




Anderson Township

Ohio Riverfront Area Plan

FEBRUARY 2013

PREPARED BY:  **ARMSTRONG** in association with

 **Boulevard Strategies**
where challenge is opportunity

ACKNOWLEDGEMENTS

The *Ohio Riverfront Area Plan* would not have been possible without the tremendous input and feedback from the *Ohio Riverfront Area Plan* Steering Committee and the expertise of Anderson Township's leadership and staff. A special thank you goes to the countless citizens and business owners who generously devoted their time and creativity in the hopes of building a stronger Riverfront Area.

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Introduction

PURPOSE OF THE PLAN

The Ohio Riverfront Area Plan outlines a vision for strengthening the function, appearance, and economic potential of the Riverfront Area while preserving the unique character and important natural resources present in Anderson Township. It establishes a series of objectives to guide public and private investment in the area, ultimately resulting in a vibrant mixture of entertainment destinations, residences, and recreational amenities. This plan will continue to establish Anderson Township's riverfront as a regional entertainment destination while also protecting existing residential character and creating diverse new housing options.

Although the plan spans a potential 20 to 30 year time horizon, many of the projects are intended to occur in a much shorter period, as resources become available. It is anticipated that many of the existing businesses and land uses will continue on and that larger development and redevelopment projects will occur as market forces dictate. Major changes to private property will largely be voluntary and market driven. As such, the plan addresses how areas should continue to develop as market conditions and property ownership changes. It also identifies targeted infrastructure improvements and ideas for changes in zoning and development control.

This plan is an update to the Anderson Township Ohio Riverfront Area Proposed Land Use Plan adopted in 2002 and comes as a recommendation of the 2011 Anderson Township Comprehensive Plan. The Riverfront Plan will serve an important role as community leaders, business and property owners, citizens, and Anderson Township begin to implement the larger recommendations of the Comprehensive Plan. The recommendations of this plan, specific to the Riverfront Area, serve to complement the Comprehensive Plan.

This document should be used by Township staff and leadership when considering public investments in the Riverfront Area and also when evaluating development petitions and variance requests. Property owners and developers should refer to this document with planning projects in the area. Ultimately, successful implementation of this plan will require coordination, cooperation, and partnerships between and among multiple agencies, organizations, and owners.



This document is an update to the 2002 Anderson Township Ohio Riverfront Area Proposed Land Use Plan.

PLANNING PROCESS

The Ohio Riverfront Area Plan is the result of a collaborative process stretching over seven months, beginning in January 2012 and ending in July 2012. Efforts leading to this project go back many years and include the 2002 Anderson Township Ohio Riverfront Area Proposed Land Use Plan and the 2011 Anderson Township Comprehensive Plan. The planning process involved four general phases: (1) site analysis and evaluation of existing conditions, (2) market analysis, (3) vision and goal setting, and (4) translation of the visioning strategy into measurable objectives. Throughout the planning and design process, comments were gathered at public open houses, monthly steering committee meetings, meetings with Township staff, and additional conversations with stakeholders and agencies, ultimately resulting in a document built from and verified by community input.

The public outreach process began almost immediately after project kick-off with the organization of a project steering committee and a series of key stakeholder interviews. Township staff and the project team conducted an initial site tour on January 6, 2012. After developing a format with the steering committee and the Township, the first public workshop took place on February 21, 2012. This workshop provided an opportunity to introduce the planning process to community stakeholders and allow them to review the work completed to date, validate initial findings, and provide input that assisted in the definition of plan recommendations and strategies. Shortly after the workshop, evaluation of opportunities and constraints concluded and the visioning process was begun. The visioning and recommendation development phase continued on through the second public open house held on May 15, 2012.

Following the second open house, the project team continued to develop and refine plan objectives and the action steps needed to accomplish implementation. The plan was drafted and presented to the steering committee before the plan adoption process began. Shortly thereafter, final amendments were made to the study and it was presented for adoption to the Zoning Commission, Township Trustees, and ultimately the Hamilton County Regional Planning Commission.



Participants at the public workshop held on February 21, 2012.

Vision

WHAT IS THE VISION?

A key component of the planning process is establishing a vision for the Riverfront Area. The vision statement is a brief narrative that reflects local potential and makes a commitment to future action. It describes what the community wants to be and helps to define the direction in which the plan should proceed. A vision should be clear, succinct, purposeful and address area such as:

- Social and economic well being
- Basic values of township residents
- The Township's physical character

The project steering committee discussed key phrases and elements that should be included in the vision for the area. The project team then drafted a vision statement, which was presented to the steering committee and edited for final use throughout the remainder of the planning process.

After establishing the vision, a series of goal statements were created to further define the vision and describe desired future conditions. They illustrate physical, social, and economic environments that should be achieved and are fundamental in reflecting the community values and priorities. Under each goal is a set of objectives that expresses the kinds of actions necessary to achieve the goal and ultimately the vision for the Riverfront Area.



Although organized as a hierarchy from most general (vision) to most detailed (objective), the components are all interrelated.

EXISTING CONDITIONS SUMMARY

STUDY AREA

The Anderson Township Ohio Riverfront Area extends from the river, north to Interstate 275, and stretches from the Township's eastern boundary with the City of Cincinnati at Sutton Road to the Township's western boundary with Clermont County. The study area is approximately 4610 acres or 7.2 square miles and includes over six miles of riverfront. Changing topography is a defining characteristic of the study area. The river's edge sits at an elevation of 484 feet above sea level. The highest peak in the study area is some 425 feet higher at 909 feet above sea level.

THE RIVER

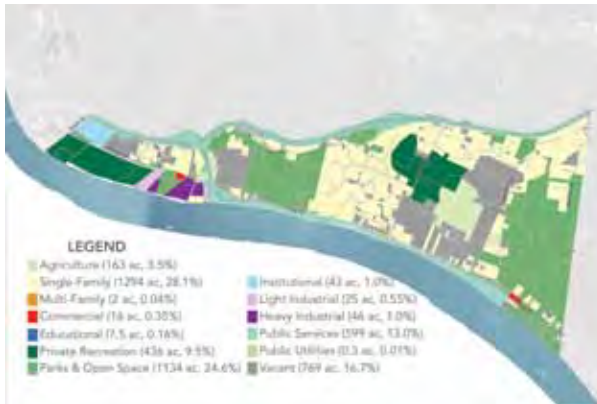
The Ohio River runs from east to west as it passes Anderson Township. The normal pool stage at the Cincinnati gauge is 25.4 feet. Flood stage corresponds to 52 feet. The floodway and 100-year flood hazard areas are delineated on the map on the next page. The floodway is the channel of the river and the adjacent area that carry flood flows. Development within the



Study area



Floodway and Floodplain



Existing Land Use

floodway is strictly regulated. The 100-year flood hazard area, also referred to as the 100-year floodplain, includes the floodway and additional fringe areas covered by water in the event of a 100-year flood. A 100-year flood does not mean that it will happen every 100 years. Instead, there is a 1-in-100 probability of a flood of that magnitude happening each year.

LAND USE

Land use within the Riverfront Area encompasses a wide array of distinct uses, from entertainment and industry to quiet residential streets. While the study area contains numerous different uses, some are more heavily concentrated than others. Single-family residential development is the largest land user in the study area while public parks, Township owned Greenspace, and open space combine to be the second largest land use. Together, they represent over 50 percent of the Riverfront Area. Private recreation, including uses like Coney Island, Riverbend, and Coldstream Country Club are almost 10% of the study area.

TRANSPORTATION

The existing street network is varied but includes limited connections to the waterfront. Like many aspects of the Riverfront Area, the transportation system is heavily influenced by topography. The road hierarchy in the study area is as follows:

- Freeway: I-275, section of US 52 between I-275 and Kellogg Road
- Major Arterial: Kellogg Road/Avenue
- Minor Arterial: Sutton Road, Eight Mile Road
- Collector: Four Mile Road, Five Mile Road, Asbury Road, Nordyke Road, Ayers Road, Hopper Road
- All other roads are local

ISSUES SUMMARY

RESIDENTIAL USES

The vast majority of the housing in Anderson Township is single-family residential. In fact, 89.5 percent of the all residences are owner occupied, single-family residences. People move to Anderson for the combination of good schools, relative location to downtown Cincinnati and the airport, an attractive park system and the Greenspace Program. The existing residents in the study area value the serenity. Truck traffic associated with the industrial uses is not perceived as overwhelming but the traffic associated with the entertainment uses can be during major events. Housing availability is an issue and it is hard to meet the needs of young professionals and older, “empty nesters.” The Riverfront Area, as well as the Township as a whole, would benefit from more diverse housing options.

INDUSTRIAL USES

The industrial uses in the Riverfront Area have successful operations. They attribute their success to location of their facilities and the combination of good highway and river access. The facilities draw from a customer radius of up to 75 miles and generate several hundred trucks per day during peak operational seasons. The industrial users that were interviewed during the planning process would like to expand their facilities if they could and, overall, are happy with their relationships with Anderson Township.

ENTERTAINMENT USES

The entertainment uses in the Riverfront Area have a peak season of May to September and when combined, attract close to a million visitors each year. New gaming legislation passed by the General Assembly allows horse tracks such as River Downs to include electronic gaming at their facility. This has the potential to make a major impact on their operations. With the exception of the proposed River Downs Racino, the other entertainment uses have no major changes planned for the foreseeable future. With the attraction of so many users, especially during special events such as concerts or festivals, parking and traffic along Kellogg Road is a major issue for both visitors and Township residents. As for the off-season, the entertainment uses have little activity although some business owners and residents have discussed possible winter events or activities that could make the Area more of a year-round destination.

FLOODING AND TRANSPORTATION INFRASTRUCTURE

Flooding is a major issue for the Riverfront Area, particularly in the late winter and spring seasons. Flooding limits access along Kellogg Road four to five days per year on average. All the major property owners along Kellogg Road in the study area have experienced some sort of property damage due to flooding in the past, with the flood of 1997 being one of the worst. There are three points between I-275 and US 52 that are cut off when flooding rises to the 49-foot level. Those three points include:

1. Right outside of River Downs, roughly 300 feet right of the River Downs gates and in front of Riverbend.
2. At the Four Mile Road intersection, which floods at all points of the intersection.
3. The US 52 westbound on-ramp.

Other transportation issues in the study area include the lack of good alternate routes when Kellogg Road is either flooded or over capacity due to an entertainment event. Sutton, Four Mile, and Five Mile Roads are county roads which all have design limitations that include narrow roadway widths, low design speeds, lack of shoulders, and flooding issues near their terminus at Kellogg Road. Upgrading at least one of these county roads to meet current design criteria is desired.

ECONOMIC DEVELOPMENT

Currently there is a Tax Increment Financing (TIF) District in Anderson Township, which includes the entertainment uses along Kellogg Road. It is due to expire in 2024. As for actively engaging in economic development, the Township has historically not pursued development because it attracted development without having to pursue it first. As a result, the Riverfront Area has not been marketed for economic development in the past. This has changed and the Township is now looking to engage in more economic development activities. Though Kentucky is in close proximity to the Riverfront Area, it does not compete with Anderson Township for economic development. The Ohio River is a huge barrier and communities in Kentucky do not think of crossing the river to shop in Anderson Township, even though it is closer than other shopping centers in Kentucky.

VISION STATEMENT

Anderson Township celebrates its Ohio Riverfront. The area is a lively mix of entertainment and recreation for young and old, thriving businesses who contribute to the tax base and health of the community, and residential neighborhoods at a range of price points and styles, nestled into the rolling hills of the Ohio River Valley. A vibrant, accessible waterfront is the showpiece of the area, with year-round recreation and entertainment options for all ages to enjoy. This vibrant waterfront attracts visitors from across the region that sees this as an entertainment and recreation destination. The area continues to be a regional family oriented fun place during the day while offering those seeking lively nightlife evening attractions. Long standing entertainment facilities continue to thrive while additional businesses such as lodging, restaurants, and retail support these facilities year-round and complete the regional destination. In addition, the Area hosts a number of cultural events aimed at celebrating the river and the Anderson Township community. These events draw residents to the Riverfront multiple times throughout the year.

The parks and recreation areas have developed to better serve area residents. Not only are they all connected by a bicycle/walking trail and greenway, but they have expanded their programming to provide year around activities and services to all segments of the population. The acclaimed riverwalk connects River Downs, Riverbend and Coney Island, the main anchors of the entertainment district, together with the river. Folks enjoy strolling along the river, delighting in the parade of barges and pleasure craft and topping off the experience with a stomach full of cotton candy and ride on the tilt-a-whirl. At night, a stroll along the river leads visitors to a nice concert at Riverbend Music Center or a chance to try their luck at River Downs.

The beautiful rolling Ohio River Valley provides scenic views and a change of pace from the bustling downtown life within Cincinnati. The protection of the natural features is an important

value of the citizens of Anderson Township. Scenic vistas along the river are protected to preserve views from the hillsides. Areas along Kellogg/US 52 showcase the Ohio River for motorists, bicyclists and pedestrians to enjoy along the extended trail that stretches into Clermont County. New development has been designed to blend into the natural environment and preserve the area's beauty. New construction practices are mindful of the difficult topography and work to minimize erosion and soil runoff to reduce their impact on the Ohio River.

Anderson Township has remained fiscally healthy and encourages development that has a positive contribution to the tax base. A mixture of year-round commercial retail and continued industrial businesses that rely on riverfront access call the Ohio Riverfront home. Although everyone understands that the mighty Ohio can never be completely contained, infrastructure improvements to Kellogg Road have maintained access during flood season to improve the economic climate for businesses that depend on their customers and employees accessing them throughout the year. In fact, with so much attention to the riverfront, existing businesses have expanded their operations, increased their employment and have continued to be good corporate citizens within the Anderson Township community. The Township also understands that maintaining a good business climate is important to the health of the area. It has taken the proper steps in conjunction with the City of Cincinnati to improve traffic conditions and help with traffic control during events.

The demand for new housing options has been heard loud and clear by Township leadership. The Township worked hard to diversify opportunities to provide new options for its loyal long-time residents who wanted to stay but needed new housing options, including smaller units and less maintenance and responsibility. In addition, the Township wanted to capture those new families and professionals that were seeking the beautiful scenery. Beautifully constructed and aesthetically pleasing townhomes and condominiums now are intermixed throughout the entertainment district and along Kellogg Road. The Township was careful to make sure these new options provided a multitude of price points, served a diverse demographic from young and old, and ensured that they did not impact the sensitive environment and the beautiful scenery that Anderson Township residents enjoy. Township residents are comforted by the fact that they had options to stay within the community at all stages of their life.

GOALS

1. Enhance and preserve natural areas, environmentally sensitive lands, and scenic views along the riverfront and from the hilltops.
2. Ensure Anderson Township's regulations and other tools contain the necessary updates to implement the updated Ohio Riverfront Plan.
3. Encourage mixed uses that are year round and those that promote the area as a destination within Anderson Township, Cincinnati and the larger region.
4. Attract and retain uses that increase the tax base of Anderson Township while remaining compatible with existing uses and limit environmental impacts such as noise, light, vibration, and traffic congestion.
5. Maintain strong infrastructure that provides for a multi-modal, safe and efficient infrastructure system that supports future land use growth.
6. Provide diverse housing options that are compatible with existing housing development within the land available in the study area.
7. Assure public services match the level of growth within the study area.

Objectives & Implementation

SUMMARY OF OBJECTIVES

The following goals and objectives were developed for the Riverfront area. For each objective, action steps were outlined as the necessary steps for implementation and include the responsible parties. A summary of the goals, objectives and timeline for implementation is provided in the following chart. To establish priorities, the completion date for each objective is broken down as follows:



Short-Term
0 - 3 years










Medium-Term
3 - 7 years










Long-Term
7+ years

1. Enhance and preserve natural areas, environmentally sensitive lands, and scenic views along the riverfront and from the uses on the hilltops.			
Objectives	1	Strengthen zoning resolution and design guidelines to increase landscaping, protect existing wooded areas and preserve view vistas.	
	2	Work with the Hamilton County Soil and Water Conservation District to continue to ensure that hillside protection regulations within the Earthworks regulations are strong enough to implement the vision of the Anderson Township Riverfront Plan.	
	3	Provide greater public access to and from the river and its amenities through additional boat ramps and transient docks.	
	4	Develop a scenic and multi-use riverwalk through the entertainment district of the Ohio Riverfront that connects with the <i>Ohio River Trail</i> along Kellogg Road/US 52 east of the entertainment district.	

2. Ensure Anderson Township's regulations and other tools contain the necessary updates to implement the updated Ohio Riverfront Plan.			
Objectives	1	Update Anderson Township's zoning resolution for this specific area to reflect updated policies and development program.	
	2	Modify the existing riverfront district to account for policies of the plan and create new districts for mixed-use and higher density development that is compatible with the terrain.	
	3	Study and consider the use of economic development tools (e.g. Joint Economic Development District, Tax Increment Financing District, Community Improvement District, etc.) to protect Anderson Township's budget, character and services.	
	4	Buffer residential and recreation development from adjacent industrial uses with less intensive entertainment and commercial buildings.	
3. Encourage mixed uses that are year round and those that promote the area as a destination within Anderson Township, Cincinnati and the larger region.			
Objectives	1	Through modification of zoning encourage an intermix of residential, recreation and office uses within new developments along the river.	
	2	Continue to establish the area around Coney Island, Riverbend, and River Downs as an entertainment destination with supporting restaurant, retail and commercial uses.	
	3	Work with Hamilton County Parks and the Anderson Township Park District to update a parks plan for the existing parks and nature areas to better develop access and recreation opportunities on existing park lands.	
	4	Encourage events that celebrate the Ohio Riverfront Area and strive to reconnect residents with the river as well as increase local activities and events within the area.	
	5	Ensure adequate and flexible parking options within the entertainment district through flexible parking regulations such as shared-parking facilities and allowing the use of parking garages.	
	6	Capitalize on under-utilized township and state-owned properties for private development and public recreation potential where appropriate.	

4. Attract and retain uses that increase the tax base of Anderson Township while remaining compatible with existing uses and limit environmental impacts such as noise, light, vibration, and traffic congestion.			
Objectives	1	Develop a "gateway" along US 52 and Kellogg Road to alert visitors and residents that they are within Anderson Township's Ohio Riverfront Area.	
	2	Encourage industrial uses that require river access but also ensure that industry located along the river guards against harmful discharges or increased storm runoff that can negatively impact water quality.	
	3	Work with existing industries and new businesses to provide for increased traffic capacity and limit the negative impacts of traffic congestion.	
5. Maintain strong infrastructure that provides for a multi-modal, safe and efficient infrastructure system that supports future land use growth.			
Objectives	1	Continue to work with the Hamilton County Engineer's Office and property owners to study minimizing flood impacts along Kellogg Road to maintain property access during periodic flooding.	
	2	Work with utility providers to encourage where feasible, sewer connections to those properties and businesses that currently do not have connections.	
	3	Conduct a study to determine long-term flood control measures to increase developable land and decrease the impact of seasonal flooding on economic development.	
	4	Through existing plans, support the connection of bicycle facilities along Kellogg/US 52 to connect with Clermont County.	

6. Provide diverse housing options that are compatible with existing housing development within the land available in the study area.			
Objectives	1	Identify locations that are optimal for housing that provides for accessibility, appeals to multiple age groups and includes assorted types and price points to allow for more opportunity for residents to stay within Anderson Township as their needs and lifestyles change over time.	
	2	Support mixed-use residential, office and commercial development along Kellogg Road.	
	3	Focus additional residential development to the areas south of I-275 on either side of US Highway 52/I-275 connection.	
	4	Ensure areas identified for Transitional Residence are properly zoned and that development regulations are in congruence with the desired character and density of such uses.	
	5	Encourage development of the Forestville Realty properties between Eight Mile Road and Coldstream Country Club as a mixed-use area containing a variety of housing types, open space, community facilities, and neighborhood-serving retail uses.	
7. Assure public services match the level of growth within the study area.			
Objectives	1	Use fiscal impact modeling and a thoughtfully planned mixture of land uses to ensure that new development can help pay for public services.	
	2	Create public/private partnerships between heavy service users and public service providers to supply additional services during peak times (concerts, festivals, special events, etc.) to reduce service costs to taxpayers.	

OBJECTIVE 1-1

Strengthen zoning regulations and design guidelines to increase landscaping, protect existing wooded areas and preserve view vistas.



