity to major airports and US Interstate Highways, the city's growth is enhanced by the fact that it is easily accessible to the region, the country and the world.

The city's Diley Road Corridor home to the Canal Pointe Industry & Commerce Park, has been the site of significant investment over the past ten years. Enhanced by the completion of the $13.5 million Diley Road Corridor in May 2007, the corridor has become an integral component of the community's infrastructure and a setting for substantial business, residential, and retail growth. The five-lane Diley Road and interchange has expanded access and increased traffic flow in the area to more than 15,000 vehicles a day. This, along with the more than 90 acres of shovel-ready industrial sites available for development, makes Canal Winchester's Diley Road Corridor a prime area for future development.

Industrial

Canal Pointe consists of nearly 300 acres that are home to 30 companies, employing more than 700 people, in more than 650,000 square feet of industrial buildings.

Canal Pointe continues to grow with new buildings currently under construction for REI Telecom and CAM Logistics.

Affordable shovel ready industrial properties are available from 2 to 32 acres.

Medical

Diley Ridge Medical Center opened in March of 2010. The first phase of the medical center includes a stand-alone emergency room and diagnostics center and a fully occupied 46,000 square foot medical office building.

Retail

Meijer opened a new store in the area during the summer of 2008. There are 10 outparcels available for development adjacent to the Meijer store.

Diley Ridge Dental and McDonald's built new locations nearby to capitalize on the increased retail traffic.

“We’ve been grateful for the opportunity to grow our business in Canal Winchester. The location was the best move we ever made. With our Pet Resort just off of route 33, we’ve gained many new clients.”

Kelly Santarelli, Dierer, Lucky Bones, Inc.

Residential

Redwood Living is currently developing the corridor’s first apartment community, a 198 unit complex at Diley Road and Dove Parkway. The first units are expected to be ready for occupancy by the end of 2014.

Single family construction is also booming with Mt Hones and Domirion Homes both opening new phases of residential subdivisions in Sycomore Crossing and Fox Glen respectively.

Over 70% of our employees live in Fairfield County...if you’re not driving an hour commute every day, that’s an hour you can spend with your family and that’s been important for us.”

- Richard A. Curnutte, President, Volunteer Energy

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Fairfield Medical Center Focuses on Community, Growth and Innovation

For nearly 100 years, Fairfield Medical Center’s commitment to patient care has led to continued growth and innovation. Remaining stagnant in a world in which technology and treatment is ever-evolving is not an option. FMC is committed to the continued enhancement of their care.

Project BRIGHT is just one of the latest ways FMC is making its mark as an independent, non-profit, high-quality health system. John “Jack” R. Janoso, Jr., FMC’s new chief executive officer, has stressed the importance of the center continuing to be a comfort to the communities it serves.

Whether you need a commercial line of credit, cash management services, a business checking account or a company 401k plan, let us help you design a solution that fits your needs and goals. We take the time to understand you and believe the future is built on relationships where your trust is earned.

Cathy Bitler, CIC executive board member

Fairfield National Bank Offers All the Financial Resources Your Business Needs

Delivering extraordinary service is what we do, what makes us who we are! Fairfield National Bank has been serving families and businesses since the 1900’s, and while so much has changed since then, our commitment to our customers has been consistent.

We offer more than the traditional products you have come to expect. Sure, we can help you with a business checking account and a commercial loan. However, businesses large and small also rely on our expertise for more unique solutions, such as cash management services, a business checking account and a commercial loan. We have the products and services you and your company need.

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Chris Clappold, CEO Clappold Electric

In late 2015, FMC will kick off its centennial celebration by reflecting back on its past accomplishments while looking ahead to the next 100 years of growth and innovation. FMC is committed to the continued enhancement of patient care, and to the health and well-being of the communities it serves.

Fairfield National Bank

A unit of American Electric Power

AEP Ohio Programs Further Local Economic Development

AEP Ohio has been helping people, communities and businesses throughout the state grow and prosper for over 120 years. AEP professionals work strategically with state, regional and local organizations to provide smart and effective economic and development opportunities to both prospective and existing businesses and industries.

