

The Works, Bad Tom Smith Brewing coming to new Union Township development

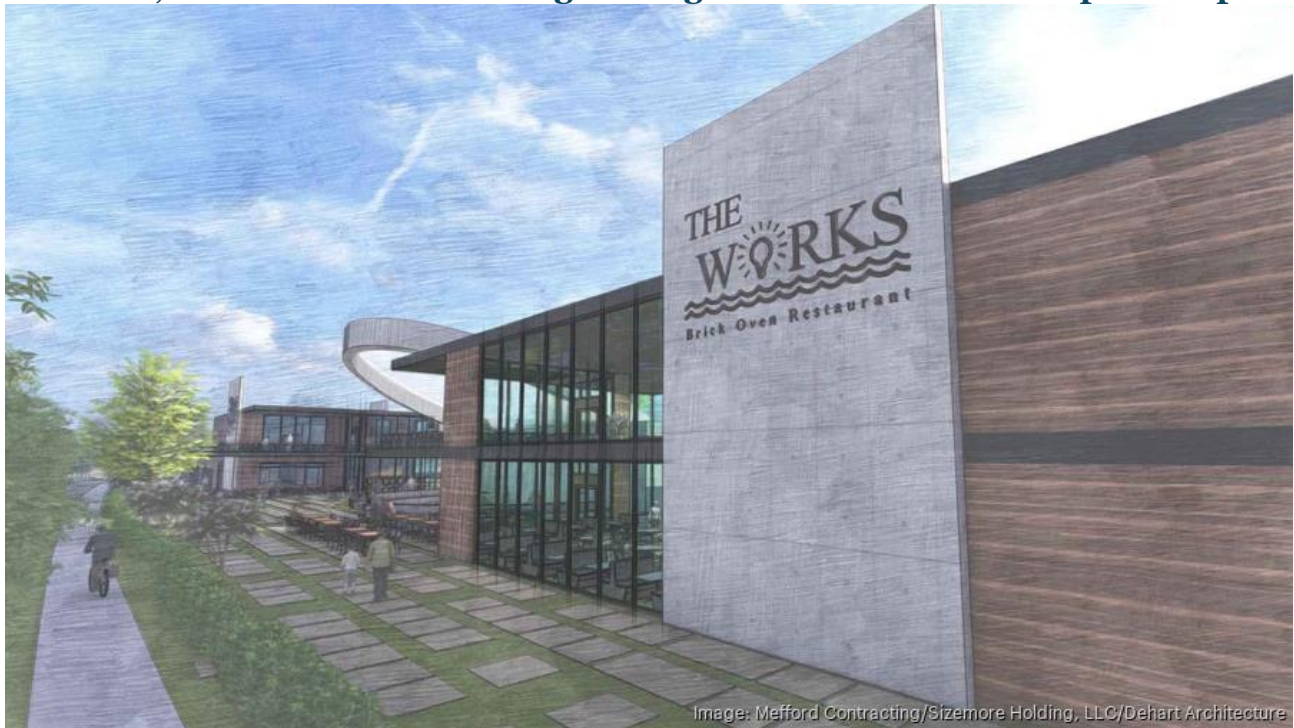


Image: Mefford Contracting/Sizemore Holding, LLC/Dehart Architecture

A rendering submitted to the Union Township Zoning Commission of a planned mixed-use entertainment concept near Eastgate Mall. DEHART ARCHITECTURE

By [Brian Planalp](#) – Staff reporter, Cincinnati Business Courier Jul 22, 2024

A mixed-use project with a brewery, a restaurant and more is planned for an increasingly walkable, densifying area of Union Township in Clermont County. The 17,000-square-foot project is intended for five parcels, totaling 4 acres, around 4531 Glen Este-Withamsville Road, near several multifamily developments completed, underway or in the planning stages. The Union Township Zoning Commission will consider a zoning change for the project at its July 24 meeting. Co-applicants on the zoning change request include the Union Township Community Interest Company, or CIC, as well as Sizemore Holdings LLC and Jordan Mefford. The Union Township CIC is the township's economic development arm. It acquired the five parcels in separate transactions from 2016 to 2020.

Mefford is a partner in Epic Eats Restaurant Group, owned by Lance Sizemore. Among the restaurant group's properties is the Works in Loveland. Renderings for the Union Township project, from Lexington-based Dehart Architecture, show a 5,000-square foot location for the Works and a two-level, 16,130-square-foot Bad Tom Smith Brewing Co location. Sizemore did not return a comment request.

The project's other components include three 2,335-square-foot ground-floor retail spaces; an 8,010-square-foot, second-floor office space; a 2,138-square-foot, second-story office space; an outdoor amphitheater; and a 175-space surface parking lot.