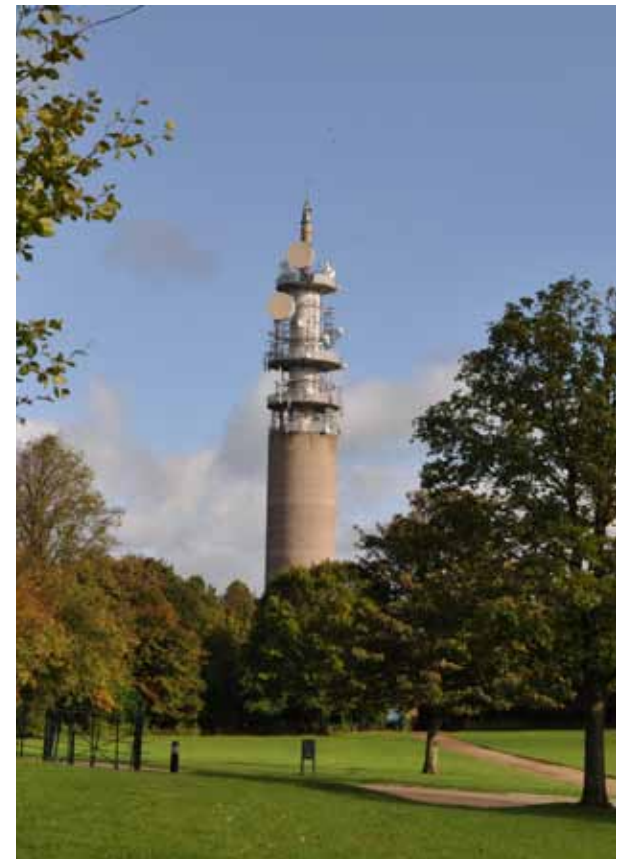
Short-Term

SUMMARY

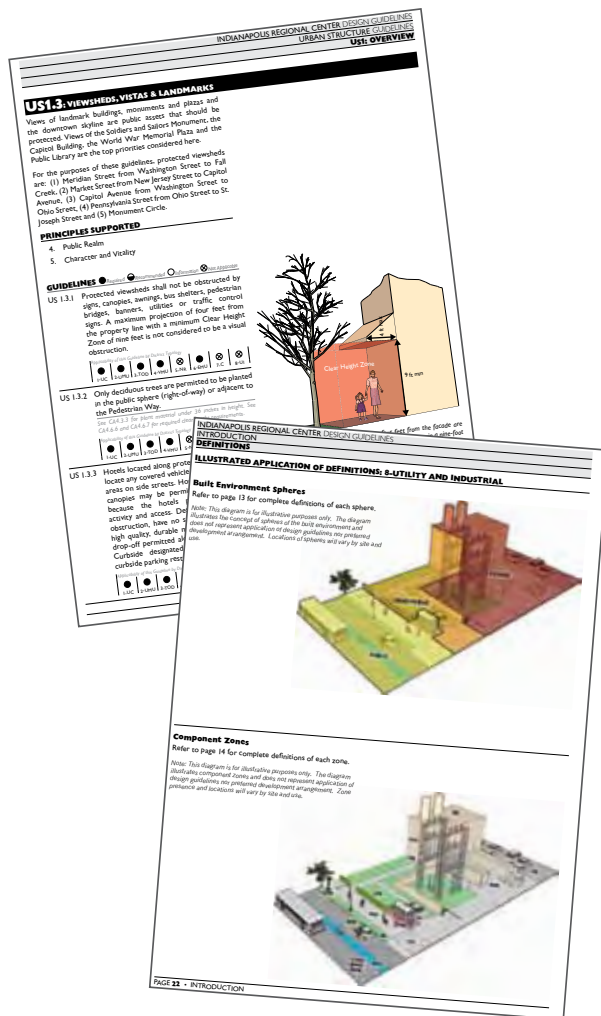
Zoning resolutions, subdivision regulations, and design guidelines are local regulatory tools that can be used to reduce development impacts. Scenic viewshed preservation strategies may include regulating the type and intensity of development, design requirements, tree planting, location standards for telecommunication towers, requiring underground utilities, scenic and/or conservation easements, and sign standards. Any new development, especially in the entertainment district, and in close proximity to residential uses, should be buffered and screened to protect residential uses from visual, sound, light, noises, and vibration impacts. Protecting existing tree stands may be accomplished with tree preservation resolutions, conservation easements, and incentives for cluster development. In addition to creating more visually attractive development, landscaping standards can be used to increase the use of native plant species, create water efficient landscapes, and improve water quality through on-site detention and increased groundwater infiltration.

EXPECTED OUTCOME / WHY

Scenic beauty and the natural environment help to define community character and contribute to quality of life. Without active protection, new development and corresponding infrastructure can threaten natural areas and diminish the positive effects of them. Trees and other vegetation reduce storm water runoff, decrease erosion by anchoring soils, and filter pollutants from storm water before reaching waterways. Tree conservation protects wildlife habitat and can reduce energy consumption through lower heating and cooling costs. Additionally, use of native plants in residential and commercial landscapes can create new habitat. Overall, preserving view vistas and existing woodlands and establishing higher quality landscape design standards will strengthen the appeal of the Riverfront Area for tourists, employers, and residents.



Industrial facilities, telecommunication towers, and high-rise buildings can negatively affect view vistas.



Example pages from the Indianapolis Regional Center Design Guidelines.

PRECEDENT STUDIES

- Napa County, California Scenic Viewshed Ordinance
- Ohio Department of Natural Resources, Canopy Preservation Ordinances
- Minnesota Planning Environmental Quality Board, Model Ordinances for Sustainable Development
- Florida Area IV Water Conservation Committee, Model Landscape Ordinance Requiring the Use and Preservation of Appropriate Native Vegetation

ACTION STEPS

	ACTION STEP	RESOURCES
1	Inventory scenic viewsheds	Anderson Township Park District, Anderson Township Planning, Interested members
2	Inventory significant tree stands and wooded areas	Anderson Township Park District, Anderson Township Planning, Interested members
3	Create zoning and design guideline amendment committee	Interested members
4	Draft resolutions and design guidelines	Planning Staff or Consultant
5	Adopt resolutions and design guidelines	Anderson Township Trustees
6	Create design review board	Interested members
7	Review development proposals	Pre-development Meeting



One of the Riverfront Area's many scenic views

OBJECTIVE 1-2

Work with the Hamilton County Soil and Water Conservation District to continue to ensure that hillside protection regulations within the Earthworks regulations are strong enough to implement the vision of the Anderson Township Riverfront Plan.



Short-Term

SUMMARY

The geology of the Ohio Riverfront Area consists of Kope bedrock which is a shale formation. This formation has a relatively small amount of soil coverage and is very prone to landslides. Studies of landslides within the area found that Kope geologic formations coupled with Pate and Eden soil types and slopes of greater than 20 percent were most susceptible to slides. Although these slides are rarely catastrophic in the short-term, they can, and have, resulted in substantial property damage and condemnations with high financial impacts to both the subject properties and adjoining properties. Although high risk areas should not in themselves preclude development, the Hamilton County Earthwork Regulations should be used to help mitigate the risk of landslides and protect life and property.

In 1999, the Township Trustee's formed the Hillside Task Force to review existing hillside regulations in Anderson Township. After a detailed study the Taskforce recommended that no new Township zoning admendments to govern hillside development should be enacted and that the Township should work with the Hamilton County Soil and Water Conservation District on the Earthworks Regulations to ensure that the data collected to monitor hillside activity and regulations were strong enough to implement the vision of development at the time.

Therefore, it would be preduent for the Township to periodically review the Earthworks Regulations, and specifically the Geotechnical Requirements, Erosion Prevention & Sediment Control Requirements, and the Non-Sediment Pollution Control Requirements established in the Hamilton County Earthwork Regulations to ensoure that the following guidelines are implemented as part of the updated Ohio Riverfront Plan:

- Density requirements, setbacks and building placement should be adjustable on a site-by-site basis to account for topography to reduce or eliminate the need for drastic earth movements
- Construction should be regulated on steeper or less stable portions of the site to protect forest cover which helps mitigate against slides



An eroding slope in the Riverfront Area.

- Subdivision regulations and zoning regulations can require larger parcel sizes or clustering to eliminate development on steeper slopes. Subdivision regulations can require new parcels to have sufficiently flat land for building construction. Furthermore infrastructure outlays such as utilities and roads can be restricted on steeper slopes and follow contours
- Excavation, storm water management and erosion control measures should more stringent in slide prone areas

EXPECTED OUTCOME / WHY

The expected outcome is:

- Reduction in property damage and potential loss of life from slides due to reduction in the amount of improved property that is exposed to slide hazards
- Preservation of sensitive environmental areas and vegetation along extreme slope areas
- Development patterns that are more environmentally friendly, preserve the character of the Ohio Riverfront areas and preserve scenic view vistas

PRECEDENT STUDIES

- A Hillside Protection Strategy for Greater Cincinnati, The Hillside Trust
- Landslides in Hamilton County, Hamilton County Soil & Water Conservation District
- City of Cincinnati Zoning Ordinance, Chapter 1433 "Hillside Overlay Districts"
- City of Brentwood, Tennessee Hillside Protection Overlay District

ACTION STEPS

	ACTION STEP	RESOURCES
1	Review existing Earthworks Regulations, zoning resolution and subdivision regulations against this plan and updated hillside data to determine where strengthening is needed.	Anderson Township Planning, Hamilton County SWCD, Hamilton County Regional Planning Commission
2	Determine overall criteria for establishing hillside protection zones.	Anderson Township Planning, Hamilton County SWCD, Zoning Commission
3	Work with HC SWCD to determine if updated Earthworks Regulations or a hillside protection overlay district is needed and draft an appropriate response.	Anderson Township Planning, Anderson Township Trustees, Hamilton County Regional Planning Commission, Zoning Commission
4	Hold a hearing and recommend adoption of new regulations.	Anderson Township Trustees, Hamilton County Regional Planning Commission, Hamilton County SWCD

OBJECTIVE 1-3

Provide greater public access to and from the river and its amenities through additional boat ramps and transient docks.

SUMMARY

Public Boat Launch:

There are limited opportunities for public boat access to the Ohio River from the Riverfront Area. The nearest access points are private marinas in Cincinnati or a public access point near Nine Mile Road in Clermont County. An additional boat launch opportunity would allow for additional recreational entrance points to the river. A boat launch area typically consists of a parking area for automobiles and boat trailers, a ramp or combination of ramps, depending upon the expected volume, and a short-term dock that can be used to moor the boat during loading and unloading of passengers. Typical parking requirements are up to 10 spaces per ramp.

Transient Docks:

Unlike a public launch which allows for watercraft to be transitioned in and out of the water, a transient dock allows for watercraft to be moored during short recreational land stops. The advantage would be to increase the customer base of local businesses by allowing water craft along the river to dock for meals and other entertainment. Transient docks typically allow for stopovers of six hours or less and do not provide for watercraft services such as long-term mooring, gas or related services.

Locations:

The topography of the Riverfront Area allows for limited locations for public launches and transient docks. The existing public launch which is near Nine Mile Road just over the Clermont County line is one of few locations that is flat enough to allow for river access. Properties within the entertainment district also have relatively good access along the Riverfront Area and would be prime destinations for transient boat traffic.



Long-Term



Example of double ramp with transient dock.

EXPECTED OUTCOME / WHY

Additional recreational access to the river will increase the overall customer base for retail businesses located near the river as well as additional amenity value for residences which may have a positive impact on property values. Transient docks will expand the market for local destination businesses that can benefit from increased traffic from the river to their establishment.

PRECEDENT STUDIES

- US Fish & Wildlife Service Sport Fish Restoration Program <http://wsfrprograms.fws.gov/subpages/grantprograms/sfr/SFR.htm>
- ODNR Boat Grants <http://ohiodnr.com/tabid/2721/default.aspx>

ACTION STEPS

	ACTION STEP	RESOURCES
1	Discuss opportunities with partner landowners for locations	Anderson Township
2	Conduct engineering feasibility study to determine viability for launch/transient dock locations	Anderson Township, Civil Engineer, US Army Corps of Engineers
3	Secure land rights or engage property owners in public-private partnership	Anderson Township, Property Owners
4	Seek grant funding through US FWS Sport Fish Restoration and Boating Trust Fund or from ODNR Recreational Boating Program to defray some costs of boating infrastructure	Anderson Township, Civil Engineer, Contractor, Army Corps of Engineers, US Fish and Wildlife Service, ODNR
5	Engage civil engineering firm for design and subsequent construction	Anderson Township, Civil Engineer, Contractor, Army Corps of Engineers



Transient docks along Tennessee River.

OBJECTIVE 1-4

Develop a scenic and multi-use riverwalk through the entertainment district of the Ohio Riverfront that connects with the Ohio River Trail along Kellogg Road/ US 52 east of the entertainment district.

SUMMARY

Reconnecting with the Ohio River is a major piece of the vision of the Ohio Riverfront Plan. Large bodies of water are major attractors for bringing residents and visitors down to the Ohio Riverfront Area. Historically, businesses along the river were well connected with the Ohio River but have subsequently migrated away from the riverfront. Not only a connector for commerce, it is a great recreational opportunity and visual attractor. A riverfront promenade could link major visitor attractions within the entertainment district and provide both passive and active recreational activities including people/river watching, jogging, walking and cycling. Connecting this promenade with multi-use trails along Kellogg Road and US 52 would create a strong transportation and recreation connection of regional significance.

There will be lighting, seating, gathering pockets, lookout platforms, sculpture elements, landscaping, and a decorative railing running the length of the promenade. Two travel lanes will be provided with a planting strip between the lanes. The 15-foot lane will accommodate faster-moving guests, while a 10-foot lane will offer a slower-paced alternative. Residents and visitors will enjoy viewing platforms along the promenade that are designed to showcase the Ohio River. The cantilevered viewing platforms may include colored-stamped concrete or pavers along with benches and light fixtures. The platforms must be able to withstand seasonal flooding and be low maintenance.

EXPECTED OUTCOME / WHY

- Access to waterfronts is a highly desirable amenity that serves as an attractor to bring visitors and residents to the riverfront. Increasing amenity value will increase visitor counts to nearby attractions such as River Downs, Riverbend and Coney Island.
- Additional recreational amenities will improve the health and well-being of residents and increase the area's desirability for commercial and residential development which will have a positive impact on property values.



Long-Term



Riverfront promenade in Detroit, MI.



Punggol Point Park Promenade, Singapore.

PRECEDENT STUDIES

- Whiting Lakefront Master Plan http://whitingindiana.com/parks_dept.php
- Reclaiming the Riverfront <http://www.uwex.edu/ces/cced/downtowns/lrb/lrb/sept05lrb.pdf>
- ODNR Trail Funding <http://ohiodnr.com/tabid/10762/default.aspx>

ACTION STEPS

	ACTION STEP	RESOURCES
1	Work with existing property owners, Hamilton County, and the State of Ohio to develop buy-in and potential route	Anderson Township
2	Secure funding including applying for potential TE, CMAQ and ODNR trail funds	OKI Regional Council of Governments, Anderson Township, ODNR, ODOT
3	Develop design and construction documents	Anderson Township, ODNR, ODOT, Design consultant
4	Construct trail	Anderson Township, ODNR, ODOT



Ohio River Trail Route Map.

OBJECTIVE 2-1

Update Anderson Township's zoning resolution for this specific area to reflect updated policies and development program.



Short-Term

SUMMARY

Anderson Township adopted zoning restrictions in order to protect and promote the health, safety, morals, comfort or general welfare; to conserve and protect property and property values; to secure the most appropriate uses of land; and to facilitate adequate but economical provisions of public improvements. The Township periodically updates the regulations with the most recent update adopted on April 28, 2011. With the change in the subarea plan for the Ohio Riverfront Area, changes to the zoning resolution will be needed. Specifically, certain areas on the land use map have changed land use classifications and are inconsistent with the zoning map. Additionally, throughout this plan, several changes in landscaping, pedestrian facility standards, etc. are noted. These should be included in the zoning resolution update. Within the Zoning Resolution Update, the Township should consider including standards that allow for the development of trails within the Township. This is especially important along the Ohio Riverfront with the new trail as the Township would like to continue to encourage and provide mechanisms for the continued extension of the trail along Kellogg Avenue.

Changes should focus on:

- Zoning Text Change: Creation of a traditional mixed use zoning district as a new zoning classification.
- Zoning Map Change: The Forestville Realty property located south of I-275 and west of Eight Mile Road, is listed as transitional residence and the zoning is Residential A-A. Transitional residence, as described in other areas of the plan, indicates that appropriate uses include mixed density residential development characterized by multiple primary structures or units per lot with common forms of residential include townhomes, condominiums and apartments. Currently under the Residential A-A district only single family homes that are on a minimum of one acre of land are permitted. Therefore, the zoning for these parcels are inconsistent with the future land use designation. Therefore, the property should be rezoned to the new mixed use zoning classification.
- Zoning Map Change: The future land use map recommends a transitional residential land use designation in an area south and west of I-275, east of Four Mile Road and North of Kellogg Road. This area is currently zoned as A Residential. The A Residential District provides for residential single family units at a density of approximately two dwelling units per acre. The transitional residence use as defined in the Ohio Riverfront Plan identifies that appropriate uses include mixed density residential development characterized by multiple primary structures or units per lot, with common forms of residential including townhomes, condominiums and apartments. Therefore, the property should be rezoned to the new mixed use zoning classification.

- **Zoning Map Change:** The future land use map recommends a transitional residential land use designation for the area east of I-275, south of Five Mile Road, and north of Kellogg/US52. It is currently zoned as Residential B along Kellogg, Riverfront Entertainment along I-275 and the remaining is zoned Residential A-A. The Residential B district allows for single family residential dwellings with a density of approximately four dwelling units per acre. Under the Residential A-A district single family homes are permitted on a minimum of one acre of land. The Riverfront Entertainment District allows single family residential, office, and commercial. None of these districts allow a higher density residential. Therefore the Residential A-A area should be rezoned to the DD Planned Multiple Residence District to permit a variety of housing types. The Riverfront Entertainment district will allow retail along Kellogg to support the residential uses.
- **Zoning Map Change:** The transitional residential land use district located south of US 52/ Kellogg Road and Eight Mile Road has the zoning district of Riverfront District (H). This is compatible with the future land use map with the exception that the Riverfront District should be expanded to the north to include some of the currently zoned Residential A-A District that is identified as transitional residential on the future land use map.

EXPECTED OUTCOME / WHY

Keeping the zoning resolution updated with the identified future land use map, even for subarea plans, ensures that the desirable land use pattern is established. When the Township works with property owners to initiate changes to zoning, it stabilizes the market by sending positive signals that the Township will protect property values and promote the publicly accepted desired land use pattern.

ACTION STEPS

	ACTION STEP	RESOURCES
1	Convene the Zoning Commission to discuss zoning recommendations in the plan	Anderson Township Planning & Zoning, Zoning Commission
2	Discuss with property owners the suggested zoning changes	Property Owners, Anderson Township Planning & Zoning
3	Prepare rezoning applications for the Zoning Commission	Property Owners , Anderson Township Planning and Zoning, Zoning Commission
4	Hold hearing and adopt zoning changes	Zoning Commission, Township Commissioners

OBJECTIVE 2-2

Modify the existing riverfront district to account for policies of the plan and create new districts for mixed-use and higher density development that is compatible with the terrain.

SUMMARY

The updated land use plan provides for a lively mix of entertainment and recreation uses for young and old, thriving businesses who contribute to the tax base and the health of the community, and residential neighborhoods at a range of price points and styles, nestled into the rolling hills of the Ohio River Valley. The current Riverfront Zoning District provides for a variety of uses including agriculture, marina, recreation, river terminal uses, single family dwellings, extraction, storage, summer camps and parking areas. The district is broken into two permitted use categories including uses permitted in floodway and uses permitted in the floodway fringe. None of these permitted uses include the existing entertainment facilities located along the Ohio Riverfront including River Downs race track, AJ's Restaurant, Coney Island or Riverbend. Additionally, some of the future uses may be more similar to traditional mixed uses which are currently not supported under the current zoning classifications unless an applicant was requesting a planned district. Another issue with the "H" Riverfront District is that it also applies to other areas within the Township, especially in areas along the Little Miami River. Therefore the Township should consider splitting the "H" Riverfront District into two districts. "H1" could become the Ohio Riverfront District, while "H2" could become the Little Miami Riverfront District. This would allow specific regulations to address issues related to each river. Within the new Ohio Riverfront District, updated standards should address: permitted uses and, excluded uses, intensity of use requirements, pedestrian connections, height regulations, area regulations, parking regulations (focus on shared parking, parking garage, signage regulations (less restrictive in some areas i.e., size of signs, number of signs), architectural standards (regulate look and materials of new buildings), landscape standards (increase landscaping along Kellogg/US 52), floodplain (Floodway/Flood Fringe) standards, and performance standards (noise, vibration, protection of views, etc). The Township should also consider including trail standards related to the Ohio Riverfront Trail within this new district that would encourage and provide a regulatory mechanism for the continued extension of the trail along Kellogg Avenue.



Short-Term



Mixed-uses should be allowed in the riverfront district but special considerations must be made to ensure health and safety while minimizing downstream impacts.

EXPECTED OUTCOME / WHY

This district is the emerging entertainment district for Anderson Township that will draw visitors from other areas in Ohio, Indiana and Kentucky which will infuse additional revenue into the Township. The current district is very limited in terms of permitted uses and that is likely due to the fact that most of the area is located within the floodplain (floodway and flood fringe). While it is likely that the existing uses are grandfathered in, expansion of any uses or development of a new land use map consistent with the Updated Ohio Riverfront Plan will be difficult and, without additional standards, the Township could end up with uses or development that is not consistent with the character and development type envisioned for the future.

