

ANDERSON TOWNSHIP EDC KEY SITE STUDIES						
SITE ID	SITE NAME	ZONING	ACREAGE	POTENTIAL USE	NOTES	EDC NEXT STEPS
SW 1	Belterra Park North	E Retail & A Residential (20K lots)	25	Hotel, Apartments, Mixed Use	Single Owner, Utilities, Infrastructure, Minimal Neighbors, Floodplain	Work with BP & Promote as Hotel Opportunity
SW 2	Dorn	E Retail & A Residential (20K lots)	40	Housing - Variety of Products	Utilities, Infrastructure, Minimal Neighbors, Floodplain	Promote as Housing Opportunity
SW 3	Boatsmith	H Riverfront	20	Hotel, Housing, Industrial	Township Owned, Infrastructure, Minimal Neighbors, Floodplain	Promote Once Hilltop (Adjacent Owner) is Amenable as Additional Acreage is Helpful to Development Opportunities
C 1	Beech Acres	C SF Residential (6K lots)	20	Senior Housing	Interested Seller, Infrastructure, Park Nearby, Bus Line	N/A - Improvemens to RecPlex & Anthology Completed
C 2	Anderson Center Station (ACS)	E Retail	5	Hotel, Apartments, Office	Downtown Anderson, Township , METRO Coordination & AC Parking	Be Engaged in 2020 With Zoning PUD Process
C 3	Parking Garage	E PUD (Planned Unit Development) Retail	3	Hotel, Apartments, Senior Housing	Downtown Anderson, Cost of Development	N/A - Guttman Properties Finalizing Plans (PUD Approved)
C 4	Operations Center	B Single Family Residential (10K lots)	9	Apartments	Township Owned, Infrastructure, Concerns of Nagel Road	Be Engaged in 2020 With Zoning Process on Nagel Property, Stonegate Apartment Expansion Under Construction
NW 1	Skytop	E Retail & H Riverfront	20	Apartments, Mixed Use, Senior Housing	High Cost of Redevelopment, Zoning & Infrastructure in place	Be Engaged in 2020 With Zoning Process , as we Understand a Letter of Intent is in Place with Apartment Developer
NW 2	Clough & Newtown	A Single Family Residential (20K lots)	15	Senior Housing	Floodplain, Neighbor Concern, Interested Sellers	Construction is Planned to begin 1st Quarter 2020, but be Engaged in Forthcoming Clough Pike Corridor Study
H 1	Salem & Beacon	C Residential	8	Detached Housing (6,000 sq. ft. lots)	Single Owner, Requires acquisition of home on Beacon for roadway	Identify developers of product in other areas to suggest sites
H 2	Salem & Sunray	C Residential	4	Detached Housing (6,000 sq. ft. lots)	Single Owner, Access from Sunray and/or Salem, Grade change	Identify developers of product in other areas to suggest sites
H 3	Dunn	C Residential	7	Detached Housing (6,000 sq. ft. lots)	Contains several acre lake, Flat parcel	Be Engaged in 2020 With Subdivision Process, Pending Appeal That Has Been Filed (and is in Court) by Neighbor
H 4	Paddison	C Residential	20	Detached Housing (6,000 sq. ft. lots)	Mutliple lots with various options, Could occur with one parcel	Identify developers of product in other areas to suggest sites
H 5	Columbus	B Residential	5	Detached Housing (10,000 sq. ft. lots)	Access through Columbus Avenue, Small site	Identify developers of product in other areas to suggest sites
H 6	Pamela	C Residential & C PUD	6	Detached Housing (6,000 sq. ft. lots)	Requires acquisition of several parcels and home on Pamela	Be Engaged in 2020 With Zoning FDP Process , for Buffalo Wings & Rings
Updated: November 14, 2019						