Cory Wright, Union Township administrator, said the project, which is in a recently created tax-increment financing district, could cost \$8 million to \$10 million. Pedestrian connectivity and accessibility is emphasized in accord with the township's vision for the area in its comprehensive plan. The project's buildings will front Glen Este-Withamsville Road, with the parking hidden in the back, "fostering a streetscape appearance and creating a firm sense of place that will help synergize the land uses in the area," according to the zoning change application. "It's all pushed up to the street, so you get that town center feel," Wright said.

Sizemore Holdings has a tentative purchase-and-sale agreement in place with the CIC and is likely to act as master developer of the site, according to Wright. Right now, it's unclear how the site will be tenanted.

The CIC has been marketing the site for conceptual mixed-use entertainment and retail for a number of years, attempting to draw on momentum from two PLK Communities projects to the south – [Echelon Luxury Apartments](#) and [Gentry East Apartments](#). As with the current project, the CIC previously acquired and sold the land underlying those apartments. Additionally, more than 800 apartments are planned or under construction at the southeast corner of Glen Este-Withamsville and Judy Lane, including market-rate, workforce and senior-living units, largely from Columbus-based Vision Development and Nashville-based Elmington Capital.

The surrounding area, which Wright called the Aicholtz Road corridor, was excessively single-family residential 15 years ago, all of it butting right up against the Eastgate South retail – an [Aldi](#), Sam's Club and Steak 'n Shake. The township then began acquiring properties one at a time with the goal of creating more density and more transitional uses to buffer the heavy retail.

"What's happening there is the start of a walkable, mixed-use area of the township," Wright said. "We're building on the success of the apartments there. You put (in) that 4-acre restaurant and brewery and outdoor entertainment area, with retail, and it's all starting to come together there, and it's going to be absolutely beautiful."

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COME JOIN US AS WE CELEBRATE WITH
A SUSTAINABILITY FAIR ALL WEEKEND!

We are turning 9!!!

This year our Birthday Weekend will be held **July 26th-28th**. To celebrate year 9, we want to gift to you a weekend full of fun and education on a topic very near and dear to our hearts... *Sustainability!* Come out Friday, Saturday, and Sunday for live music, excellent food, fun crafts and activities, and incredible organizations from around Cincinnati sharing valuable information on recycling, reusing, regenerative farming/gardening, and more sustainable practices for everyday life.

We also want to celebrate You, as without you, we could not have made it to this, our 9th Birthday! Thank you!!!



Like a Phoenix rising out of the Ashes

Finally, an update. Electric and gas service was restored today in the brewery, and we have a unique opportunity for folks to try beer from all over Cincinnati. Here's our current list of small self-distributing breweries on tap at our brewery. We will be rotating more in as we go... Thanks Dave!

Here is our Tap List for this weekend

Little Fish Pescado Enojado

Lager - Mexican • 5.6% ABV • 15 IBU
Untappd Rating: ●●●●●○

Mexican lager with lime, cuke, and jalapeño. Pescado Enojado* is a flavored variation of our straight-up Mexican lager, Pescado Relojado. We added freshly juiced and zested limes, fresh cucumbers, and...

Humble Monk Bob's Your Uncle

Mild - Other • 4.4% ABV • 15 IBU
Untappd Rating: ●●●●●○

A full-body classic English mild with notes of caramel and roast but sessional and easy on the palette.

HighGrain Isar Weiss

Wheat Beer - Hefeweizen • 5.1% ABV
Untappd Rating: ●●●●●○

Medium bodied, phenolic characteristics such as clove and nutmeg, as well as banana aromas through the esters.

Paradise Redheaded Stepchild Irish Red

Red Ale - Irish • 5.8% ABV • 27 IBU
Untappd Rating: ●●●●●○

Paradise Blueberry Kölsch

Kölsch • 4.5% ABV
Untappd Rating: ●●●●●○

Humble Monk Monk's Beard

Farmhouse Ale - Bière de Garde • 7.9% ABV • 19 IBU
Untappd Rating: ●●●●●○

Copper in color Malty up front with a fruit note ending in a wild yeast easy finish.

Northern Row Coaster

Sour - Fruited Berliner Weisse • 5.3% ABV • 4 IBU
Untappd Rating: ●●●●●○

A traditional German style wheat ale with blackberries. Tart, crisp and refreshing

Northern Row Riveter

Lager - Dortmunder • 5.6% ABV • 25 IBU
Untappd Rating: ●●●●●○

Northern Row Heckler

IPA - New England • 7% ABV • 33 IBU
Untappd Rating: ●●●●●○

Citrus forward with hints of juicy tangerine and grapefruit

Northern Row Barrister

Kölsch • 4.5% ABV • 16 IBU
Untappd Rating: ●●●●●○

Northern Row Helles Lager

Lager - Helles • 4.5% ABV
Untappd Rating: ●●●●●○

100% imported German hops. Light in color big on flavor.