PRECEDENT STUDIES

- Ohio Revised Code Chapter 4301: Community Entertainment District Application <http://codes.ohio.gov/orc/4301.80>
- Entertainment District in Baton Rouge (Ordinance adopted in 2008): <http://www.downtownbatonrouge.org/downloads/pdf/AEordinance.pdf>
- Kalamazoo Riverfront Overlay District <http://www.kalamazoocity.org/docs/cpd/RiverOverlayFinalDocument73106.pdf>
- City of Philadelphia Central Delaware Riverfront Overlay District <http://legislation.phila.gov/attachments/13331.pdf>

ACTION STEPS

	ACTION STEP	RESOURCES
1	Convene the Zoning Commission to discuss zoning recommendations for the Riverfront District (H)	Anderson Township Planning & Zoning, Zoning Commission
2	Hold public meetings and talk to property owners about the suggested zoning changes	Property Owners, Anderson Township Planning & Zoning
3	Draft updated standards for the Riverfront District	Anderson Township Planning & Zoning, Planning Consultant
4	Prepare updated resolution for the Riverfront District for the Zoning Commission	Anderson Township Planning & Zoning, Zoning Commission
5	Hold hearing and adopt zoning changes	Zoning Commission, Township Commissioners

OBJECTIVE 2-3

Study and consider the use of economic development tools (e.g. Tax Increment Financing District, Special Improvement District, Joint Economic Development District, etc.) to protect Anderson Township's budget, character and services.



Short-Term

SUMMARY

The Township has many different economic tools it can use in order to spur economic development within this area. Some of these tools include a Tax Increment Financing District, A Special Improvement District and a Joint Economic Development District. Tax Increment Financing (TIF) districts are an economic development tool whereby future increases in tax revenues, because of new development, can be used to finance debt issued to pay for such development as well as subsidize future redevelopment and infrastructure projects in the defined district.

A Special Improvement District (SID) is a defined area within which businesses pay an additional tax or fee in order to fund improvements within the district's boundaries. Creation of the SID requires either: 1) owners of at least 60 percent of the front footage (excluding church or government property) petition the appropriate legislative authority, or 2) owners of at least 75 percent of the land area within the proposed SID petition the appropriate legislative authority.

A Joint Economic Development District (JEDD) agreement enables townships, cities, and villages to cooperatively address concerns associated with diminishing local revenues due to changes in legislation, economic development, growth, and annexation pressures. A JEDD becomes a local community approach to solving economic development issues by providing local governments the ability to enter into legal agreements that will increase revenues and create jobs. The program (JEDD) is designed to encourage cooperation among local communities, and it is considered by many to be a mutually beneficial economic development tool. This cooperation takes the form of tax revenue sharing among municipalities and townships.

EXPECTED OUTCOME / WHY

The outcome of this goal is to provide other revenue streams to pay for necessary improvements within the Ohio Riverfront Area. The Township should study all of the economic development options and determine which option best fits with the fiscal and management goals of the Township.

PRECEDENT STUDIES

- Ohio Revised Code sections 715.69 et. al.
- Ohio Revised Code section 1710.02
- West Chester, Ohio JEDD <http://www.westchesteroh.org/JEDD.cfm>
- Fairfield, Ohio JEDD <http://www.fairfield-city.org/tax/jedd.cfm>

ACTION STEPS

	ACTION STEP	RESOURCES
1	Determine overall benefit of each economic development tool and select the tools that best meets the Townships fiscal goals.	Anderson Township
2	Develop legislation that would assist the Township to promote economic development.	Anderson Township, City or Village, Hamilton County, State
3	Conduct public hearings	Anderson Township
4	Pass legislation	Anderson Township Trustees
5	Submit adopted legislation to state entities and county	Anderson Township Trustees, Hamilton County, State

OBJECTIVE 2-4

Buffer residential and recreation development from adjacent industrial uses with less intensive entertainment and commercial buildings.

SUMMARY

As industrial uses such as Cargill Inc. and Hilltop Basic Resources continue to operate and expand in the Riverfront Area, the effects associated with such industrial uses must be managed. Industrial machinery and outside storage of materials can create unwanted noise and unpleasant views, and increased heavy truck traffic can have impacts on surrounding neighborhoods. Zoning and development controls can include buffering and landscape requirements and performance standards to help mitigate unwanted side effects of industrial use. Additionally, smart land use planning can be used to ensure adjacent uses are compatible. For example, while heavy industry and residential uses may not belong next to each other, industrial uses may be compatible with an entertainment use and that entertainment use may be compatible with residential use. The entertainment use itself, in conjunction with site planning principles, screening recommendations, and lighting standards may sufficiently separate the industrial and residential uses.

EXPECTED OUTCOME / WHY

River views and waterfront access are invaluable attributes of the Riverfront Area. The Ohio River represents a competitive advantage for Anderson Township when trying to attract certain industry clusters and the existing industrial uses in the Riverfront Area contribute to the tax base of Anderson Township. Continued industrial operation is desired, but as these businesses expand or new uses move into the area, the character and quality of residential areas must also be maintained. It is for this reason entertainment and commercial uses should be located along Kellogg Road to buffer the industrial uses along the river.



Short-Term



An example of a view that should be blocked from residential areas.

PRECEDENT STUDIES

- City of Seattle, Industrial Buffer Zone: This is a separate zoning district meant to provide a transition between heavy industrial uses and residential and commercial zones. It allows for light industry and commercial use but prohibits high impact industrial use.
- City of San Francisco, Industrial Area Design Guidelines
- Ontario, Canada, Land Use Compatibility Guidelines

ACTION STEPS

	ACTION STEP	RESOURCES
1	Update future land use map to reflect land use recommendations of this plan	Planning Staff
2	Create zoning and design guideline amendment committee	Interested members
3	Draft resolutions and design guidelines	Planning Staff or Consultant
4	Adopt resolutions and design guidelines	Township Board of Trustees
5	Create design review board	Interested members
6	Review development proposals	Pre-development Meeting



Outside storage at Washington Marine.

OBJECTIVE 3-1

Through modification of zoning encourage an intermix of residential, recreation and office uses within new developments along the river.



Short-Term

SUMMARY

The lack of a traditional mixed use land use district or zoning district was one of the issues that surfaced during this process. There was a strong desire for development in the Ohio Riverfront area to display a more traditional mixed use character. In an effort to provide consistency between the Township Comprehensive Plan and the Ohio Riverfront Plan, existing districts such as the transitional residential were modified for this area. Additionally, in reviewing all of the zoning classifications, which would be the mechanism for implementation, there were not any traditional mixed use zoning districts where a combination of higher density residential (condominiums, townhouses, apartments, etc.), office and commercial could be mixed into a development or single buildings. For this area to achieve the vision set forth in this plan, changes to either an existing zoning district, such as the Riverfront District (H), or a new mixed use district should be created. The Township should re-examine whether the addition of this zoning district is beneficial in the long term, not only for the Ohio Riverfront Area, but other areas within the Township.

EXPECTED OUTCOME / WHY

The creation of a mixed use district for the Township will help to further the vision, goals and objectives of this plan. Anderson Township's Ohio River access has allowed for the development of a unique area within the Township that serves as an entertainment hub as well as opportunities for breathtaking views. By allowing a mixed use development in this area, additional tax base can be created from office and commercial space and different types of housing options can be provided that allow a resident to start, grow and stay within the Anderson community throughout their lifespan.

PRECEDENT STUDIES

- Mixed-Use Development In the Twin Cities: Issues and Best Practices; LISC, <http://www.lisc.org/content/publications/detail/799/>
- City of Baraboo, Wisconsin Ringling Riverfront Design Guidelines, <http://www.cityofbaraboo.com/vertical/Sites/%7BD06131C5-F452-44C7-954E-97BD998BCA20%7D/uploads/%7BE67F168B-3F12-41D0-98D9-5F417496D0A8%7D.PDF>

ACTION STEPS

	ACTION STEP	RESOURCES
1	Convene a steering committee to discuss the pros, cons and potential criteria for a mixed use district	Anderson Township Planning, Zoning Commission, Residents, Business & Property Owners
2	Hold public meetings and talk to property owners about the suggested zoning changes	Property Owners, Anderson Township Planning
3	Draft updated standards for a mixed use district	Anderson Township Planning, Planning Consultant
4	Prepare updated resolution for a new/updated existing mixed use district for the Zoning Commission	Anderson Township Planning, Zoning Commission
5	Hold hearing and adopt zoning changes	Zoning Commission, Anderson Township Trustees

OBJECTIVE 3-2

Continue to establish the area around Coney Island, Riverbend, and River Downs as an entertainment destination with supporting restaurant, retail and commercial uses.

SUMMARY

The Ohio Riverfront Area has three unique draws that should be capitalized on to better develop a destination entertainment district. Establishing this district will increase overall visitors and stimulate additional economic development. In addition to supporting additional retail operations, an entertainment district creates amenity value that residential and official commercial development is also attracted to. In addition to continued operation of the status quo, there are three potential scenarios for development of the entertainment district:

If the area continues to operate as is, the current attractions will only draw people during the summer operating months and a critical mass of visitors year-around would not be generated to spur additional retail and office development. It is important to note that as the horse racing industry continues to trend downwards, the attractive draw of River Downs may decrease, which would have a negative impact on surrounding businesses.

Scenario #1: Racino – Changes to the Ohio Revised Code now allow the Ohio Lottery Commission to establish video gaming terminals in select locations around Ohio, including existing horse racing facilities. These gaming facilities must be licensed by the Ohio Lottery Commission and can offer video gambling. It is important to note that racing facilities must maintain and expand their operations to retain a video terminal license. The racino format diversifies the market for River Downs and would potentially increase visitors to the area, especially during the winter months. Most racinos typically have ancillary development to support the gaming operations and the needs of this market segment, including hotels and restaurants. Studies of similar facilities suggest a likely expansion of these types of facilities within the entertainment district. This would have a positive impact on surrounding property values and would increase demand for additional commercial and retail development in the area.

Additionally, the Steering Committee and project team considered other scenarios for the entertainment district. The following scenarios were discussed as potential long-term



Medium-Term



Indiana Downs Casino in Shelbyville, Indiana is an example of a video terminal racing venue and casino.



Example of combination office and condo development in a mixed-use walkable format.



Example of residential development adjacent to a marina.

opportunities for land in the entertainment area. Concept sketches are included in the Appendix.

Scenario #2: Redevelopment – Demand for residential and commercial development in the area would support higher density mixed-use residential development that can coexist with Riverbend, Coney Island, and/or River Downs. Condos, live/work units, retail and office can be combined in a walkable village format.

Scenario #3: Marina – An alternative to scenario #2 would be redevelopment focused around a river marina. Market analysis has shown that additional berthing spaces are in demand along this section of the Ohio River and a marina in this area would attract users. Marinas also can attract compatible high density retail and residential development that enjoys the views that a recreational boat harbor would provide. Property in the entertainment district provides a potentially suitable area for an inland marina on the Ohio River.

EXPECTED OUTCOME / WHY

Additional amenity value such as a marina or destination economic development options such as a racino would create additional demand in the area. Higher density commercial/retail and residential development should be encouraged in this area to help support existing destination businesses.

PRECEDENT STUDIES

- Nashville Riverfront <http://www.nashvilleriverfront.org/>

ACTION STEPS

	ACTION STEP	RESOURCES
1	Review existing zoning to ensure that it supports the mix of uses and densities desired within the entertainment district	Anderson Township Planning
2	Make changes to zoning resolution as needed to support a mix of uses and densities for walkable development	Anderson Township Planning, Zoning Commission, Anderson Township Trustees
3	Work with River Downs to determine future of the site and direction of development	Anderson Township Trustees
4	Identify additional developable sites to support compatible development based upon development scenarios above	Anderson Township Planning

OBJECTIVE 3-3

Work with Hamilton County Parks and the Anderson Township Park District to update a parks plan for the existing parks and nature areas to better develop access and recreation opportunities on existing park lands.



Short-Term

SUMMARY

A parks and recreation master plan is a long-range planning tool used to identify current and future community needs based on changing trends in recreation and new patterns for recreation participation. It represents a commitment to providing quality parks and recreation facilities and programs and recommends strategies for developing future parks and services. The efforts of the Hamilton County Park District and the Anderson Township Park District must be coordinated to maximize parks and recreation planning in the Riverfront Area. A Riverfront Area specific plan should be created out of citizen input and integrated into the County's capital improvement planning process to ensure recommendations of the plan are implemented. Specific recommendations should occur at the park level; additionally, recommendations for trail development and extension can be planned in conjunction with the OKI Regional Council of Governments.

EXPECTED OUTCOME / WHY

Parks and recreation represent a large percentage of the land use in the Riverfront Area and one of its main attractions. Parks and open space improve physical and psychological health, strengthen communities, and make cities and neighborhoods more attractive places in which to live and work. Studies have shown that parks and open space can increase the value of neighboring residential property. Similar benefits are believed for commercial property as well. The availability of park and recreation facilities can also be a contributing factor in corporate and business location selection. Parks can also become significant tourist attractions, ultimately contributing to a stronger local business climate. It is for these reasons that a strategic parks and recreation master plan is critical to the continued success of Woodland Mound, Withrow Nature Preserve, Kellogg Dog Park, and Anderson Township's Riverfront Area.

PRECEDENT STUDIES

- City of Dublin, Ohio Parks and Recreation Master Plan
- Carmel Clay (Indiana) Parks & Recreation Master Plan

ACTION STEPS

	ACTION STEP	RESOURCES
1	Create park master plan steering committee	Interested members
2	Conduct parks analysis and needs assessment	Anderson Park District, Hamilton County Park District
3	Create master plan	Anderson Park District, Hamilton County Park District
4	Implement recommendations of the master plan	Anderson Park District, Hamilton County Park District



Woodland Mound

OBJECTIVE 3-4

Encourage events that celebrate the Ohio Riverfront Area and strive to reconnect residents with the river as well as increase local activities and events within the area.

SUMMARY

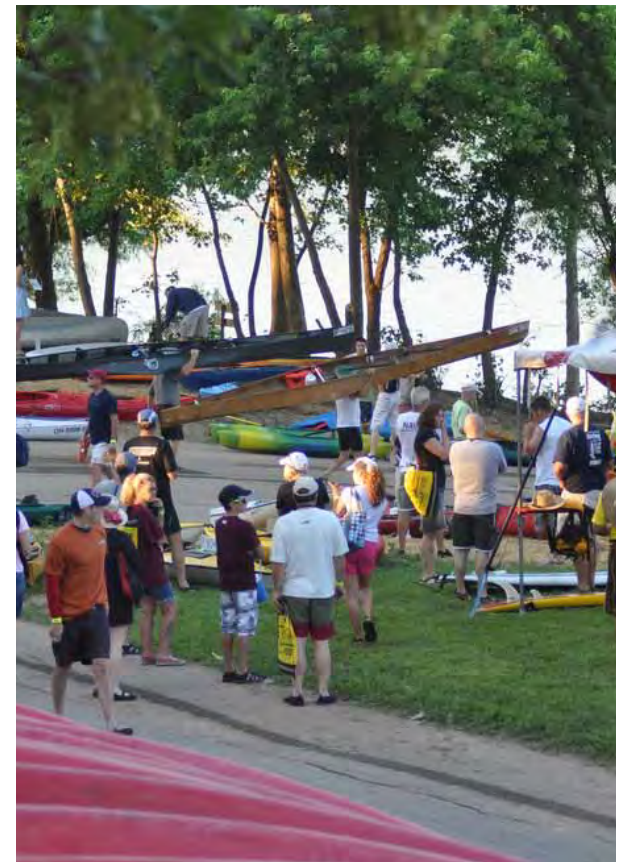
The Ohio Riverfront Area possesses a rich history in terms of the Township's development. As the Township continues to re-connect with the river, additional attractions are needed to bring residents and visitors to the Ohio Riverfront Area. Although additional investment in existing businesses, new business recruitment, and encouraging year-around activity will encourage additional development, programming can also serve as an attractive element to drive additional interest in the riverfront. Community-sponsored events such as a Riverfront festival can create excitement during off-peak times of the year. Events do not all have to be large, and even periodic small events during the winter season can increase the customer base of existing retail businesses in the area. It is important to note that the event itself will rarely drive much direct investment in the community through event proceeds or increased sales for local businesses. The events would serve to increase excitement for the area, serve to attract potential developers or buyers to the area and to increase overall excitement within the community.

EXPECTED OUTCOME / WHY

Serves as an economic development marketing tool to showcase the community and the area in which the event is being held.



Medium-Term



Participants get ready for Paddlefest along the Ohio Riverfront, the largest canoe/kayak paddling event in the Midwest.

PRECEDENT STUDIES

- The Community Impact of Festivals and Events <http://www.aae.wisc.edu/pubs/cenews/docs/ce222.txt>

ACTION STEPS

	ACTION STEP	RESOURCES
1	Decide what type of community event you will organize. You may be hoping to get residents more involved in community volunteer efforts. A clear goal will help you explain the project to others.	Anderson Area Chamber of Commerce, Anderson Township Officials, Staff and Resources
2	Form a committee of interested community members. You need people who are good at the big picture, as well as those who can organize well and carry through with each detail. Find someone who has experience with public relations and who can work with local media to get publicity for the event. It's a good idea to involve community leaders and politicians. Once they are personally invested in the event, they will be more likely to promote it.	Anderson Area Chamber of Commerce, Anderson Township Officials, Staff and Resources
3	Pick a theme for the event. This will make it easier for everyone involved to decorate and plan booths. Organize a variety of events around the theme. You can have a 5K race, a raffle, games and entertainment. Local bands will help draw crowds.	Anderson Area Chamber of Commerce, Anderson Township Officials, Staff and Resources
4	Market the event to the regional market as well as to specialized niche markets depending upon the type of event being held	Anderson Area Chamber of Commerce, Anderson Township Officials, Staff and Resources



Cambridge River Festival, Cambridge, MA.

OBJECTIVE 3-5

Ensure adequate and flexible parking options within the entertainment district through flexible parking regulations such as shared-parking facilities and allowing the use of parking garages.

SUMMARY

The study area, as an entertainment district, will continue to see land use changes over time which will impact parking options. The future land use plan illustrates a higher intensity build out of the area west of I-275. In 2012, the state legislature approved multiple racinos throughout the state, including a potential one at River Downs. This expansion of entertainment uses and development of new commercial uses, combined with constraints created by the hillside, is likely to create parking issues. A parking study should be conducted for the Riverfront Area to better understand parking needs and demands as entertainment and commercial uses intensify. One of the issues to be addressed is that most of the property within this higher intensity area is within portions of the floodplain. Therefore, development options will be limited and approaches to limiting impervious surfaces will be needed in order to stay in compliance with the rules and regulations of the National Flood Insurance Program.

There are a variety of options that can be explored for this area. A potential solution to traffic and parking concerns during peak times is the operation of a shuttle service. Visitors to the riverfront area would be able to park at an off-site location with ample parking, and ride a shuttle making various stops within the district. Additionally, the Township should consider revising shared-parking regulations for this area only. Such flexible parking options exist between Riverbend and Coney Island. Additionally, property owners may desire to install a parking garage that could serve several uses. Because the intent of the entertainment district is to draw people, the design of a parking garage will be a critical component of maintaining the desired character of the area. If a parking garage is located within the area, depending on the location, the first few floors will need to be designed to accommodate for the potential floods that have occurred due to the Ohio River. If the parking garage is not located within the flood plain, the Township should require that the first floor be occupied by a use, such as office or commercial, while the upper floors would be devoted to parking.



Medium-Term



Santa Monica Place Public Parking Structure.

EXPECTED OUTCOME / WHY

By allowing additional options for parking, the area can continue to develop. This will allow for more commercial, office and entertainment uses which will add to the tax base and bring more people into the area. Flexible parking options will allow people a central place to park, limiting the issues that have arisen during concerts at Riverbend and drivers parking along Kellogg/US 52 which can cause safety issues.

PRECEDENT STUDIES

- ITE Parking Generation, Institute of Transportation Engineers, <http://www.ite.org/technical/default.asp>
- Parking Strategies for Smart Growth http://www.sandag.org/uploads/publicationid/publicationid_1499_11603.pdf
- Parking Management Best Practices (Planners Press, 2006)
- Parking Management: Strategies, Evaluation and Planning (February 2011), http://www.vtpi.org/park_man.pdf

ACTION STEPS

	ACTION STEP	RESOURCES
1	Using the land use plan, undertake a parking study to quantify the total number of parking at build out	Anderson Township Planning, Parking Consultant
2	Examine current parking standards and options within the Anderson Zoning Resolution	Anderson Township Planning, Parking & Planning Consultant
3	Talk to property owners about options and their needs	Anderson Township Planning, Parking & Planning Consultant, Business & Property Owners
4	Revised parking standards based on the above needs	Anderson Township Planning, Parking & Planning Consultant, Zoning Commission
5	Prepare updated resolution for a new/updated existing mixed use district for the Zoning Commission	Anderson Township Planning, Zoning Commission
6	Hold hearing and adopt zoning changes	Zoning Commission, Anderson Township Trustees

OBJECTIVE 3-6

Capitalize on under-utilized township and state-owned properties for private development and public recreation potential where appropriate.



Medium-Term

SUMMARY

Anderson Township owns property off of Kellogg near the existing Cargill operations and the Ohio River. This property is partially being used for the township's fire training operations but a good deal of this property is undeveloped. The property sits in an area where additional compatible industrial development could be built. As the township evaluates the future use of the property, making some of the property available for sale to the private sector would provide an available site for industrial expansion along the Ohio Riverfront.

ODOT controls a substantial amount of land along the Ohio Riverfront that is public right-of-way for US 52. Although most of the land is undevelopable due to size and topography there is available land that could be used for future development near 8 Mile Road. This land can be developed for better uses including riverfront commercial (neighborhood scale commercial businesses) and higher density residential development.

