

Reading Life Sciences Campus Expansion

601 Third Street, Reading, Ohio



John R. Kasich, Governor

Development
Services Agency

Christiane Schmenk, Director



Located one mile from Interstate 75 and the Ronald Reagan Cross County Highway and adjacent to an existing life sciences campus, the Reading Life Sciences Campus Expansion site northeast of Cincinnati is an ideal research and technology site in the state of Ohio.

The city of Reading acquired the site, a former Nivision-Weiskopf glass and box manufacturing plant, in 2007. The city completed the environmental cleanup and demolition of the industrial plant and received a Covenant-Not-To-Sue from the Ohio Environmental Protection Agency in 2011. The city acquired additional property adjacent to the former industrial plant to create a more than 14-acre site ready for redevelopment. Through the JRS grant and matching funds, improvements were made on and off the site including reconstruction of Third Street, construction of a new access road off Reading Road (U.S. Route 42) and the installation of a water line. The new access road connects the southern portion of the site to Reading Road.

The Reading LSC Expansion site provides valuable land for biotechnology and research development adjacent to the existing life science campus which is home to leading research and development groups. Research groups in the existing campus include the University of Cincinnati Reading Campus, Nitto Denko AVECIA and Patheon Pharmaceuticals, Inc. The site provides expansion space for the existing research groups and enhances the presence of pharmaceutical, biotech, and life science research in the region and Ohio. The development-ready site provides approximately 10 acres of flat land that can accommodate up to 200,000 square feet of office and research and development space for the existing and new research partners. The future research laboratory and office space will generate hundreds of new jobs and new tax earnings for the city and the surrounding community.

Following the completion of more than \$2.3 million in site and infrastructure improvements, The Austin Company completed the certification review and confirmed that the Reading Life Sciences Campus Expansion meets the requirements of a JRS Research and Technology Center site in March 2012. The Reading site is ready for redevelopment into a life sciences and technology research campus.

Transportation Access to the Reading LSC Expansion Site

Highway

- State Route 126/Ronald Reagan Highway, 0.6 miles
- Interstate 75, 0.9 miles
- Interstate 71, 4.9 miles via S.R. 126