In Fairfield County, AEP Ohio has worked with the Fairfield 33 Alliance since its inception and recently supported the organization’s ongoing initiatives through its Cash Management program. The LEAP program supports projects that promote the retention and attraction of manufacturing jobs and investment. AEP Ohio has provided LEAP funding to support Fairfield 33 Alliance marketing efforts and conduct an EPK site preparation studies to determine the viability of industrial property for future growth.

“We are pleased to be able to provide financial support to help facilitate economic development projects that help to bring jobs and prosperity to the communities we serve.”

Pablo Vegas, AEP Ohio president and chief operating officer

For the past four decades, the CIC has assisted with major economic developments within the county. When Lancaster faced the possibility of losing the Anchor Hocking Packaging plant—and hundreds of jobs with it—the CIC worked with partners such as the City of Lancaster and State of Ohio to develop an attractive package of incentives that not only kept those jobs, but attracted about 100 new jobs to Lancaster through the development of Crown Cork and Seal.

“The goal of the CIC has been, and continues to be, the retention and attraction of jobs in the Lancaster area. It is through this work that we help create wealth in our community.”

Cathy Bitler, CIC executive board member

The Lancaster Area CIC Brings Jobs, Companies to Fairfield County

The Lancaster Area Community Improvement Corporation is a resource for businesses looking to locate, develop and grow in the region.

Formed in 1970, the purpose of the organization is to advance, encourage and promote the industrial, economic, commercial and civic development of the City of Lancaster and the surrounding community and territory.

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In 2012, FMC broke ground on a $38 million facility expansion called Project BRIGHT. Set to open its doors in May 2015, this latest addition will boost a new surgery wing with 10 operating rooms and will offer 100 percent private patient rooms, providing a better experience for those who entrust FMC with their care.

“AFP Ohio is LEAP program has offered grants to local economic development organizations since 2005. To date, over 200 grants totaling $750,000 have been awarded to support projects in communities and counties throughout AFP Ohio’s service territory.

The Fairfield 33 Alliance also is pursuing certification for the 106-acre Ewing Street heavy industrial site through AEP’s Quality Site Program. AEP and AEP Ohio have partnered with McCallum Sweeney Consulting, one of the top site selection firms in the United States, to certify shovel ready industrial sites throughout its 11-state service territory.

“Demand for shovel ready industrial sites is increasing,” said Mark James, AEP vice president of economic and business development. “Decision-making time for companies to determine their next location is shorter than ever and competition for investment among communities both domestically and abroad is at an all-time high. Companies are looking to reduce or eliminate any risk associated with their site selection, so having an AEP Quality Site in Fairfield County can offer a significant advantage.”

The CIC has been instrumental in bringing companies like Mondi Packaging, SRH Ohio, U.S. Corrugated, Phoenix Electrodes, Dusay Corp. and Portalfax to Fairfield County.

“The CIC also is the owner and developer of the 600,000-square-foot Rock Mill Corporate Park in Lancaster where more than 20 businesses are located, employing more than 1,000 people.

“We offer a competitive price per acre making Rock Mill an attractive location for new and expanding businesses,” Bitler said. “We also serve as a forum for prospects, helping with the nuts and bolts of conducting, helping with bonding opportunities for businesses both inside and outside the park.”

Bob Knueven, president of operations for SRH Ohio, said when the owners of Serigraphic Richford Inc. were looking for a new location in Ohio, he immediately thought of Lancaster. SRH prints and decorates glass containers.

“We were able to show them how invested this community is in glass and the CIC helped us get the ball rolling,” he said. “When Serigraphic Richford was looking for help to investigate business opportunities, the CIC connected us with agencies and persons who helped make it easy to find a location in the industrial park and process paperwork to allow for very quick installation of our factory.”

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The CIC works closely with economic development partners such as the city and county economic development offices, Fairfield 33 Development Alliance and the City of Lancaster, and is guided by a 28-member Board of Trustees.
Want More Information on How You Can Contact The Fairfield 33 Alliance:

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Suite 407
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740.652.7160
www.Fairfield33.com

Fairfield County?

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fairfield 33 corridor
Central Ohio’s Road to Opportunity