EXPECTED OUTCOME / WHY

This would increase available land for industrial, commercial and residential development and provide needed revenue for the Township and State.

ACTION STEPS

	ACTION STEP	RESOURCES
1	Determine property that can be sold and intended future use of the property	Anderson Township Trustees
2	Encourage the development of utilities to the property and ensure zoning is appropriate for intended future use	Anderson Township Planning, Anderson Township Public Works
3	Place property for sale	Anderson Township Trustees
4	Continue negotiating with ODOT to determine needed public right-of-way and what properties can be divested by the State	Anderson Township Trustees, ODOT
5	Work with Clermont County to determine feasibility of providing utility services to properties	Clermont County Sewer District, Anderson Township Planning
6	Market available site for future development opportunities	Anderson Township Trustees, Anderson Township Chamber of Commerce



The parcels highlighted in red show the location of the under-utilized Township and State owned properties.

OBJECTIVE 4-1

Develop a “gateway” along US 52 and Kellogg Road to alert visitors and residents that they are within Anderson Township’s Ohio Riverfront Area.



Medium-Term

SUMMARY

A gateway is a landmark, streetscape, or land use transition that a resident or visitor first sees and experiences when entering a particular area. It not only provides a physical and sensory point of entry into a community but helps to define community identity. Currently there are no distinguishing features such as welcome signage, landscape treatment, or architectural detail to inform travelers of their entrance into the Riverfront Area. Gateway design themes could incorporate Township history, the diverse topography and natural features of the Riverfront Area, or a positive outlook for the future.

The intersection of Kellogg Road and US Highway 52 was identified as a primary gateway location. Other locations to be considered for gateway treatments may be near the intersection of Kellogg Road and Sutton Road, Kellogg Road near the Hamilton/Clermont county line, and near the Interstate 275 and Five Mile Road interchange.

EXPECTED OUTCOME / WHY

The goal of a gateway is to foster a sense of community pride by expressing a unified and forward looking image of the Riverfront Area to citizens and visitors through the enhancement of key entry points and intersections. They can also be used as wayfinding signage for area attractions and in developing a community “brand.”



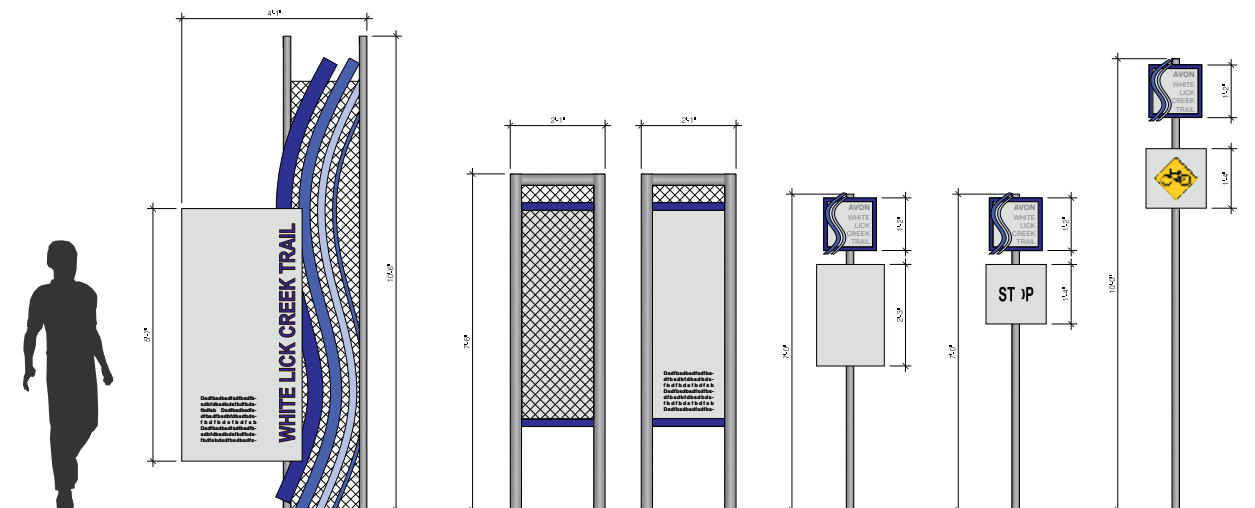
The existing Anderson Township signage and landscape at the corner of Kellogg Road and Sutton Road could be modified to become a Riverfront Area gateway.

PRECEDENT STUDIES

- Cincinnati Gateway Program

ACTION STEPS

	ACTION STEP	RESOURCES
1	Form gateway committee to oversee design and construction	Anderson Township Planning
2	Identify location(s) for gateway treatment	Betterment and Beautification Committee
3	Design gateway(s)	Consultant
4	Acquire funding and property if necessary	Anderson Township Trustees
5	Build gateway(s)	Anderson Township Public Works
6	Coordinate with committee for on-going maintenance	Anderson Township Public Works, Gateway Committee



The gateway theme and design can be incorporated with trail and wayfinding signage to better brand the Riverfront Area.

OBJECTIVE 4-2

Encourage industrial uses that require river access but also ensure that industry located along the river guards against harmful discharges or increased storm runoff that can negatively impact water quality.

SUMMARY

Prime industrial sites are a limited resource and as residential and commercial development increases in an area, the prospect of industrial development diminishes. The Ohio River offers a competitive advantage for attracting certain types of industrial use and as such, Anderson Township should market itself to targeted industrial clusters. However, the desire for industrial development must be weighed against the need for river health and protection.

EXPECTED OUTCOME / WHY

The Ohio River is the drinking water source for thousands of people in and around Cincinnati and numerous communities down river. The health of the river is of critical importance to the Riverfront Area. It is important that Anderson Township knows the risks associated with each industrial use along the river; however, it is the job of national and state agencies to monitor these discharges.

However, the Township is actively involved in assisting with the management of storm water through the Hamilton County Storm Water District Oversight Board. Activities that take place at industrial facilities, such as material handling and storage, are often exposed to the weather. As runoff from rain or snowmelt comes into contact with these activities, it can pick up pollutants and transport them to nearby storm sewer systems or directly to surface waters. To minimize the impact of storm water discharges from industrial facilities, low impact development (LID) and other green infrastructure practices should be utilized. LID emphasizes preservation of on-site features to protect water quality, increase groundwater infiltration, detain or slow runoff to filter pollutants, and increase evapotranspiration of storm water back into the atmosphere. Common LID and green infrastructure practices include: bioretention swales, rain gardens, cisterns and rain barrels, porous concrete and permeable paving, and green roofs.



Long-Term



Barge traffic on the Ohio River.

PRECEDENT STUDIES

- Environmental Protection Agency, Office of Water Management, Stormwater Program
- Low Impact Development Center, www.lowimpactdevelopment.org
- Federal Water Pollution Control Act, 1972
- Safe Drinking Water Act, 1974

ACTION STEPS

	ACTION STEP	RESOURCES
1	Establish business recruitment team	Anderson Area Chamber of Commerce
2	Identify available sites/parcels	Anderson Area Chamber of Commerce
3	Market and promote Riverfront Area to targeted industry clusters	Anderson Area Chamber of Commerce
4	Ensure industrial users have and maintain proper permits	Ohio Environmental Protection Agency, Anderson Township Planning
5	Promote the use of low impact development and other sustainable storm water strategies	Anderson Township Planning



Industrial uses along the Ohio River.

OBJECTIVE 4-3

Work with existing industries and new businesses to provide for increased traffic capacity and limit the negative impacts of traffic congestion.



Short-Term

SUMMARY

During the planning process, traffic congestion was identified as one of the issues along US 52/Kellogg, especially in the entertainment area west of I-275. As the uses and intensity of the uses continue to increase, traffic congestion will continue to increase. In order to provide the build out of the plan, traffic congestion will need to be addressed. The major issue areas are congestion at the western boundary near I-275 interchange and Kellogg Road. Traffic consistently backs up at the interchange during the time periods around concerts at Riverbend. Riverbend has taken proactive steps in changing their programming to draw some of the crowds out earlier to try and reduce traffic and parking congestion but it hasn't relieved all the pressure.

Additionally, flooding limits access along Kellogg Road four to five days per year on average, which can impact traffic accessing the area. All the major property owners along Kellogg Road have experienced some sort of property damage due to flooding in the past, with the flood of 1997 being one of the worst. There are three points between I-275 and US 52 that are cut off when flooding rises to the 49 foot level. Those three pinch points include:

1. Right outside of River Downs, roughly 300 feet right of the River Downs gates and in front of Riverbend.
2. At the Four Mile Road intersection, which floods at all points of the intersection.
3. The US 52 westbound on-ramp.

Finally, with two excavating industrial uses located along the riverfront, a lot of truck traffic travels off I-75 onto Kellogg Road/US 52 during weekdays which also causes congestion at the key pinch point near the industrial sites. Many times the industrial trucks are waiting to unload or load materials from barges. This creates backups from the driveway accessing Cargill's property and it spills out to Kellogg Road. If these uses expand, and both industries have future plans for expansion, more truck traffic will continue to be added into the mix impacting



Truck traffic lined up, waiting to get to Cargill, Inc.



Riverbend Music Center and River Downs race track are entertainment uses which generate large traffic volumes for special events.

other users along this roadway.

When Kellogg Road is either flooded or over capacity due to an entertainment event, traffic is impacted in the overall system because there is a lack of another good alternate route. Sutton, Four Mile, and Five Mile Roads are all county roads that have design limitations which include narrow roadway widths, low design speeds, lack of shoulders, and flooding issues. Upgrading at least one of these roads to meet current design criteria is desired. Regarding US 52 changes and I-275 changes, the Township will need to work with the Ohio Department of Transportation (ODOT) to address access points, which had started during this study.

EXPECTED OUTCOME / WHY

The outcome of this recommendation is to understand and quantify the traffic situation along US52/Kellogg Road and true impacts to all roadways. Based on the traffic situation, detailed design recommendations would be created to address the traffic congestion. The overall goal should be to reduce traffic congestion safely and efficiently. As traffic congestion improves or other alternative modes become available, such as a trolley or bus system to move people throughout Anderson Township, people will continue to come to the area more often if congestion is lessened.

PRECEDENT STUDIES

- ODOT Traffic Engineering Manual, <http://www.dot.state.oh.us/Divisions/Operations/traffic/publications2/tem/Pages/default.aspx>
- ITE Trip Generation, Institute of Transportation Engineers, <http://www.ite.org/technical/default.asp>
- Highway Capacity Manual 2012, Transportation Research Board, www.trb.org
- Trip Generation Tool for Mixed Use Developments http://www.epa.gov/dced/mxd_tripgeneration.html

ACTION STEPS

	ACTION STEP	RESOURCES
1	Using the future land use plan, complete a traffic study for US52/Kellogg to understand the full impacts of traffic and the future impacts.	Anderson Township Planning & Zoning, Traffic Consultant, Township Trustee, Hamilton County Engineer's Office, Representatives of OKI, Private property owners
2	Continue relationship with ODOT to work on solutions for the area.	Anderson Township Planning & Zoning, Traffic Consultant, Township Trustee, Hamilton County Engineer's Office, Representatives of OKI, Private property owners
3	Develop design recommendations and solutions for traffic congestion	Anderson Township Planning & Zoning, Traffic Consultant, Township Trustee, Hamilton County Engineer's Office, Representatives of OKI, Private property owners
4	Put roadway improvements in OKI's Transportation Improvements Plan	Anderson Township Planning & Zoning, Township Trustee, Hamilton County Engineer's Office, Representatives of OKI, Private property owners
5	Place transportation improvement out to RFQ/RFP process	Anderson Township Planning & Zoning, Township Trustee, Hamilton County Engineer's Office, Representatives of OKI, Private property owners

OBJECTIVE 5-1

Continue to work with the Hamilton County Engineer's Office and property owners to study minimizing flood impacts along Kellogg Road to maintain property access during periodic flooding.

SUMMARY

The Anderson Township Trustees and Hamilton County Engineer's office will initiate a study to determine how to solve seasonal flooding issues that hamper access to businesses along Kellogg Road. Intermittent flooding, at levels below the 100 year flood, make parts of Kellogg Road impassable and cut access to businesses for up to a few days at a time. This has a negative impact on business operations as well as hampers the development of available sites.

Anderson Township did a study that showed where flooding along the roadway occurs and has engaged the Hamilton County Engineer's office to help solve this problem. Potentially raising the roadway at these locations, while costly, may maintain access with minimal impact on properties. Anderson Township should continue to work with the engineer's office throughout the feasibility analysis.

EXPECTED OUTCOME / WHY

- Maintain access to existing businesses during seasonal flooding that is below the 100 year flood level
- Increase development potential for sites that may be hampered as business interruption costs would be too high for potential economic development prospects



Short-Term



Flooding along Kellogg Road, outside of the Coney Island Entrance.

ACTION STEPS

	ACTION STEP	RESOURCES
1	Work with Hamilton County Engineer's office to conduct feasibility analysis and determine options for maintaining access	Anderson Township Trustees, Hamilton County Engineer's office
2	Develop design for implementation	Hamilton County Engineer's office, Anderson Township Trustees
3	Engage landowners-stakeholders as partners to reduce project costs and assure necessary right-of-way is available	Anderson Township Trustees
4	Bid project and begin construction	Hamilton County Engineer's office, Anderson Township Trustees



Kellogg Road closed due to high water.

OBJECTIVE 5-2

Work with utility providers to encourage where feasible, sewer connections to those properties and businesses that currently do not have connections.



Medium-Term

SUMMARY

Areas along US 52 along the eastern edge of the Ohio Riverfront area near 8 mile road are currently not served by local utilities due to the feasibility of providing the service. At the time Clermont County utilities could not serve the area due to complications in the billing process. These issues with billing have been resolved allowing the area to be serviced. Anderson Township should facilitate discussions with property owners to determine the feasibility of extending services to these properties to decrease reliance on septic systems and increase the development potential of the property for higher density development.

EXPECTED OUTCOME / WHY

- Improve property values
- Improve water quality and impact on the Ohio River by reducing reliance on septic systems
- Increase development potential of existing properties

ACTION STEPS

	ACTION STEP	RESOURCES
1	Open discussions with Clermont County to determine feasibility of providing services along US 52	Anderson Township Trustees, Clermont County Commissioners, Clermont County Water Resources Department
2	Determine affected properties and costs per property for services	Anderson Township Trustees, Clermont County Water Resources Department
3	Determine final rates/costs to property owners and develop property owner buy-in	Anderson Township Trustees



The area circled in red represents the parcels currently lacking sewer connections.

OBJECTIVE 5-3

Conduct a study to determine long-term flood control measures to increase developable land and decrease the impact of seasonal flooding on economic development.

SUMMARY

Historically, flood control measures have been of interest to the public because they provide protection for existing structures and activities in the floodplain and because they enable new development to take place. A significant portion of potentially developable land along Kellogg Road and US 52 are located within the floodplain of the Ohio River. Although floodplain development comes with significant risk for the persons, structures and activities located within them, these have not been sufficient to outweigh the advantages of floodplain development. An aggressive flood control program can help mitigate these risks and increase the development potential for property within the floodplain.

Floodplain management should include a combination of structural and non-structural controls. The non-structural controls are items that Anderson Township already has in place including floodplain management resolutions and stricter zoning in flood prone areas. The zoning and floodplain management resolutions should be updated to include requirements for access drives to also be accessible during certain flood stages as well as allowing for building encapsulation to allow for development below flood grade.

Structural solutions can also protect property but also have an impact to downstream flooding as it reduces the ability for the floodplain to absorb floodwaters and accelerates the flow of water to downstream locations exacerbating flooding. The US Army Corp of Engineers has jurisdiction over determining proper structures on the Ohio River. Options for alleviating flooding may include levees /floodwalls. These are large earthen or solid structures that provide protection from the 100 year flood event. A levee and/or floodwall system would have to completely surround property to be effective in stopping floodwaters from reaching properties. The advantage to property is that it requires floods to overtop the levee before flooding of the property occurs. Negative consequences include potential failure of structures which could actually increase damage due to water velocity and destruction of backwater fish



Short-Term



Flood wall in Paducah, KY during flood stage.

habitat due to river channelization as water cannot naturally spread across the floodplain during flooding so velocity in the main channel increases destroying habitat.

EXPECTED OUTCOME / WHY

- Non-structural mitigation measures can reduce the impact on life and property while still allowing for development in the flood plain.
- Structural elements can reduce flooding for particular properties but may have negative impacts on flooding within the watershed. The US Army Corp of Engineers will carefully assess the impacts of proposed flood control measures to determine overall impacts before permitting projects.

PRECEDENT STUDIES

- Dungeness River Comprehensive Flood Hazard Management Plan http://www.clallam.net/environment/assets/applets/DRFP_AppB_.pdf
- US Army Corp of Engineers <http://www.lrd.usace.army.mil/flood/>

ACTION STEPS

	ACTION STEP	RESOURCES
1	Conduct feasibility study to determine properties in which structural options would be viable for flood control measures and cost of those measures	Anderson Township Planning, US Army Corp of Engineers
2	Conduct cost/benefit analysis to determine level of investment compared to long-term fiscal impacts to the Township for potential increased development and investment	Anderson Township Planning



Earthen levee along the Ohio River.

OBJECTIVE 5-4

Through existing plans, support the connection of bicycle facilities along Kellogg/US 52 to connect with Clermont County.



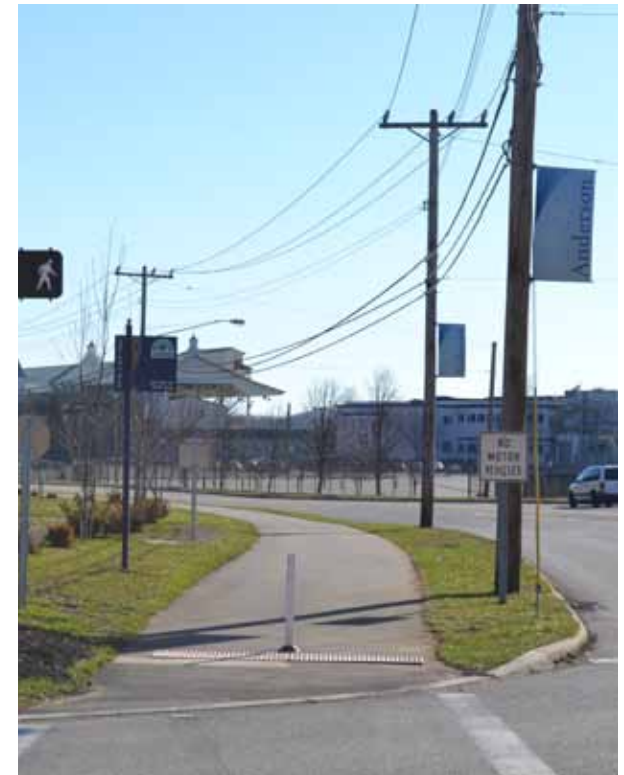
Medium-Term

SUMMARY

When complete, the Ohio River Trail will be a 14-mile multi-use path linking the City of Cincinnati with Anderson Township and ultimately the Village of New Richmond. A preliminary study completed in 2000 identified a preferred route. Based upon this, Anderson Township completed construction of the first 1.4-mile section in 2011. Detailed design of the next segment, from Five Mile Road to the Clermont County border, should be the next implementation step for Anderson Township. Like the existing section, it is anticipated that the trail alignment will run parallel along the north side of Kellogg Road. Crossing US Highway 52 between Kellogg Road and Interstate 275 will likely be the most difficult and costly section for Anderson Township.

EXPECTED OUTCOME / WHY

Trails and multi-use paths offer many benefits to a community including: increased community livability, improved economy through tourism and civic improvement, preservation of and access to open space, and opportunities for physical activity to improve fitness and health. Anderson Township recognized these benefits with the adoption of the Anderson Trails Plan in 1999. Continued development of trails and other bicycle and pedestrian facilities will lead to a more complete network, connecting parks, schools, residential concentrations, and commercial centers. Anderson Township should work with the OKI Regional Council of Governments to periodically update the Anderson Trails Plan to address new priorities and ensure adequate funding.



The Ohio River Trail at the intersection of Kellogg Road and Sutton Road.

PRECEDENT STUDIES

- Anderson Trails Plan
- Ohio River Trail, www.ohioriverway.org/ohio-river-trail/
- Little Miami Scenic Trail

ACTION STEPS

	ACTION STEP	RESOURCES
1	Complete detailed alignment and engineering of Ohio River Trail from Five Mile Road to the Clermont County border	Anderson Township, OKI Regional Council of Governments
2	Coordinate end alignment with Clermont County	Anderson Township, Clermont County
3	Obtain funding for trail construction	Anderson Township
4	Build Trail	Anderson Township



Bridge along the Little Miami Scenic Trail.

OBJECTIVE 6-1

Identify locations that are optimal for housing that provides for accessibility, appeals to multiple age groups and includes assorted types and price points to allow for more opportunity for residents to stay within Anderson Township as their needs and lifestyles change over time.

SUMMARY

The majority of the residential development within the Riverfront Area is single-family, large lot subdivisions. However, the needs and expectations for housing change with age and detached single-family homes on large lots that can be attractive to families with children may become a burden for older home owners. Many people would like to have the option to stay in the community but live in a more compact home or apartment that is easier to maintain.