Distance to Regional Locations

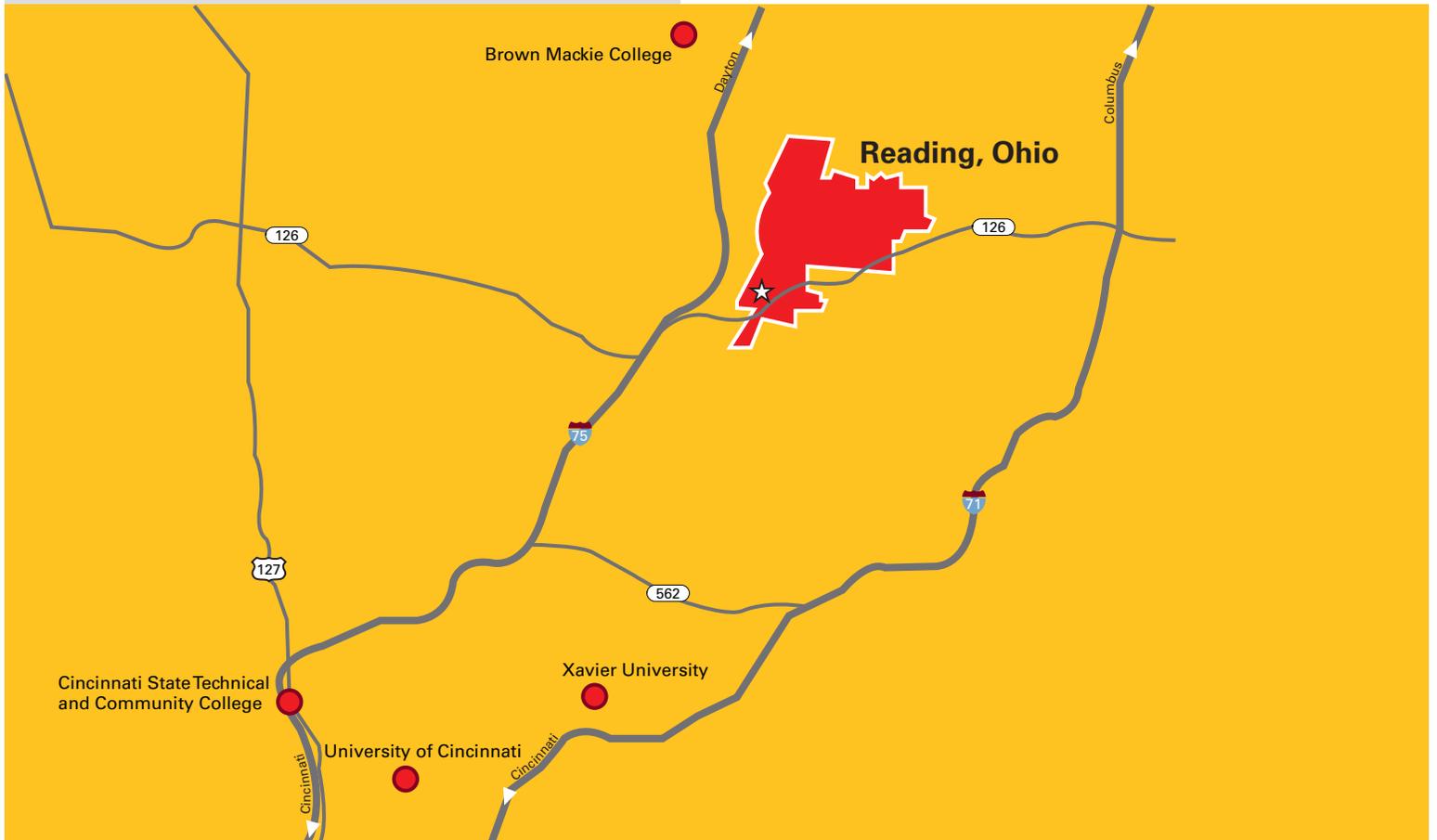
Location	Distance
Cincinnati, Ohio	14 miles
Dayton, OH	42 miles
Columbus, OH	98 miles

Airport

- Cincinnati/Northern Kentucky International Airport, 24 miles

Railroad

- Adjacent to Site, West Side of Property
- Track owned by Southwest Ohio Rail Transportation Authority
- Track operated by Rail America
- Service Provider, Norfolk Southern





Utilities at the Site

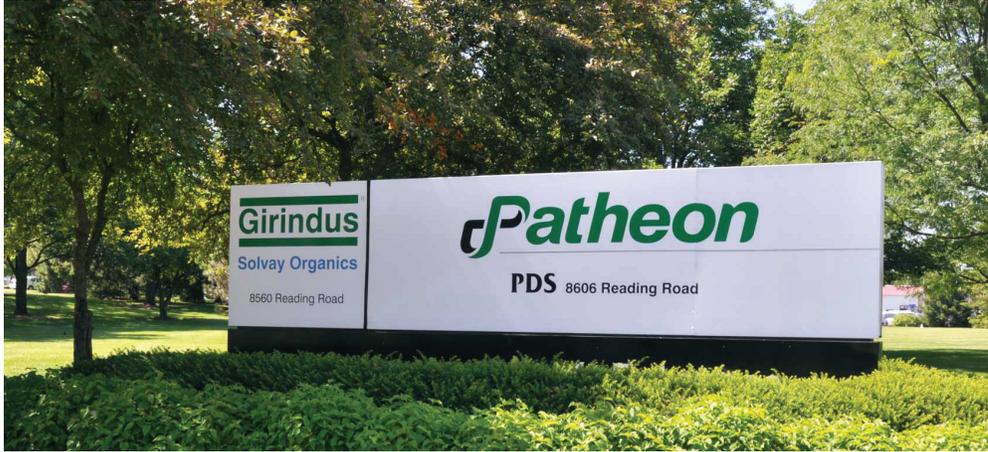
	Provider	Size	Capacity
Electric	Duke Energy	12.4 kV line	Available
Gas	Duke Energy	6" line	Intermediate pressure
Water	City of Reading Maintains Lines City of Cincinnati Water Works Provides Water	8" line	1.2 MGD
Sewer	Metropolitan Sewer District of Greater Cincinnati	8" line on Second Street near Voorhees; 8" line on Third Street	Available
Telecommunications	Cincinnati Bell Telephone	Analog and Fiber Optic	