Mt. Carmel White Wheat Ale

Wheat Beer - Other • 5.5% ABV
Untappd Rating: ●●●●●○

Golden Color, light, crisp, refreshing, bright hop finish

Mt. Carmel Black IPA

IPA - Black • 6% ABV
Untappd Rating: ●●●●●○

Mt. Carmel Take Home IPA

IPA - American • 5.2% ABV • 45 IBU
Untappd Rating: ●●●●●○

Smooth citrus and tropical fruit flavors, with a light hop finish.

Mt. Carmel Stout

Stout - Other • 6.7% ABV • 38 IBU
Untappd Rating: ●●●●●○

Dark, roasty malts lend chocolate, smoke, and coffee notes.

Mt. Carmel "Creaper" Black IPA

IPA - Black • 6% ABV • 59 IBU
Untappd Rating: ●●●●●○

Black IPA with carolina reaper mash, hot and spicy.

MadTree Beer Named 'No. 1 IPA Worldwide'

You can try the award-winning seasonal brew, Holly Days, starting in October.

By Katherine Barrier CityBeat Jul 22, 2024



Holly Days from MadTree Brewing *Photo: Provided by MadTree Brewing*

A Cincinnati brewery is getting some global attention after it took home the title of “No. 1 IPA on the planet” from the prestigious World Beer Competition.

The World Beer Competition is put on by the Tasting Alliance, the same organization behind the San Francisco World Spirits Competition. The competition began in late 2023 and winners were recently announced, with MadTree’s seasonal spruce tip brew, Holly Days, beating out beers from all over the world to be named the best IPA.

"This isn't just a win for MadTree; it's a win for Cincinnati and the entire Midwest brewing scene," Kenny McNutt, MadTree co-founder, said in a press release. "This award is also a testament to the passion, creativity, and skill of our brewers." MadTree says much of its success is owed to a dynamic duo reshaping its future. It recently promoted Brittany Frey to head brewer, making her just one of a few female head brewers in Ohio. Frey is an honors graduate from Cincinnati State’s brewing science program and MadTree says she’s championing diversity in brewing through initiatives like International Women's Day celebrations and Pink Boots Society collaborations. She was also earlier this year recognized in “Modern Brewsters,” a portrait series of female craft brewers in Ohio by Kaitlin Owens.

The other half of this duo, Ryan Blevins has been with MadTree since the beginning and is now the brewery’s brewing operations director. MadTree says his expertise drives its production and innovation, and he’s keeping it at the forefront of craft brewing.

You’ll have to wait until October to try the award-winning Holly Days, but MadTree says its year-round IPA, Seeing Colors, is currently the fastest-growing IPA in Greater Cincinnati.

See the other medalists in the World Beer Competition [The 2023 Tasting Alliance Beer Competition | The Tasting Alliance | The Tasting Alliance](#).

MadTree Brewing Announces Plans to Open Third Location in Former Airplane Hangar MadTree Parks & Rec may soon take root in Blue Ash's Summit Park. This will complement their Alcove location in Downtown Cincinnati as well as the Mother Ship location in Oakley.

"We're not just making beer; we're crafting experiences and challenging perceptions," Frey said in the release. "At MadTree, we're proving that we can create beers that stand toe-to-toe with the best in the world."

MadTree Brewing taproom, 3301 Madison Road, Oakley; MadTree’s Alcove, 1410 Vine St., Over-the-Rhine. More info: madtree.com.



MIDDLETOWN CITY LIMITS MUSIC FESTIVAL
at FIGLEAF BREWING | Saturday, July 27

FigLeaf Brewing Company Presents the Middletown City Limits Music Festival

What better way to celebrate the summer than with good beer, cocktails, food and MUSIC! Welcome to Middletown City Limits Vol 1, the first in many celebrations of all those things. Join us on July 27th. from 1pm until we close for live music paired with all things FigLeaf Brewing!

Join us for Middletown City Limits on July 27th for live music by Probably Just Paranoid, Monte Lykins, CFG & The Family and Andy Rush from 1pm until we close it down! Enjoy tasty craft beer, spirits and food while you jam out with these amazing people! <https://www.figleafbrewing.com/middletowncitylimits>

The Music Lineup:

1:00-3:00: Andy Rush

3:30-5:30: CFG & The Family

6:00-7:30: Monte Lykins

8:00-10:00: Probably Just Paranoid

The FigLeaf Brewery is located at:

3387 Cincinnati-Dayton Rd, Middletown, OH, United States, Ohio