Areas identified for Transitional Residence on the future land use map are well suited to accommodate mixed-density residential development and decrease the distance between housing and supportive retail and services. It will be important for the Township to ensure that optimal locations for such development are properly zoned and that building standards ensure accessibility. At the same time, the building standards and design guidelines cannot be such that they prevent the construction of affordable housing units.

EXPECTED OUTCOME / WHY

Americans are enjoying longer and healthier lives and advances in health care, economic security, and the delivery of support services have altered the experience of aging for the better. Despite common beliefs, only a small minority of retirees move to warmer climates and a small percentage reside in nursing homes. Instead, most residents choose to age in place, within the communities where they have lived. Like most communities, Anderson Township will need to adapt to this changing population.



Short-Term



Compact and accessible housing options can fit with the established character of the Riverfront Area.

PRECEDENT STUDIES

- The Atlanta Regional Commission, Lifelong Communities Initiative, www.atlantaregional.com/aging-resources/lifelong-communities-llc
- A Blueprint for Action: Developing a Livable Community for All Ages, www.aginginplaceinitiative.org

ACTION STEPS

	ACTION STEP	RESOURCES
1	Work with citizens and the development community to identify optimal locations within Transitional Residence areas	Planning Department, interested members, residential developers
2	Assess existing zoning and development regulations	Planning department
3	Amend zoning and development regulations to reflect desired development outcomes	Planning Department and/or consultant



Single-family detached homes on large lots are the most common residential units in the Riverfront Area.

OBJECTIVE 6-2

Support mixed-use residential, office and commercial development along Kellogg Road.



Long-Term

SUMMARY

Kellogg Road is the heart of the Riverfront Area. Throughout the planning process, residents, business owners, and Township officials described a vision for Kellogg Road which includes a vibrant mix of entertainment destinations, restaurants, retail businesses, local offices, and diverse housing types. Mixed-use corridors can look and mean many different things. It may be that residential uses are next to offices which are next to retail shops but it may also come in the form of live-work units where a small commercial space is owned by the resident above. The diversity in housing types ensure that people of various socio-economic levels may live in proximity to one another and share community pride. Close proximity to supportive retail development can mean decreased dependence on a personal automobile and increased density can provide the critical mass needed to support public transportation.

EXPECTED OUTCOME / WHY

The most successful downtowns, waterfronts, and commercial corridors present an array of uses and spaces where the community can be active. There are many benefits to allowing a mixture of uses along one development corridor, they include:

- Broader tax base
- Efficient land use and infrastructure investment
- Varying types and intensities of housing support a diverse population
- Bring people closer to the places where they work and/or shop
- Opportunities for multimodal transportation options
- Preservation of natural features
- Opportunities for public transportation



AJ's Roadhouse is one of the few restaurant and retail businesses in the study area.

PRECEDENT STUDIES

- Colorado Springs Mixed Use Design Manual, www.springsgov.com/Files/MixedUse.pdf
- OKI's Community Choices: Mixed Use Development, www.oki.org/landuse/pdf/OKIMU.pdf

ACTION STEPS

	ACTION STEP	RESOURCES
1	Establish business recruitment and economic development team	Interested members, Economic Development Committee, Business Recruitment Team
2	Identify available sites/parcels	Interested members
3	Market and promote sites to businesses and developers	Anderson Township, Anderson Area Chamber of Commerce
4	Review zoning resolution to allow for appropriate mix of uses and remove inappropriate uses if currently permitted	Anderson Township, Anderson Area Chamber of Commerce
5	Ensure development standards reflect the desired character for the corridor	Anderson Township



Example of mixed use residential and commercial office development.



Live/work units in Fall Creek Place, Indianapolis, Indiana with office and retail on the first floor and condos above.

OBJECTIVE 6-3

Focus additional residential development to the areas south of I-275 on either side of US Highway 52/I-275 connection.



Medium-Term

SUMMARY

Residential use will continue to be the primary land use in the Riverfront Area. However, the single-family residential developments currently present need to be supplemented with increased housing options. The Comprehensive Plan identified the areas south of Interstate 275, on either side of US Highway 52, for future Transitional Residence use. This designation may include a variety of housing types including single-family, detached homes; single-family, attached townhomes; apartments; and condominiums. In addition to varying in size, these types of residential development can often be less expensive than traditional lower density, single-family detached housing. This is because a large cost component of new development is the cost of land, which can be distributed across more households or on smaller lots. Building at higher densities also facilitates more efficient infrastructure investment for the Township. Ultimately, more diverse housing options may attract young people to Riverfront Area and allow existing residents to remain in the Area as they age.

EXPECTED OUTCOME / WHY

A variety of housing options and affordability are critical to the long-term success of Anderson Township and the Riverfront Area. Housing is a basic need and safe and affordable housing is becoming increasingly difficult, even in middle-income households. The issues of housing, especially affordable housing, was once thought of as merely a social issue involving low-income households. Today, housing is tied to every aspect of a community: social, political, physical, and economic. The inability to afford to live in or near where one works is having dramatic effects across the country. Twenty years from now Anderson Township's demographics may have changed; housing options should be expanded now in order to benefit the entire community in the future.



Higher density single-family development intermixed with higher density multi-family development.

ACTION STEPS

	ACTION STEP	RESOURCES
1	Develop a Comprehensive Housing Strategy	Anderson Township
2	Engage property owners, adjacent neighborhoods and relators in development discussion	Anderson Township, interested members, developers
3	Direct development to areas that are already served by necessary utilities/infrastructure, or where utility extensions can be realistically provided	Anderson Township
4	Review zoning resolution to allow for a diversity of housing types and sizes	Anderson Township
5	Ensure design guidelines do not prevent the construction of affordable housing	Anderson Township



Example of clustering where higher density is offset by larger amounts of open space. This works well in areas of difficult topography.



A senior housing complex.



Example of townhomes.

OBJECTIVE 6-4

Ensure areas identified for Transitional Residence are properly zoned and that development regulations are in congruence with the desired character and density of such uses.



Short-Term

SUMMARY

The vast majority of the housing in Anderson Township is single-family residential. In fact, 89.5 percent of the all residences are owner occupied, single-family residences. People move to Anderson for the package deal of good schools, proximity to downtown Cincinnati and the airport, an attractive park system and the Greenspace Program. During the study, it was noted that existing residents in the Riverfront Area very much value the serenity of the area. Housing affordability is an issue and the dense amount of single-family residential makes it hard to attract young professionals and older, “empty nesters.” The Riverfront Area, as well as the Township as a whole, would benefit from more diverse housing options.

Therefore, the future land use map designated five transitional residential land use areas. These include 1) the area south and west of I-275, east of Four Mile Road and North of Kellogg Road; 2) the area east of I-275, south of Five Mile Road, and north of Kellogg/US52; 3) the Forestville Realty property located south of I-275 and west of Eight Mile Road; 4) the area south of US 52/Kellogg Road where Eight Mile Road intersects; and 5) an area north of Old US 52, which are the remnant parcels not owned by Woodland Mound.

In discussions during the process, a more traditional mixed use development was desired for properties within the Ohio Riverfront Area. The Anderson Township Comprehensive Plan had limited options for a traditional mixed use development that would contain residential, office and retail. So in developing the detailed land use plan for this subarea plan, the definition of transitional residential was expanded to serve as a more mixed use type district. The definition for this subarea plan, intended for these areas only is as follows:

Mixed density residential development characterized by multiple primary structures or units per lot; common forms are townhomes, condominiums, and apartments. It is meant to provide a transition between single-family residential uses and other types of development, where such uses will effectively terminate the spread of the higher intensity uses and conserve the adjacent residential neighborhoods. Service by public utilities is required.

These areas should contain a higher design standard because there is higher density. As noted under Objectives 2-1 and 3-1, the Township planning staff should consider creating a mixed use zoning classification that will allow higher intensity residential, a mix of appropriately designed and scaled commercial, and office.

EXPECTED OUTCOME / WHY

The Ohio Riverfront is a unique entertainment district for Anderson Township. As previously noted, a variety of housing styles and prices are needed so that generations of family can live and grow in Anderson Township. By rezoning these properties and offering a mixed use zoning district, the development on small development pads becomes more feasible, cost affordable and increases the Township's tax base. While single family residential is the dominant housing type, it uses more services than it pays in taxes. By increasing the density and allowing a mix of uses within a development and within a single building, the tax benefits become more advantageous to the Township.

PRECEDENT STUDIES

- Commercial and Mixed Use Development Code Handbook, Oregon Transportation and Growth Management Program; <http://www.oregon.gov/lcd/docs/publications/commixedusecode.pdf?ga=t>
- Prince George County, Maryland, New Mixed-Use Zone Best Practice Analysis, <http://www.pgplanning.org/Assets/Planning/Programs+and+Projects/Community+Plans/New+MU+Zone/BP-FINAL-Nov12.pdf>

ACTION STEPS

	ACTION STEP	RESOURCES
1	Convene a steering committee to discuss the pro's, con's and potential criteria for a mixed use district.	Anderson Township Planning & Zoning, Zoning Commission, Residents, Business & Property Owners
2	Hold public meetings and talk to property owners the suggested zoning changes.	Property Owners, Anderson Township Planning & Zoning
3	Draft updated standards for a mixed use district.	Anderson Township Planning & Zoning, Planning Consultant
4	Prepare updated resolution for a new/updated existing mixed use district for the Zoning Commission.	Anderson Township Planning and Zoning, Zoning Commission
5	Hold hearing and adopt zoning changes.	Zoning Commission, Township Commissioners

OBJECTIVE 6-5

Encourage development of the Forestville Realty properties between Eight Mile Road and Coldstream Country Club as a mixed-use area containing a variety of housing types, open space, community facilities, and neighborhood-serving retail uses.

SUMMARY

When large tracks of land and multiple adjacent parcels are under common ownership there is the opportunity to create a master planned development. Such is the case in the Riverfront Area, east of Coldstream Country Club to Eight Mile Road. The development of this large area should include a range of housing types, a network of well-connected streets, a complete bicycle and pedestrian network, community open spaces, and neighborhood serving retail shops, schools, and religious institutions all within walking distance of residential units.

EXPECTED OUTCOME / WHY

Whether labeled smart growth, traditional neighborhood design, or simply good planning, mixed-use developments organized around pedestrian-scaled, walkable streets and blocks have a number of benefits. Thoughtful neighborhood design can improve neighborhood interaction, create attractive homes, and preserve sensitive lands. Multiple land uses can be included in the development with little conflict because of thoughtful planning at the onset. By clustering development in the most suitable areas, open space and sensitive environmental features can be preserved. Compact building design also leads to more walkable and bikeable neighborhoods and bicycle and pedestrian networks can be planned before any construction begins.



Long-Term



Single-family houses in a more compact and walkable neighborhood.

PRECEDENT STUDIES

- The Village of WestClay, Carmel, Indiana
- www.epa.gov/smartgrowth
- Stapleton, Denver, Colorado

ACTION STEPS

	ACTION STEP	RESOURCES
1	Conduct site analysis to protect environmentally sensitive lands and determine development suitability	Owner/Developer
2	Create development program of uses and intensities to be included at full build-out	Owner/Developer
3	Master plan development	Owner/Developer
4	Identify phasing schedule	Owner/Developer
5	Obtain development approval and parcel rezones if necessary	Anderson Township, Owner/Developer
6	Construct new development	Owner/Developer



A mixed-use development containing retail and multiple housing types at varying densities.

OBJECTIVE 7-1

Use fiscal impact modeling and a thoughtfully planned mixture of land uses to ensure that new development can help pay for public services.



Short-Term

SUMMARY

All development within Anderson Township has a fiscal impact on township resources in both a positive and negative manner. Development requires the extension of additional township services which means increased personnel and capital costs. At the same time, most new development also increases tax revenues which could off-set those costs. Traditionally commercial office development and industrial development often requires a lower level of service outlays and pays a higher proportion of property taxes resulting in a new revenue increase for local governments. This helps keep overall tax rates low. Conversely, low density residential development often requires higher service outlays and sometimes does not result in enough revenue to pay those outlays long-term. It is important that a mix of development is encouraged so the net effect of development allows for expanded services without increasing tax rates.

The following strategies can help assure more fiscally responsible development:

- Encourage higher densities and a mix of uses. Higher density development has lower service costs especially in terms of utilities. Although the cost for schools can be greater with some high-density housing, it is expected that trends for multi-family housing will continue to be empty-nesters looking to downsize which will decrease the impact on schools. Mixed-use development also means shorter trips often including walking and bicycling. This means a reduction in traffic volumes allowing for less outlays of costs for roads.
- Require fiscal impact studies for development. Fiscal impact studies can help analyze the potential cost to provide services to new development and what the expected revenues will be to the township. This can be used to help guide better decision-making when it comes to development approvals and agreements resulting in the extension of utilities, services and financial incentives to new development. The OKI Regional Council of Governments has developed a fiscal impact model for the region which can be more specifically tailored to meet Anderson Township's needs.

EXPECTED OUTCOME / WHY

More fiscally responsible development that will decrease cost of services while increasing tax revenues to the township

PRECEDENT STUDIES

- Understanding the Fiscal Impacts of Land Use in Ohio <http://www.morpc.org/pdf/fiscalimpacts.pdf>
- FIAM Model for OKI Regional Council of Governments <http://www.oki.org/landuse/fim.html>

ACTION STEPS

	ACTION STEP	RESOURCES
1	Work with OKI Regional Council of Governments to adapt model to Anderson Township's needs	Anderson Township Planning, OKI Regional Council of Governments
2	Modify zoning resolution to require fiscal studies as a part of major development or adopt as a best practice utilized by the township's planning department	Anderson Township Trustees, Anderson Township Planning, Zoning Commission, Hamilton County Regional Plan Commission

OBJECTIVE 7-2

Create public/private partnerships between heavy service users and public service providers to supply additional services during peak times (concerts, festivals, special events, etc.) to reduce service costs to taxpayers.



Short-Term

SUMMARY

Certain activities within the Ohio Riverfront Area have a disproportional demand for public services such as police, fire, and EMS during public events. Although Anderson Township recognizes that these events are important to the township and the Ohio Riverfront area, they also understand that these service costs must be covered in an era where the township's budget is under heavy pressure. Looking for win-win solutions between service users will help ease service cost burdens while providing quality services to the public and landowners.

One option for service improvement includes payment in lieu of taxation for public infrastructure improvements under Section 5709.73 et. al of the Ohio Revised Code. While this allows for non-profits to pay a share for infrastructure that would be to their benefit, it would not require them to pay for regular service costs.

Anderson Township can enter into a memorandum of understanding with a local exempt organization for payment for providing additional services for events. This MOU could be a binding contract for these services such as additional police, fire or EMS protection that is needed.

EXPECTED OUTCOME / WHY

- Increases available revenues for public infrastructure projects
- Helps to defray the cost of providing additional public services during events and increases protection to the public

PRECEDENT STUDIES

- Ohio Revised Code 5709.73 <http://codes.ohio.gov/orc/5709.73>
- Balancing Municipal and Nonprofit Interests, Lincoln Institute of Land Policy http://www.lincolninst.edu/pubs/1853_Payments-in-Lieu-of-Taxes

ACTION STEPS

	ACTION STEP	RESOURCES
1	Determine if public infrastructure improvements will be made and establish an improvement district according to ORC 5709.73	Anderson Township Trustees
2	Continue discussions with exempt landowners to provide additional services and develop appropriate payment in lieu of taxation model	Anderson Township Trustees, Exempt property owners

LAND USE SUMMARY

Anderson Township completed their Comprehensive Plan in 2011. The purpose of their comprehensive plan is to “create a series of broad policies to help guide future decisions about the physical, economic, and social aspects of the community.” (Taken from Anderson Township’s 2011 Comprehensive Plan.) The comprehensive plan is a long range, general planning document that contains a vision statement, goals and objectives, and a future land use map.

The future land use map in the comprehensive plan does provide some guidance for the area along the Ohio River; however it is very general in nature. Therefore, Anderson Township’s Ohio Riverfront plan provides a more detailed future land use map on a parcel by parcel basis. This plan similar to the 2002 Ohio Riverfront Plan, is an updated subarea plan for this area. The subarea plan is to identify and address issues at a scale that is much more refined and responsive to local conditions than can be attained under the broader scope of the 2011 Comprehensive Plan. The 2012 Ohio Riverfront Plan is to identify opportunities and constraints within developing areas of the community and to establish a unified vision for the development of the Ohio Riverfront including needs for transportation, recreation, entertainment, residential, industrial and commercial.

This new plan replaces the general recommendations of land use on the Comprehensive Plan’s Future Land Use Map with the policies and recommendations contained herein. In the future, when development occurs in the Ohio Riverfront Area, the Planning & Zoning Staff, Zoning Commission and Township Trustee’s should take guidance from this document.

EXISTING LAND USE SUMMARY

The Existing Land Use Map on the opposite page was created based on GIS data provided by CAGIS. There are approximately 4,000 acres of land within the study area. However, much of this land has development constraints associated with it. Of the land that is developable, the majority of the land in the study area is comprised of single-family residences and recreational space. The total acreages for each land use can be found in the table to the right.

Parks and Open Space, which includes Township Greenspace, along with Private Recreation areas comprise the largest piece of the study area with 1,472 acres. The large amount of recreational land is a result of both the area’s topography as well as its proximity to the Ohio River. The river creates a floodplain that restricts development of residences and businesses. The wooded hills also provide an obstacle to the development of the land though they provide for excellent preservation areas that provide both active and passive recreational opportunities.

Existing Land Use	Acreage	Percent of Total
Agriculture	163.8	4.1%
Single-Family Residential	1056.8	26.2%
Multi-Family Residential	1.8	0.05%
Commercial	10.4	0.3%
Light Industrial	25.7	0.6%
Heavy Industrial	51.1	1.3%
Institutional	41.9	1.0%
Parks, Open Space & Greenspace	1087.5	27.0%
Private Recreation	384.8	9.6%
Public Services	509.4	12.7%
Public Utilities	0.3	0.01%
Vacant	692.8	17.2%
Total	4026.3	100%
NOTE: Acreages are estimates based on data provided by CAGIS.		

Existing Land Use

The map displays the existing land use in the City of Kelowna, BC. The land is color-coded according to the legend, showing a mix of agricultural, residential, industrial, and recreational areas. The map includes labels for major roads such as Sutton Rd, Kellogg Ave, Fraser Ave, Kellogg Rd, and Highway 1. The city's boundary is indicated by a thick blue line along the waterfront.

LEGEND

Agriculture	Institutional
Single-Family	Light Industrial
Multi-Family	Heavy Industrial
Commercial	Public Services
Educational	Public Utilities
Private Recreation	Vacant
Parks, Open Space & Greenspace	

LEGEND

- Agriculture
- Single-Family
- Multi-Family
- Commercial
- Educational
- Private Recreation
- Parks, Open Space & Greenspace
- Institutional
- Light Industrial
- Heavy Industrial
- Public Services
- Public Utilities
- Vacant

The recreational area is comprised of both private (River Downs, Coldstream Country Club, and Vineyards Golf Course) and public (Kellogg Park, Withrow Nature Preserve, and Woodland Mound Park) facilities.

At 1,059 acres, residential uses are the second most common land use in the study area. These uses are primarily in the center of the study area as well as in its northwest corner. The structures are located adjacent to the area's parks and open spaces and are built on large, wooded lots.

Agricultural and vacant land comprises 856 acres of the study area. These land uses present the most significant opportunities for growth of the area's population and business base. The agricultural and vacant land provides an opportunity for both new development and redevelopment. The restriction is that some of the vacant land may be on terrain that is not easily accessible and could be prohibitively expensive to develop.

Public Services are the last large user of land in the study area with 509 acres. Public Services include City, State, and Township owned right-of-way as well as undeveloped lands that have been acquired by these local governments. While select parcels of land may be suited for redevelopment, the majority of this land will remain government owned and will not be developed.

Other land uses utilize a much smaller portion of the study area. Commercial development uses only 10 acres and is on both the east and west ends of the study area. Industrial development is concentrated next to River Downs and is one of the few land uses able to locate within the floodplain.