All utilities are in place and provide the necessary capacity to meet the needs of a technical center and research laboratory. The electricity is provided by Duke Energy from the Merrell Dow substation located northwest of Ronald Reagan Highway and Knollcrest Drive. The 12,470-volt, three-phase overhead line runs on the north side of Voorhees Street. A single phase overhead line runs on the east side of Third Street. According to Duke Energy, the substation has the capacity to handle additional load at this site if needed to meet increased electric load from future redevelopment. Duke Energy also provides natural gas to the site through a six-inch line with intermediate pressure. The gas line is located on Voorhees Street and

continues south of Third Street providing access from the east side of the site. The city of Reading operates and maintains all of its water lines and purchases water from the city of Cincinnati Water Works. The eight-inch water line is located on Voorhees Street and Third Street providing access from the north and east side of the site. The Metropolitan Sewer District of Greater Cincinnati provides sanitary sewer service to the site. There are two lines adjacent to the site providing two points of access to the sewer system. An eight-inch line is located on Second Street near Voorhees Street and provides gravity service. A second eight-inch line is located on Third Street and would require an on-site lift station.



Ajacent Reading Life Sciences Campus



Ajacent Reading Life Sciences Campus

City of Reading, Hamilton County

Located in the greater Cincinnati region, the city of Reading in Hamilton County combines the benefits of a small town with the attractions of a metropolitan area. The city of Reading, with a population of 10,385 at the 2010 Census, is “The Crossroads of Opportunity” for residents and businesses. The city is located less than a mile from Interstate 75 and less than five miles from Interstate 71 via the Ronald Reagan Cross County Highway. Located among small suburbs and Cincinnati neighborhoods, the city has good school districts and a strong business environment including a nationally recognized marketplace for wedding apparel and services.

The city is located near multiple universities including the University of Cincinnati Medical School and attracted several research and technology businesses when it created the Reading Life Science Campus. In developing the campus, the city has fostered a public/private partnership and maintains a relationship with the businesses to gain a better understanding of their strengths and needs in order to create an expansion site that meets the needs and demands of future businesses. In addition to the 1,000 research and support jobs on the existing campus, there are more than 30,000 scientists, engineers and researchers working in both the private and public research businesses and institutes across the Cincinnati region.

In developing the Reading Life Science Campus Expansion site, the city is creating valuable land for biotechnology near the existing campus and supporting the Greater Cincinnati Partnership USA Regional Cluster Study by targeting additional life science enterprises for the campus.

Due Diligence Completed/Technical Reports Completed

- City currently owns entire site
- Current Zoning: Research and Development
- Flood Zone Map, site located outside of the 0.2% annual chance floodplain
- ALTA Survey, 13.4842 acres, April 2011
- Western property – Approximately 10.35 acres – 0-8% slope
- Eastern property – Approximately 3.13 acres – 8-15% slope
- VAP Phase I Environmental Site Assessment, May 2006
- VAP Phase II Environmental Site Assessment, November 2009
- Ohio EPA Covenant Not to Sue, Issued August 10, 2011
- National Wetlands Inventory Map, no wetlands within site

Contact Information

Linda Fitzgerald
 Economic Development Director
 City of Reading
 1000 Market Street
 Reading, Ohio 45215
 Phone: (740) 636-2354
 Fax: (513) 677-9766
 lsrconsult@fuse.net