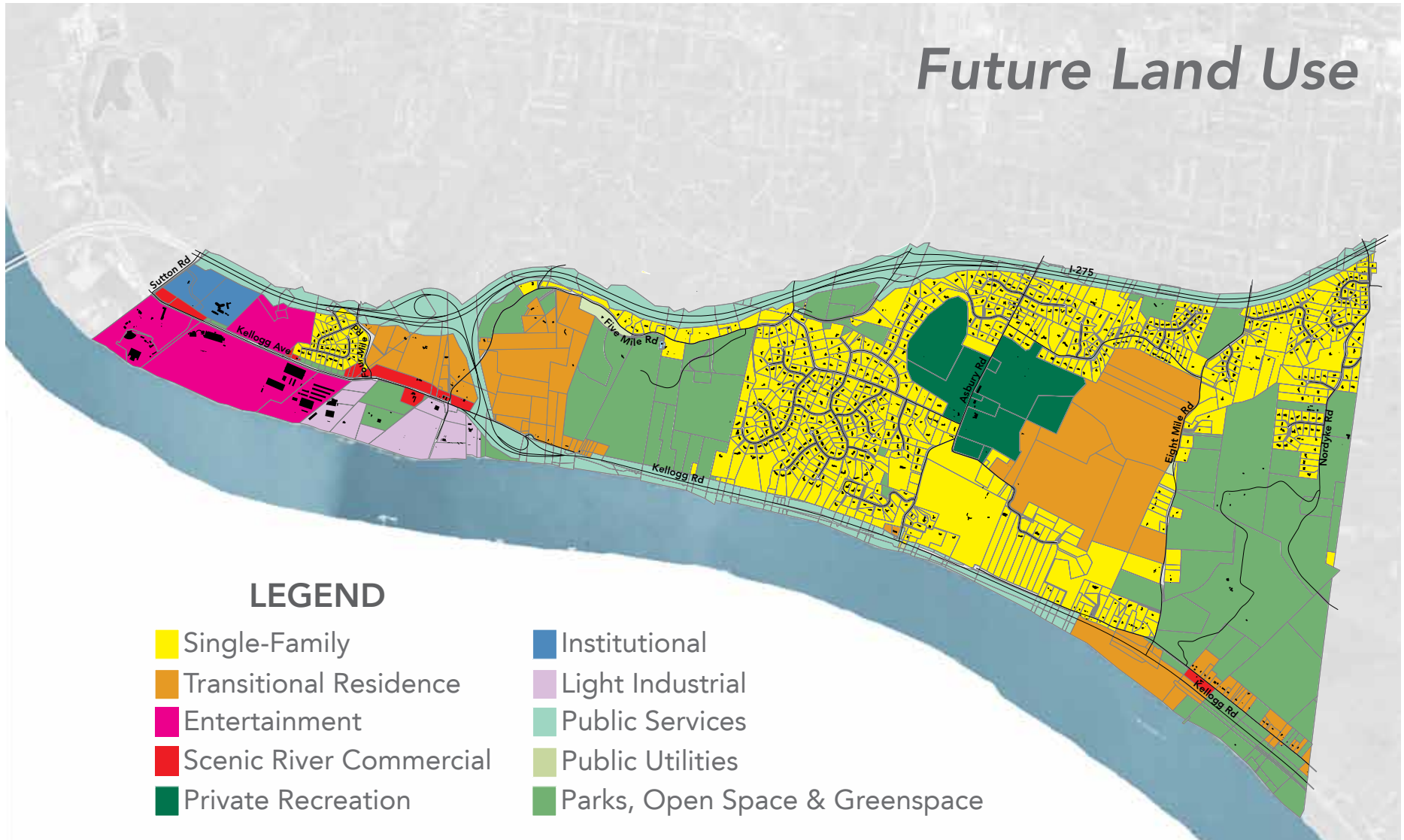
FUTURE LAND USE

The Future Land Use Map on the opposite page represents a vision for the full build-out of the study area. This assumes that all agricultural and vacant lands will be developed in some form so these land uses are not represented on this map. The total acreages for each land use can be found in the table to the right.

Development must be evaluated if it is to be within the floodplain or on slopes of 30% or more. Where development does occur on steep slopes, flexibility should be given to allowing the clustering of buildings, homes and lots to preserve the vegetation and the natural slope of the hillsides. Below are the definitions of the type of development that can occur within the Ohio Riverfront Plan study area.

Future Land Use	Acreage	Percent of Total
Single-Family Residential	1290.7	32.1%
Transitional Residence	617.9	15.3%
Commercial	29.0	0.7%
Entertainment	224.8	5.6%
Light Industrial	84.7	2.1%
Institutional	41.0	1.0%
Parks, Open Space & Greenspace	1074.3	26.7%
Private Recreation	197.2	4.9%
Public Services	456.3	11.3%
Public Utilities	10.4	0.3%
Total	4026.3	100%
NOTE: Acreages are estimates based on data provided by CAGIS.		

Future Land Use



LAND USE DESCRIPTIONS

Residential

Residential uses will become the most prevalent land use in the build-out scenario comprising 1,909 acres. This can be attributed to the addition of a category for transitional residence. Many of the properties previously identified as vacant, especially in the east-central portion of the study area, are now part of this new designation. The transitional residential classification will allow for more dynamic residential choices that are currently available in the large lot, single-family neighborhoods that currently exist. Single Family Residential is defined as low-density detached housing and related compatible uses. Any new development, in close proximity to residential uses, should be buffered and screened to protect residential uses from visual, sound, light, noises, and vibration impacts.

Transitional Residence is defined as a mixed density residential development characterized by multiple primary structures or units per lot; common forms are townhomes, condominiums, and apartments. It is meant to provide a transition between single-family residential uses and other types of development, where such uses will effectively terminate the spread of the higher intensity uses and conserve the adjacent residential neighborhoods. Service by public utilities is required.

It is important to note that within this Ohio Riverfront Study area, the definition of Transitional Residence includes a mix of commercial and offices uses as part of a coordinated development plan. In some areas, as noted in previous sections of this plan, transitional residence will include some live/work units and potentially a small amount of neighborhood-serving retail/office (see thumbnail graphic below). These parcels are under common ownership and will ultimately become a master planned development. This shall be the only condition in which mixed use should be permitted in the transitional residence designation.

Parks, Recreation, Greenspace & Open Space

Parks, recreation, Greenspace and open space will continue to be a significant land use with 1,272 acres. The most notable change is that private recreational spaces decreased significantly because of the addition of the entertainment classification for land use. The result of this change is that the area surrounding River Downs in the southwest portion of the study area is now considered entertainment. The overall availability of Greenspace, public parks, and open space areas is largely unchanged.

Private Recreation is defined by open space and/or recreational areas that are owned and operated by a private or not for profit entity and include private country clubs. Parks, Recreation Greenspace & Open Space is defined as areas that are public parks, playgrounds, public open spaces, including township-owned Greenspace, public golf courses and other recreational uses.



Single-family Residential



Transitional Residence



Parks, Recreation & Open Space



Entertainment



Scenic River Commercial



Industrial

Entertainment

The classification for entertainment was added to the list of land uses to bring this plan in line with the comprehensive plan. The use surrounds River Downs and is concentrated in the western quarter of the study area.

The definition of entertainment includes a commercial and recreation attractions and destination uses which may also include tourism based uses including theme park, waterpark, hospitality uses, gaming, support commercial and appropriate support facilities. It is intended that these uses focus on bringing in tourism outside of Anderson Township. Any new uses will need to have traffic and parking impact study to understand the impacts on the existing roadways and parking facilities. The development should be planned for pedestrian and multi-modal access. Landscaping should be used to buffer higher intensity uses, including entertainment uses, from higher intensity residential uses. Signage and lighting should be given flexibility based on the type and size of the development. Light pollution and noise should be considered a factor when evaluating uses in order to preserve the viewshed from atop the hillside.

Commercial

The availability of commercial land will more than double to 29 acres. The newly-designated scenic river commercial land is located in the west central portion of the study area and is adjacent to the new entertainment area. The land is also adjacent to an area of existing commercial development to create a commercial node that serves both the entertainment area as well as the area residents.

Scenic River Commercial is defined as mixed use community serving retail, professional service, and small office uses, pedestrian in scale and oriented to Kellogg Road and/or the Ohio River Trail. Higher intensity residential as part of a building mix would be appropriate in this category. The uses should support the businesses and tourism efforts in the area. Consideration should be given to location of the building to Kellogg Road, parking facilities. Signage should be of an appropriate size and scale of the area. If residential is included with a building, access to Kellogg Road, pedestrian amenities, parking and location of the development should be considered prior to approving new development. Any new commercial development, in close proximity to residential uses, should be buffered and screened to protect residential uses from visual, sound, light, noises, and vibration impacts.

Industrial

The overall availability of industrial land has increased by 13 acres in this plan due to the future expansion plans of the existing uses and the availability of land for sale. However, all available industrial land is now classified as light industrial under the build-out scenario. Light Industrial is defined as low intensity manufacturing and industrial uses which are totally enclosed in a

building(s). Outside storage is not acceptable in this district, unless it is an existing use at the time this plan was created. Negative emissions, such as noise, light, and exhaust, are not transmitted to adjacent properties. Uses are consumer-oriented and less capital intensive. Buildings can be grouped to resemble business parks. In order for additional light industrial to be located within the boundaries of the Ohio Riverfront plan, it must be compatible port related industrial uses.

Public Service

Public services land has decreased by over 50 acres in the build-out scenario. This is a result of identifying usable public land and repurposing this land for a new use. The reduction in land for public services results in these 50 acres being able to return to the tax base while also reducing maintenance expenditures. Though public services did decrease, an additional 10 acres has been dedicated to the public utilities as their services will be required to expand to serve the new users in the area.

Public Services are defined as areas which are owned and operated by a public entity. In this case, all of this land designated as public services is owned by the Ohio Department of Transportation as part of the I-275 and US 52/Kellogg Road improvements.

Public Utilities are defined as those areas which contain utility facilities for gas, electric, water, sewer, cable television or other similar utilities.

Institutional

New institutional uses are not proposed as part of this plan so no new land has been designated for these uses. Institutional uses include a broad range of public, private, and non-profit institutional uses that include community centers, schools, churches, country clubs, sports clubs, hospitals and educational, philanthropic, religious, or charitable institutions.

DIFFERENCES BETWEEN THE 2011 COMPREHENSIVE PLAN AND OHIO RIVERFRONT PLAN

While every effort has been made to minimize the differences between the 2011 comprehensive plan and the 2012 Ohio River Plan, some do exist. The section below describes those conflicts and how staff and appointed and elected officials should interpret these differences when implementing the plan.

1. The 2011 Comprehensive Plan shows Entertainment Commercial for the area between Sutton Road and Riverview Heights subdivision (Gwendolyn Drive and Kentucky View Drive) while the 2012 Ohio Riverfront Plan map recommends Institutional, Entertainment, Parks and Open Space, Scenic River Commercial and Single Family Residential.



Public Services



Institutional

How to Interpret: It is important to know that each of these parcels has a distinct development character to them. The new future land use map illustrates what each use should be on each parcel. New development should reflect what is noted on the future land use map of Ohio Riverfront Plan. However, if a use is to deviate from this detailed land use map due to a change in existing land use, all future land uses should be consistent with the Entertainment Commercial designation in the 2011 Comprehensive Plan and not converted to any other land use that may not be compatible with the intent of this district.

2. Entertainment Commercial and Parks, Recreation and Open Space are shown south of Kellogg Road from Sutton to Us 52 on the 2011 Comprehensive Plan Land Use map where the 2012 Ohio Riverfront Plan map recommends Entertainment, Scenic River Commercial, Light Industrial and Parks & Open Space.

How to Interpret: This area within the Ohio Riverfront Plan is the entertainment district devoted to tourism and economic development uses. Existing industries have been grandfathered in to be a maintained use and carefully expand their operations in the future. It is the intent of this plan to allow some commercial to be located along Kellogg Road to support the existing entertainment facilities. However, if a use is to deviate from this detailed land use map due to a change in existing land use, all future land uses should be consistent with the Entertainment Commercial designation in the 2011 Comprehensive Plan and not converted to any other land use that may not be compatible with the intent of this district.

3. General Mixed Use as noted for a small area north of Kellogg Road and west of US 52 by the 2011 Comprehensive Plan Land Use map. The 2012 Ohio Riverfront Plan map recommends Scenic River Commercial.

How to Interpret: These categories are similar in nature in that they both require mixed use. The general mixed use was not selected because it still requires retail on the first floor, which is not the intent of this plan. The land use designation was changed to scenic river commercial because this plan seeks a greater mix of uses including office, recreation, commercial, residential and entertainment uses. Keeping the general mixed use designation could impact creative development that is compatible with this area because the market study shows only a small amount of commercial uses could be supported in this area, unless it was located within a hotel or related to the River Downs development. Therefore mixed uses that focus more on live/work, or live/shop, or commercial should be given preference. However, if a 100% commercial use is proposed by an applicant, this use would also be consistent with the intent of this plan. The staff should have a level of confidence that this commercial use could be supported at the time of opening.

4. The 2011 Comprehensive Plan shows a large area of Single Family Cluster Residence in the undeveloped area between Coldstream County Club and Woodland Mound Park. The 2012 Ohio Riverfront Plan map recommends Transitional Residential but does not include the Cluster differentiation.

How to Interpret: *The guidance of the comprehensive plan designation still fits to this parcel. The property owner desires to create a mixed use development contain a variety of residential types including single family, townhouses, and mixed buildings including residential/office and residential/commercial and some support commercial (such as a coffee shop). The Transitional Residential in the Ohio Riverfront Plan has been expanded to include support office and commercial within the classification, where it makes market sense and is compatible with surrounding development.*

5. The 2011 Comprehensive Plan Future Land Use Map shows two small strips of Scenic River Commercial located north of Kellogg between Four Mile Road and Five Mile Road and near the intersection of Eight Mile Road and Kellogg. The 2012 Ohio Riverfront Plan map recommends Transitional Residential for these areas.

How to Interpret: *After reviewing the ownership maps and floodplain map, transitional residential was supported more by the market analysis than commercial. As noted previously, the market analysis indicated that only a small amount of commercial uses within the entire district was needed. Given that an existing restaurant/bar is located on the northern side of Kellogg Road, transitional residential was more appropriate use. However, used in the context of this plan, a mixed building of residential and office or commercial could be supported on this parcel beyond just higher density residential.*

PROJECTED FISCAL IMPACT OF PLAN

The 2011 Anderson Plan Update reported that Anderson Township had a total property valuation of \$1,233,649,000 in 2009. This was a 5.4% increase over total property valuation in 2005. The Plan divided Anderson's tax-providing properties into two broad classes: Agriculture/Residential and Commercial/Industrial.

For properties that lie in the Forest Hills School District (i.e. the large majority of the Township), the effective tax rate was 60.1 mills for residential and agricultural properties and 76.7 mills for commercial or industrial properties, according to the Hamilton County Auditor.

The Anderson Township government received 16.4% of property taxes paid plus the Anderson Township Park District received 3.7% of property tax revenues. The majority of property tax proceeds go to the Forest Hills School District (53.1%) and to Hamilton County (23.5%).

There were 1,592 acres of agricultural land, 9,204 acres of residential land, 586 acres of commercial land and 899 acres of industrial land in Anderson Township in 2009, according to the Plan Update. The following table takes the information above and presents a snapshot analysis of the Township's property tax base in 2009.

Anderson Township Property Tax Base, 2009			
	Agricultural/Residential	Commercial/Industrial	Total
2009 Property Valuation (000)	\$1,136,147	\$97,502	\$1,233,649
% to Total	92.1	7.9	100.0
Effective Tax Rate*	60.1 mills	76.7 mills	61.5 (avg.)
Total Property Tax Receipts (est.) (000)	\$23,899	\$2,617	\$26,516
Anderson Township Share (.164) (000)	\$3,919	\$429	\$4,348
Anderson Park District (.037) (000)	\$884	\$97	\$983
% to Total	90.1	9.9	100.0
Acreage	10,796	1,481	12,277
Value Per Acre	\$105,238	\$65,835	\$100,485 (avg.)
Property Taxes Per Acre			
Total	\$2,214	\$1,767	\$2,163 (avg.)
Township	\$363	\$290	\$355 (avg.)
Park District	\$82	\$65	\$80 (avg.)
*Assumes Forest Hills School District in OKI Model			
SOURCE: 2011 Anderson Plan Update, Anderson Insights, January 2012, OKI Fiscal Impact Analysis Model, Hamilton County Auditor, and Boulevard Strategies			

The previous chart indicates that the average agricultural/residential property is assessed at an average of \$105,238 per acre. The owner will pay \$2,214 per acre in property taxes, of which \$363 goes to the Anderson Township government and \$82 goes to the Anderson Township Park District.

Commercial/industrial properties are assessed at \$65,835 per acre, on average, resulting in property taxes of \$1,767 per acre. Anderson Township receives \$290 per acre, on average, and the Park District garners \$65 per acre.

About \$26.5 million in property taxes were generated in Anderson Township in 2009 but only \$4.35 million went to the local government. Nearly \$1 million was distributed to the park district. Property taxes are Anderson Township's largest source of revenue.

The next chart applied the benchmarks established as described above to the Ohio Riverfront Area to estimate and understand its current fiscal impact on the Township.

Ohio Riverfront Area Property Tax Base, 2009			
	Agricultural/Residential	Commercial/Industrial	Total
2009 Property Valuation (000)	\$153,674	\$20,541	\$174,214
% to Total	88.2	11.8	100.0
Effective Tax Rate*	60.1 mills	76.7 mills	62.1 (avg.)
Total Property Tax Receipts (est.) (000)	\$3,233	\$551	\$3,784
Anderson Township Share (.164) (000)	\$530	\$90	\$620
Anderson Park District (.037) (000)	\$120	\$20	\$140
% to Total	85.5	14.5	100.0
Acreage	1,459	312	1,771
Value Per Acre	\$105,328	\$65,835	\$100,485 (avg.)
Property Taxes Per Acre			
Total	\$2,214	\$1,767	\$2,163 (avg.)
Township	\$363	\$290	\$355 (avg.)
Park District	\$82	\$65	\$80 (avg.)
*Assumes Forest Hills School District in OKI Model			
SOURCE: 2011 Anderson Plan Update, Anderson Insights, January 2012, OKI Fiscal Impact Analysis Model, Hamilton County Auditor, and Boulevard Strategies			

Based on previous analysis there are 1,459 acres of agricultural (163 acres) and residential (1,296 acres) land in the Ohio Riverfront Area. This is 13.5% of the Township's residential and agricultural acreage. There are 312 acres in use for commercial (16) or industrial purposes (71) in the study area. This comprises 21% of the Township's commercial/industrial acreage.

Note that the Ohio Riverfront planning area accounts for nearly a quarter of all land in Anderson Township, including parks, open spaces, and vacant properties.

Applying OKI Fiscal Model benchmarks to the study area finds that the Ohio Riverfront area adds about \$620,000 per year in property taxes to the Township coffers. This is about 14.3% of the Township's total property tax receipts. Also, the Anderson Township Park District takes in about \$140,000 per year from property taxes generated in the Ohio Riverfront Area. Agricultural and residential uses account for about 85% of the property tax base generated by the Ohio Riverfront Area.

The following chart takes the projected land use estimates of this Ohio Riverfront Area Plan update and classifies them as "Agricultural/Residential", "Commercial/Industrial", or "Not Applicable" (not shown). The OKI Fiscal Impact Model uses this set of data to assess the impact of future planned development in the study area based on the proposed plan.

Projected Ohio Riverfront Area Property Tax Base			
	Agricultural/Residential	Commercial/Industrial	Total
2009 Property Valuation (000)	\$183,408	\$24,550	\$207,958
% to Total	88.2	11.8	100.0
Effective Tax Rate*	60.1 mills	76.7 mills	62.1 (avg.)
Total Property Tax Receipts (est.) (000)	\$3,858	\$659	\$4,517
Anderson Township Share (.164) (000)	\$633	\$108	\$741
Anderson Park District (.037) (000)	\$142	\$24	\$166
% to Total	85.4	14.6	100.0
Acreage	1,583	339	1,922
Value Per Acre	\$115,861	\$72,419	\$108,199 (avg.)
Property Taxes Per Acre			
Total	\$2,437	\$1,947	\$2,350 (avg.)
Township	\$400	\$319	\$385 (avg.)
Park District	\$90	\$72	\$86 (avg.)
*Assumes Forest Hills School District in OKI Model			
SOURCE: 2011 Anderson Plan Update, Anderson Insights, January 2012, OKI Fiscal Impact Analysis Model, Hamilton County Auditor, and Boulevard Strategies			

The new Ohio Riverfront proposed plan calls for a total of 1,583 acres of residential/agricultural (“traditional”) uses. This is an increase of 224 residential acres in the study area. It is assumed that property values in Anderson Township will improve at a rate of 1% per year over the long run, as they have in the past. This means that an acre of residential/agricultural land would appreciate to \$115,861 (a 10% increase) in approximately 10 years.

These increases lead to a projection of \$741,000 per year in property taxes from residential/agricultural uses in the study area. This is a \$121,000 per year increase (20%) over the current situation.

Commercial entertainment and industrial uses in the study area should increase from 321 acres currently to 348 acres in the future. Commercial uses, other than entertainment, increase to 29 acres from 16 acres and industrial uses are up to 85 acres from 71 acres, currently.

This would result in a modest increase in commercial/industry property tax receipts generated in the Ohio Riverfront Area from about \$90,000, currently, to about \$108,000 per year in the future.

Overall, the proposed plan if realized to its competition would provide the Township with about \$741,000 per year in property tax revenues. This is a 20% increase over the \$620,000 it currently receives in property tax receipts from the study area.

The Park District would earn approximately \$166,000 per year in property taxes from the study area compared to \$140,000 per year currently.

Note that these forecasted taxes do not include additional revenues Anderson Township could receive if the River Downs horse racing track becomes a “racino.” Anderson Township is to receive \$1 million per year for each of the next two years and potentially \$500,000 every year after that to defray additional costs to the Township as the race track attracts more visitors. It also does not include income from various building fees associated with new construction and redevelopment.

Appendix

EXISTING CONDITIONS SUMMARY

STUDY AREA

The Anderson Township Ohio Riverfront Area extends from the river, north to Interstate 275, and stretches from the Township's western boundary with the City of Cincinnati at Sutton Road to the Township's eastern boundary with Clermont County. The study area is approximately 4610 acres or 7.2 square miles and includes over six miles of riverfront. Changing topography is a defining characteristic of the study area. The river's edge sits at an elevation of 484 feet above sea level. The highest peak in the study area is some 425 feet higher at 909 feet above sea level. MAP

THE RIVER

The Ohio River runs from east to west as it passes Anderson Township. The normal pool stage at the Cincinnati gauge is 25.4 feet. Flood stage corresponds to 52 feet. These are arbitrary measurements based on reading of the local gauge; the Cincinnati gauge was used for the purposes of this study. Normal pool elevation, or the height of the water surface above sea level, is 455 feet at Cincinnati. Stream flow varies throughout the year, over a ten year period measured from 1998 to 2008, monthly averages ranged from a high in April of 166.1 thousand cubic feet per second to a low in August of 44.4 thousand cubic feet per second.

The floodway and 100 year flood hazard areas are delineated on the map to the right. The floodway is the channel of the river and the adjacent area that carry flood flows. Development within the floodway is strictly regulated. The 100-year flood hazard area, also referred to as the 100-year floodplain, includes the floodway and additional fringe areas covered by water in the event of a 100-year flood. A 100-year flood does not mean that it will happen every 100 years. Instead, there is a 1-in-100 probability of a flood of that magnitude happening each year.



Ohio Riverfront Area study boundaries.



Purple shaded areas designate the 100-year floodway and floodplain.



US Army Corps of Engineers river navigation maps for the Ohio River near the study area.

Flood Impacts	
80	This flood will exceed the highest stage on record. Huge amounts of property damage occurs all along the Ohio River...with devastating backwater flooding also occurring along Ohio River tributaries. The City of Cincinnati becomes flooded at low areas near the river...with many Ohio River communities flooded. Backwater flooding along the Little Miami River and other rivers also results in major damage. Thousands of evacuations are necessary.
71	Major flooding continues within the flood plain...especially in portions of California and the East End. Street flooding occurs along Pete Rose and Mehring Way...as well as Eastern Avenue and River Road. Ludlow and Bromley Kentucky incur major flooding...as well as Lawrenceburg and Aurora Indiana. From Cincinnati to New Richmond...many areas along US 52 are flooded. Backwater flooding affects low areas along the Little Miami...Licking and Great Miami Rivers.
66	Many riverfront streets are flooded...such as Pete Rose Way and Delta and Congress Avenues. East End and California experience major flooding...with numerous homes and businesses severely flooded. Major flooding occurs in many areas near US 52 from the East End through much of southern Ohio Township in Clermont County. Major flooding occurs in Aurora Indiana...as well as Ludlow and Bromley Kentucky. Indiana route 56 is inundated in many locations...with US 50 also flooded near the river.
63	Major flooding occurs in portions of the East End and California...as well as areas along US 52 through Ohio Township in Clermont County. Much of the Village of New Richmond experiences major flooding. Portions of Ludlow and Bromley Kentucky and Lawrenceburg and Aurora Indiana experience moderate flooding. Numerous homes and businesses are flooded along the river. The Fort Washington Way Transportation Center is also impacted.
58	Numerous homes and businesses are affected. Backwater flooding results in evacuations along the Little Miami River. Communities hardest hit by flooding include the East End...California...New Richmond...Bromley and Ludlow Kentucky...and Aurora and Lawrenceburg Indiana. Mill Division Newport Steel Company and buildings at Coney Island flood. The area around Freeman Avenue and along Mehring Way flood...as well as between Gest and Elm on Pete Rose Way.
56.5	Significant flooding of California occurs. Backwater flooding along the Little Miami River intensifies...with low lying areas from California to Newtown needing evacuations in some areas. The East End experiences flooding of some streets...homes and businesses...as well as low lying areas near New Richmond in Clermont County. State Route 8 in Kentucky is flooded in low areas...as well as State Route 56 in Indiana and Route 52 in Ohio.
56	Widespread backwater flooding occurs along creeks and streams in northern Kentucky and southeast Indiana bordering the river...with State Route 8 in Kentucky and State Route 56 in Indiana flooded in areas. Backwater flooding also affects Anderson Township...flooding numerous roads and making evacuations necessary in areas. Areas most affected include low lying areas near New Richmond...the East End...California and Anderson Township.
55	Backwater flooding continues to affect much of northern Kentucky...southwest Ohio and southeast Indiana. Low lying roads near the river continue to flood...with much of Anderson Township Ohio...East End and California near the river affected. Flooding begins to affect sections of Route 52 in southeast Hamilton and Clermont Counties. Low lying roads in Bromley and Ludlow also flood.

54	Backwater flooding spreads up the lower Little Miami River as far upstream as Newtown...with flooding worsening in California and in Anderson Township. Low lying areas near New Richmond in Clermont County also flood. Flooding also worsens in the East End. Flooding near Petersburg Kentucky along Bellevue Road near the Woolper Creek Bridge occurs...as well as near old route 56 and Water street near Aurora Indiana.
53	The access road at Covington Landing becomes flooded. Flooding begins on Riverside Drive in Covington. Flooding in California worsens...as well as Anderson Township. New Richmond in Clermont County also experiences flooding...as well as worsening flooding in the East End. Backwater flooding up Laughery creek between Dearborn and Ohio counties in Indiana causes flooding along Nelson Road and Cole Lane.
52	Increasing sections of Kellogg Avenue from east of Delta Avenue upstream to near Coney Island to near Eight Mile Road are flooded... as well as parts of Humbert Avenue in the East End of Cincinnati. Most of Public Landing is flooded...as well as Riverside Park off River Road.
51	Water begins to cover more areas of Kellogg Avenue from East of Delta avenue upstream to near Coney Island to near Eight Mile Road. Parts of Humbert Avenue in the East End of Cincinnati also begin to flood. Most of Public Landing becomes flooded. as well as Riverside Park off River Road.
50	Water begins to cover low areas of Kellogg Avenue from East of Delta avenue upstream to near Coney Island and River Downs. Parts of Humbert Avenue in the East End of Cincinnati also begin to flood. Some of Public Landing becomes flooded...as well as Riverside Park off River Road.
48	Flooding in California Ohio spreads further up Eldorado Street...and flooding worsens along Kellogg Avenue near Coney Island and Riverbend Music Center.
42	Flooding begins east of the city near California...with some flooding near Coney Island and Riverbend Music Center.
"Advanced Hydrologic Prediction Service." National Weather Service. USGS/US Army Corps, 25 June 2012. Web. 25 June 2012. < http://water.weather.gov/ahps2/river.php?wfo=iln >.	

Existing Land Use	Acreage	Percent of Total
Agriculture	163.8	4.1%
Single-Family Residential	1056.8	26.2%
Multi-Family Residential	1.8	0.05%
Commercial	10.4	0.3%
Light Industrial	25.7	0.6%
Heavy Industrial	51.1	1.3%
Institutional	41.9	1.0%
Parks & Open Space	1087.5	27.0%
Private Recreation	384.8	9.6%
Public Services	509.4	12.7%
Public Utilities	0.3	0.01%
Vacant	692.8	17.2%
Total	4026.3	100%
NOTE: Acreages are estimates based on data provided by CAGIS.		

EXISTING LAND USE SUMMARY

The Existing Land Use Map on the following page was created based on GIS data provided by CAGIS. There are approximately 4,000 acres of land within the study area. The majority of this land has development constraints associated with it. Of the land that is developable, the majority of the land in the study area is comprised of single-family residences and recreational space. The total acreages for each land use can be found in the table to the left.

Parks and recreation comprise the largest uses in the study area with 1,472 acres. The large amount of recreational land is a result of both the area's topography as well as its proximity to the Ohio River. The river creates a floodplain that restricts development of residences and businesses. The wooded hills also provide an obstacle to the development of the land though they provide for excellent preservation areas that provide both active and passive recreational opportunities. The recreational area is comprised of both private (River Downs, Coldstream Country Club, and Vineyards Golf Course) and public (Kellogg Park, Withrow Nature Preserve, and Woodland Mound Park) facilities.

At 1,059 acres, residential uses are the second most common land use in the study area. These uses are primarily in the center of the study area as well as in its northwest corner. The structures are located adjacent to the area's parks and open spaces and are built on large, wooded lots.

Agricultural and vacant land comprises 856 acres of the study area. These land uses present the most significant opportunities for growth of the area's population and business base. The agricultural and vacant land provides an opportunity for both new development and redevelopment. The restriction is that some of the vacant land may be on terrain that is not easily accessible and could be prohibitively expensive to develop.

Public Services are the last large user of land in the study area with 509 acres. Public Services include City, State, and Township owned right-of-way as well as undeveloped lands that have been acquired by these local governments. While select parcels of land may be suited for redevelopment, the majority of this land will remain government owned and will not be developed.

Other land uses utilize a much smaller portion of the study area. Commercial development uses only 10 acres and is on both the east and west ends of the study area. Industrial development is concentrated next to River Downs and is one of the few land uses able to locate within the floodplain.

TRANSPORTATION

The existing street network is varied but includes limited connections to the waterfront. Like many aspects of the riverfront area, the transportation system is heavily influenced by topography.

Existing Land Use

LEGEND

- | | |
|--|--|
|  Agriculture |  Institutional |
|  Single-Family |  Light Industrial |
|  Multi-Family |  Heavy Industrial |
|  Commercial |  Public Services |
|  Educational |  Public Utilities |
|  Private Recreation |  Vacant |
|  Parks, Open Space & Greenspace | |



Main entrance to Coney Island.



River Downs race track and grandstands.



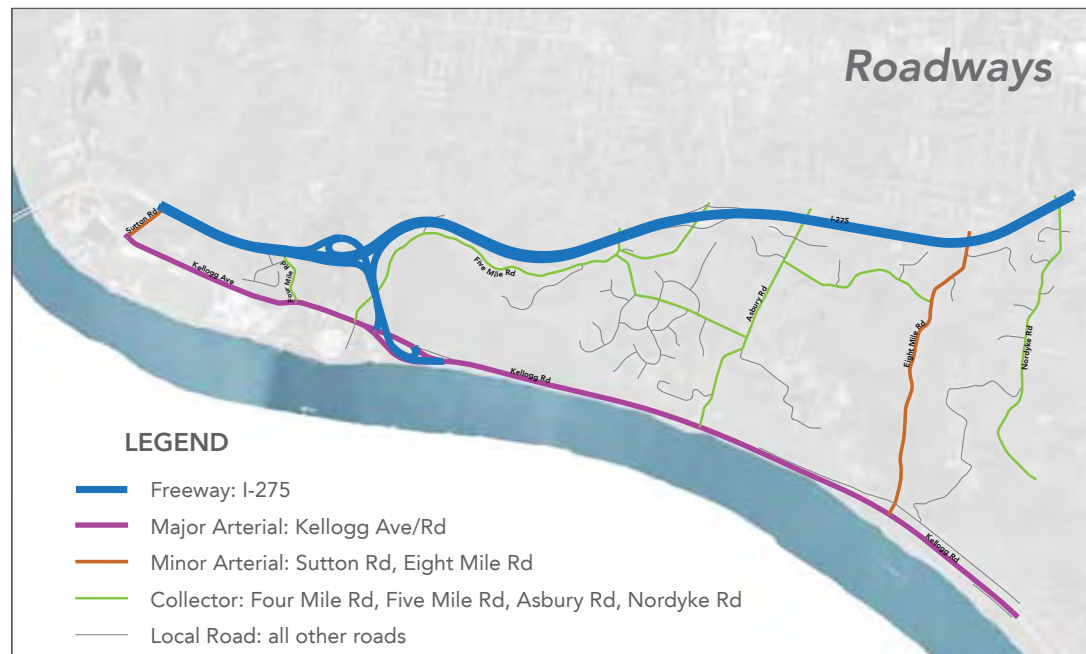
Hilltop's aggregate operations.

Road hierarchy:

- Freeway: I-275, section of US 52 between 275 and Kellogg
- Major Arterial: Kellogg Road/Avenue
- Minor Arterial: Sutton Road, Eight Mile Road
- Collector: Four Mile Road, Five Mile Road, Asbury Road, Nordyke Road, Ayers Road, Hopper Road
- All other roads are local

Trails:

The Ohio River Trail: The Ohio River Trail is a 14+/- mile multi-modal trail linking the City of Cincinnati from Lunken Airport through Anderson Township and terminating in the Village of New Richmond. The first phase of the Ohio River Trail is a 1.4 mile segment in Anderson Township between Sutton and Five Mile Road, with the alignment on the north side paralleling Kellogg Avenue. This segment was completed in 2010/2011 construction season.



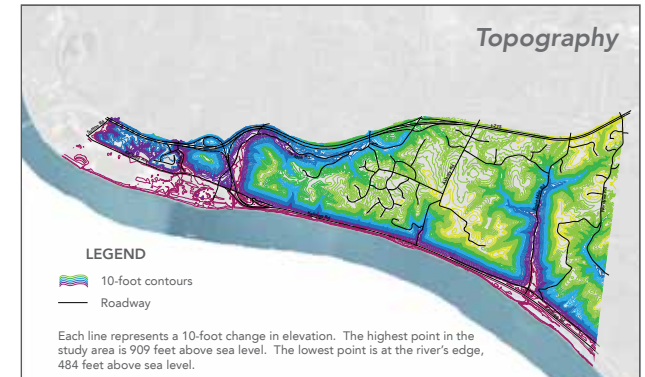
TOPOGRAPHY

The hills and valleys surrounding Anderson Township's Ohio Riverfront Area exhibit steep slopes which may contain unstable rock and soils. Since development in these areas can be hazardous to life and property, construction methods which ensure slope stabilization and minimize soil erosion should be used. Anderson Township's hilltops are valuable scenic resources which should be preserved. Dominant peaks and ridges should be protected in order to preserve the Township's unique visual setting, promote its economic well-being, and encourage tourism. Regulating the intensity of development according to the natural characteristics of hillside terrain, such as degree of slope, significant vegetation and landforms, soil stability, and existing drainage patterns, will allow for development in hillside areas while minimizing the physical impacts of such development.

DEVELOPMENT SUITABILITY

The development suitability analysis is a tool that can be used to identify properties that are better for development. Suitability analyses are strictly data-driven and only account for the data that has been added to the system. The analysis uses Geographic Information Systems (GIS) to place positive or negative values on each property based upon the property's proximity to selected objects, locations, or features. This analysis evaluated the steepness of the terrain, proximity to floodways, proximity to sidewalks, the presence of wetlands, proximity to the Ohio River, the presence of an existing structure, whether parcels are occupied or vacant, proximity to interstates, and proximity to major roads. These factors are all weighed together in GIS to create a suitability score for each property, which can be found on the following page.

The analysis found that the most suitable properties for development are along Interstate 275 and between I-275 and US 52 bordering the Withrow Nature Preserve. Land between Coldstream County Club and Eight Mile Road as well as land along Nordyke Road is moderately suited for new development. The least suitable areas are along US 52 in the eastern half of the study area. The presence of floodway and steep slopes were weighted heavily in the analysis, which helps to clarify these results. The areas along Nordyke and Eight Mile Road are favored because of the areas of reduced slopes and the lack of existing development.



Study area topography showing areas of slope.

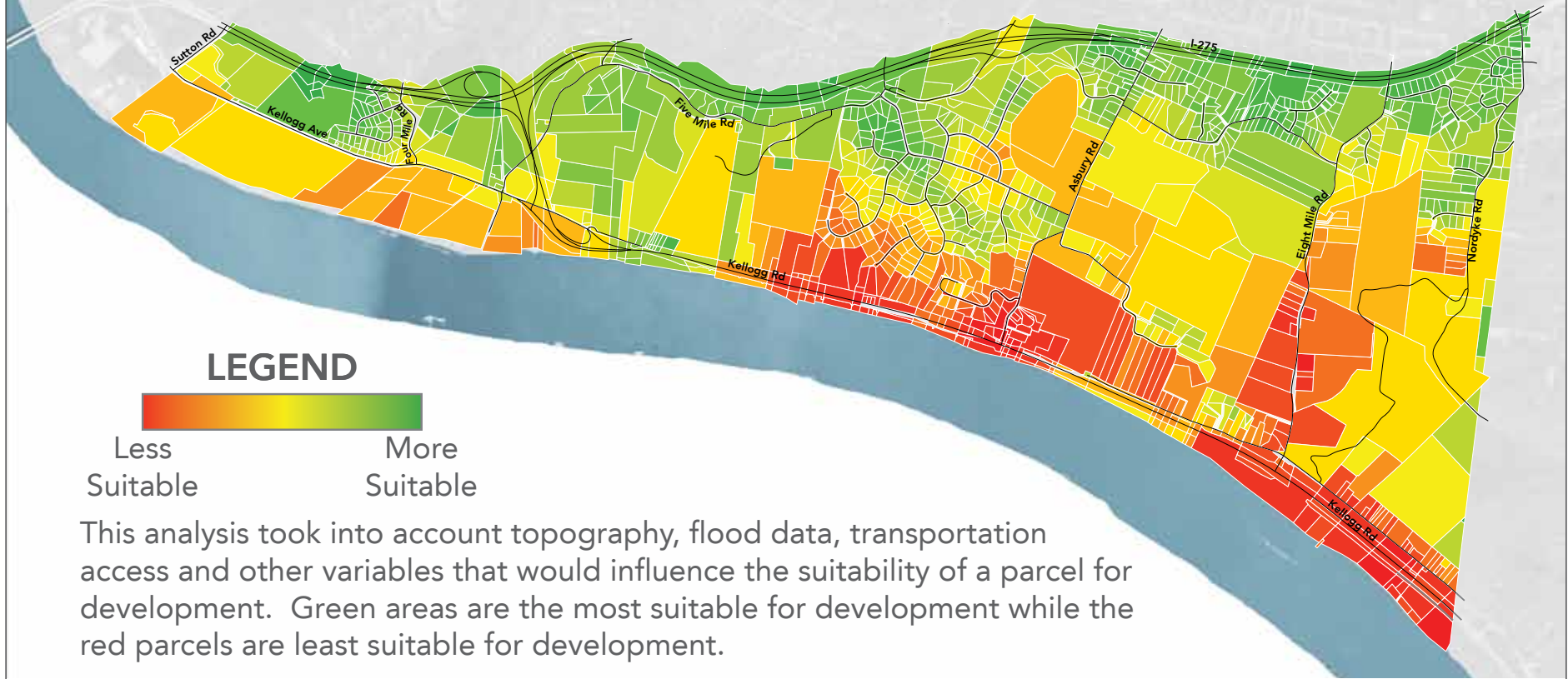


View of hillside residential development.

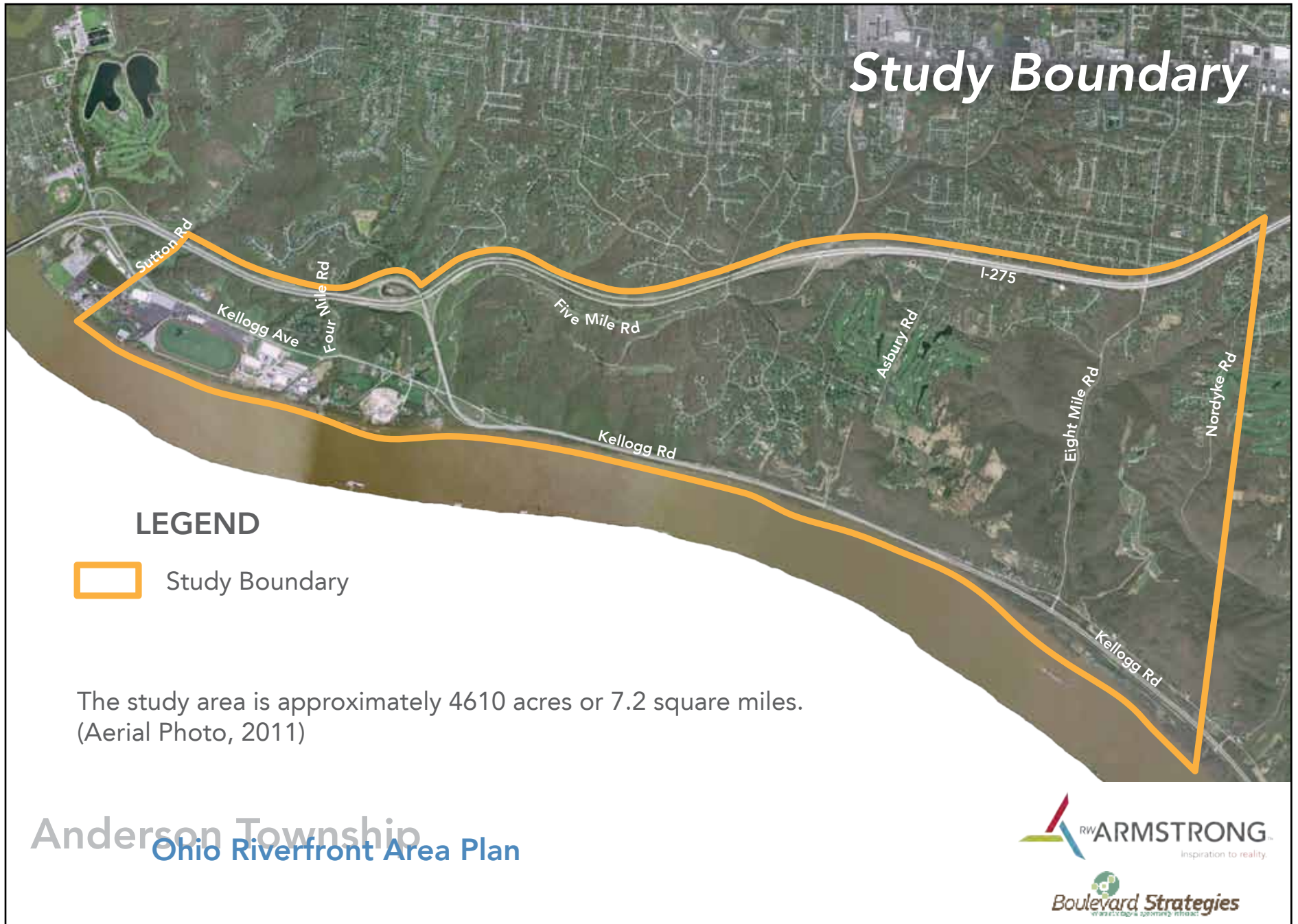


Kellogg Park entrance.

Development Suitability






Suitability	Acres	Percentage
Excellent	518.9	12.77%
Good	1138.8	28.02%
Fair	1764.3	43.41%
Poor	642.1	15.80%
Total	4064.1	100%



Floodway & Floodplain

LEGEND

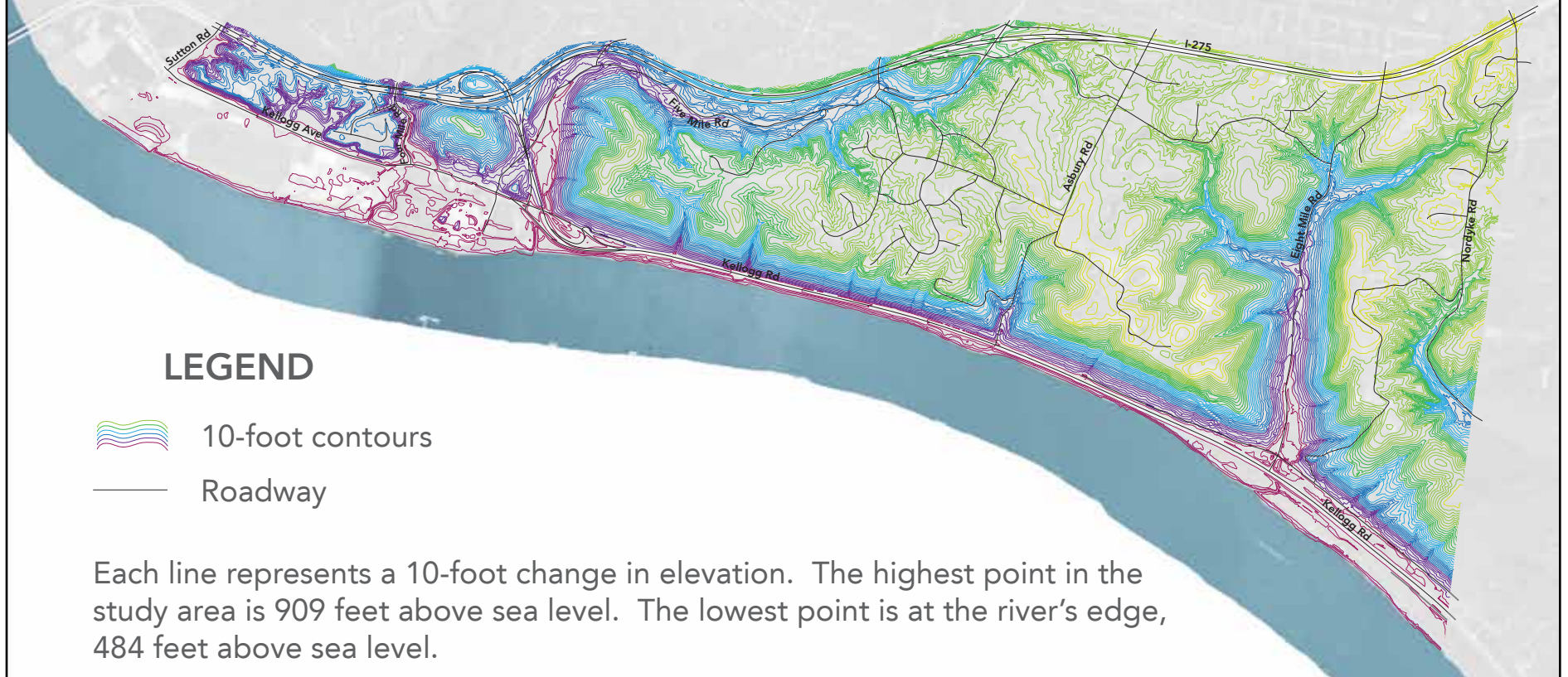
-  Floodway (355 acres, 7.3 % of study area)
-  100 Year Flood Hazard (830 acres, 17.1 % of study area)
-  Roadway

Flood stage is 52 feet. Portions of Kellogg Road are at an elevation equal to a river crest height of 49 feet. This means portions of Kellogg Road flood before the river hits flood stage.

Anderson Township
Ohio Riverfront Area Plan



Topography
















Each line represents a 10-foot change in elevation. The highest point in the study area is 909 feet above sea level. The lowest point is at the river's edge, 484 feet above sea level.

Anderson Township
Ohio Riverfront Area Plan



Existing Land Use

LEGEND

- | | |
|--|--|
|  Agriculture |  Institutional |
|  Single-Family |  Light Industrial |
|  Multi-Family |  Heavy Industrial |
|  Commercial |  Public Services |
|  Educational |  Public Utilities |
|  Private Recreation |  Vacant |
|  Parks, Open Space & Greenspace | |

Anderson Township
Ohio Riverfront Area Plan



Zoning

LEGEND

-  Residence Districts (3835 acres, 83 % of study area)
-  Business Districts (39 acres, >1 % of study area)
-  Riverfront District (736 acres, 16 % of study area)




This is a generalized version of the official zoning map. It highlights the high percentage of residential land within the study area. The Riverfront District allows a mix of uses but most of this area is within the floodplain.

Anderson Township
Ohio Riverfront Area Plan



Parks & Open Space

LEGEND

-  Public Parks & Preserves
-  Private Recreation Facilities
-  Township Greenspace and other Open Space

The Riverfront Area contains a large amount of both public and private recreation and open space. There are ten parcels of Township owned Greenspace totaling 87 acres in the Riverfront Area.

Anderson Township
Ohio Riverfront Area Plan

Buildings

LEGEND

 Building Footprint

This map displays where development has occurred and at what density. It is clear that most buildings in the study area are single-family residential homes.

Anderson Township
Ohio Riverfront Area Plan



Roadways

LEGEND

- Freeway: I-275
- Major Arterial: Kellogg Ave/Rd
- Minor Arterial: Sutton Rd, Eight Mile Rd
- Collector: Four Mile Rd, Five Mile Rd, Asbury Rd, Nordyke Rd
- Local Road: all other roads

Anderson Township
Ohio Riverfront Area Plan



Ownership - WEST



Anderson Township
Ohio Riverfront Area Plan





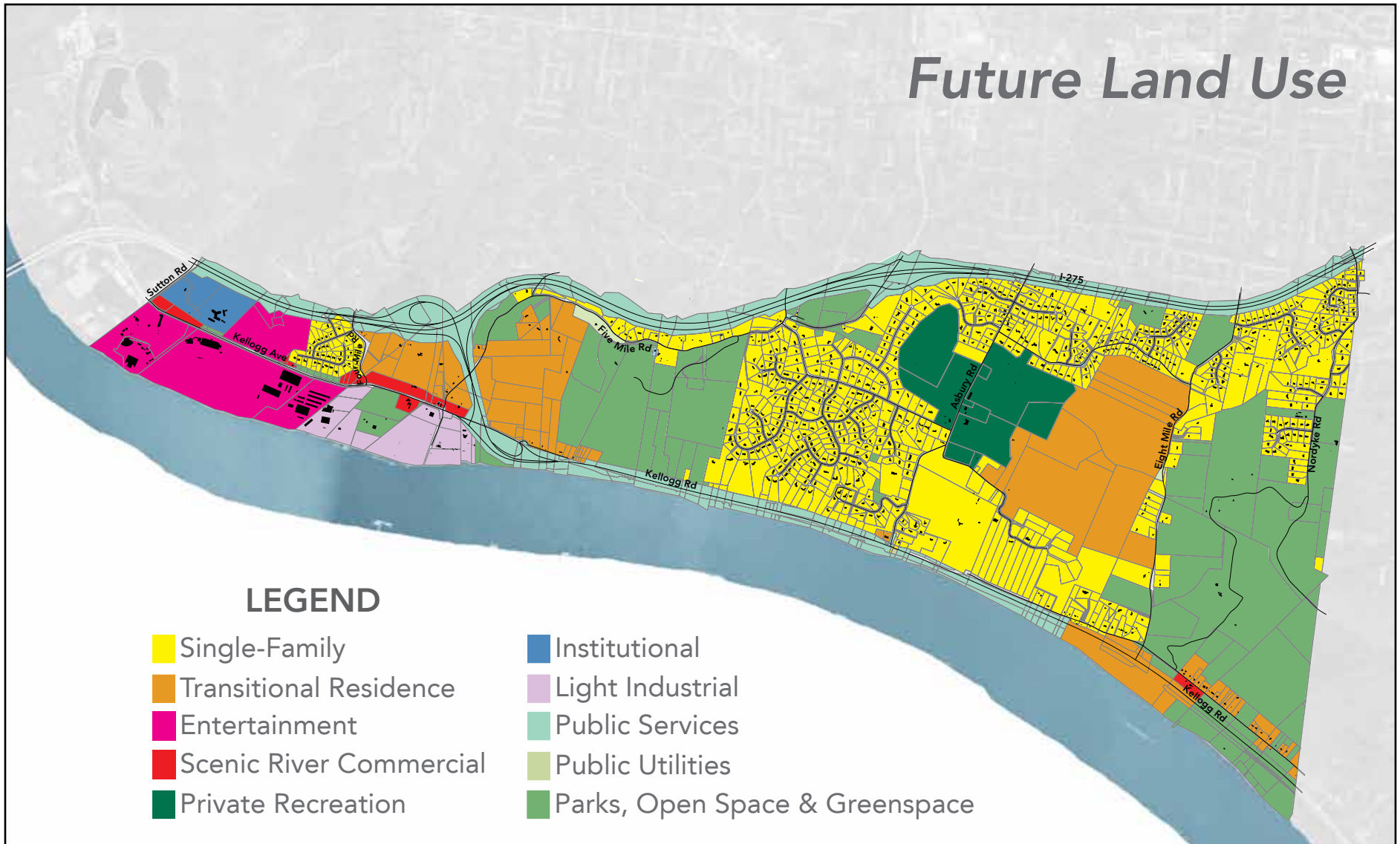
Workshop Visioning Comments



Anderson Township
Ohio Riverfront Area Plan



Future Land Use



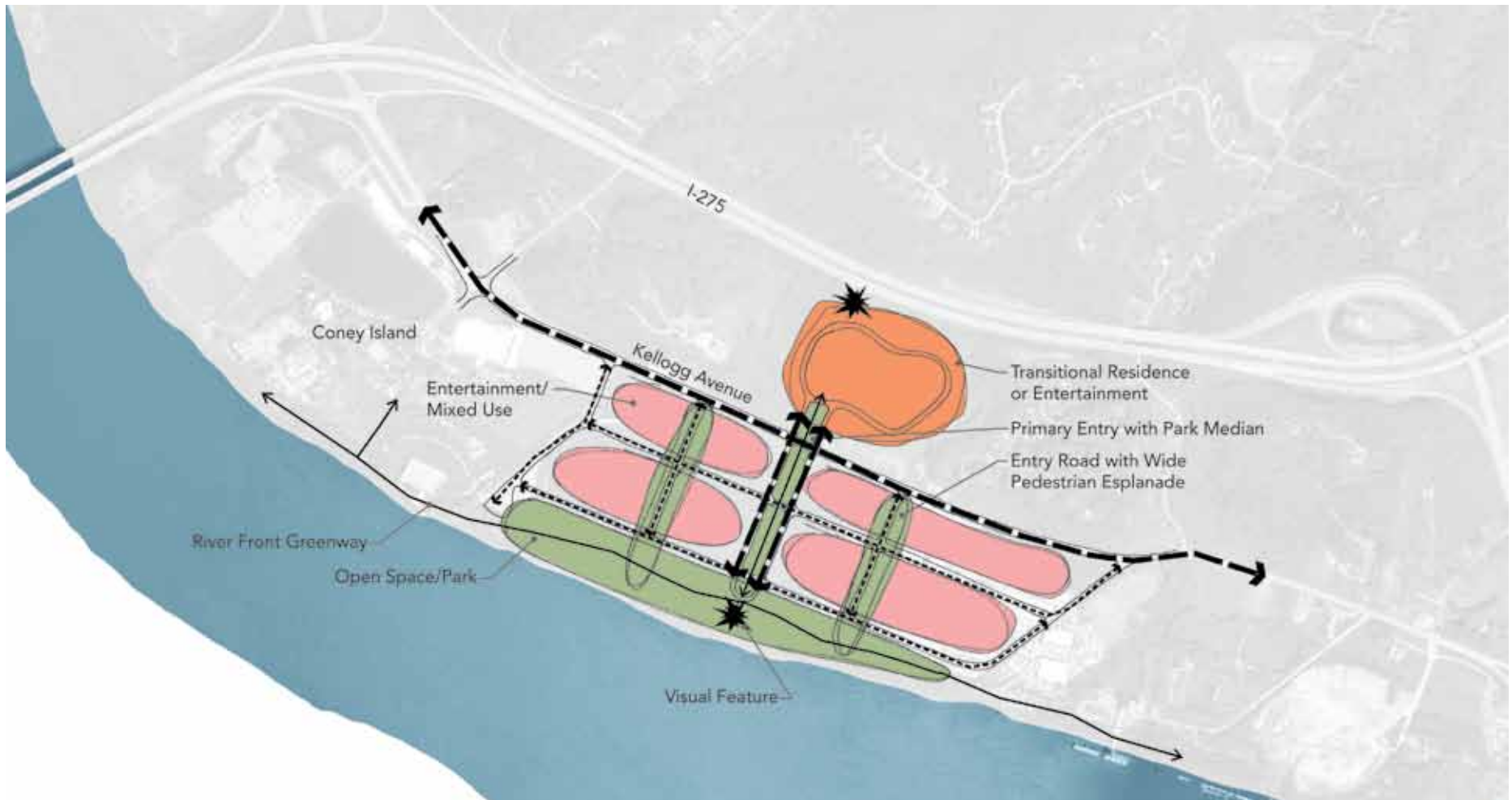
LEGEND

- | | |
|---|--|
| Single-Family | Institutional |
| Transitional Residence | Light Industrial |
| Entertainment | Public Services |
| Scenic River Commercial | Public Utilities |
| Private Recreation | Parks, Open Space & Greenspace |

Anderson Township
Ohio Riverfront Area Plan



ENTERTAINMENT AREA SCENARIO #2: RIVER DOWNS REDEVELOPMENT CONCEPT SKETCH



The redevelopment concept would include:

- Significant public open space along the river
- Visual access to the river
- Riverfront greenway linking entire district
- Opportunities for entertainment, restaurant, retail and residential development

ENTERTAINMENT AREA SCENARIO #3: MARINA CONCEPT SKETCH



The marina concept would include:

- Marina and boat ramp
- Public open space along the river
- Naturalized shore
- Pedestrian connections to existing entertainment destinations
- Opportunities for entertainment, restaurant, retail, and residential development

Anderson Township Ohio Riverfront Plan

Market Analysis

Prepared for:
Anderson Township
Ohio Riverfront Plan Steering Committee

4.11.2012

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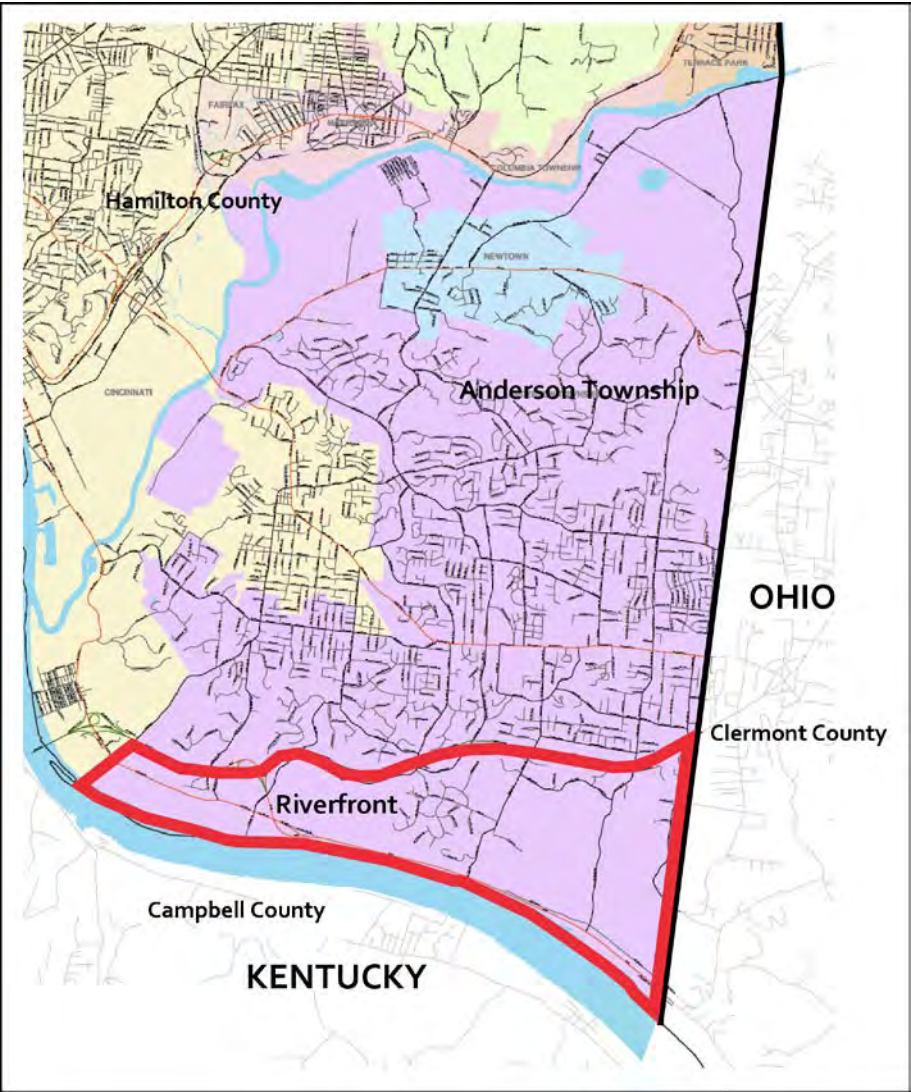
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1. Introduction

1. Introduction

a. Project Background

- Anderson Township updated its Comprehensive Plan in 2011.
- Township Trustees decided to prioritize further study of the Ohio Riverfront area as a result of this work
 - This decision was largely driven by the possibility of video lottery terminals (VLTs) coming to River Downs, which could spin off demand for commercial ventures such as dining and entertainment, convenience retail, hospitality and recreational uses
 - Conversely, there is also the possibility of the horse track's new owners, Pinnacle Entertainment, of deciding to move the flood-prone facility as competitor Penn National plans to do with 2 of its horse race tracks that will be in competition with its new casinos in Columbus and Toledo
 - Pinnacle has indicated that they plan to keep River Downs in its current location if infrastructure improvements are made in the area to address flooding issues, particularly on Kellogg Road
- **R.W. Armstrong, Inc.** of Indianapolis, IN was chosen as the lead consulting firm in working with Anderson Township in writing a new Ohio Riverfront Plan that will guide development in the Study Area over the next 10 to 20 years.
- **Boulevard Strategies** of Columbus, OH is responsible for the market analysis that follows, in support of the new Ohio Riverfront Plan.
 - Boulevard Strategies is an economic development consulting firm that specializes in market analysis for numerous municipal clients as well as for private developers and lenders throughout Ohio, Pennsylvania, and West Virginia
- The last Ohio Riverfront Plan completed in 2002 did not have a true market study component (it alluded to other studies completed for other purposes).



1. Introduction

b. Methodologies and Sources

- The information in this report was gathered from a wide variety of sources including:
 - In-person interviews, tele-conferences, and informal conversations with local employers and residents, real estate brokers and leasing agents active in Anderson Township, Township Trustees and other officials, R.W. Armstrong staff, top executives at River Downs, Riverbend, and Coney Island, and ODOT planners
 - Feedback at 2 Steering Committee meetings
 - Numerous newspaper articles on Anderson Township, the greater Cincinnati area, and Ohio's horse racing and gaming industries (both from our in-house data-base and from extensive Internet searches)
 - Various publications and past reports, documents, and plans provided by Anderson Township and the Chamber of Commerce, including the 2011 Plan Update and the 2002 Ohio Riverfront Land Use Plan
 - Information on marinas and other water-based recreation and boat registrations from the Ohio Department of Natural Resources, Ohio Bureau of Motor Vehicles, the Kentucky Department of Fish and Wildlife Resources, and the U.S. Coast Guard
 - Economic and real estate data from the Ohio Department of Development, the U. S. Census Bureau, ESRI, Inc., the U.S. Department of Labor Statistics, Xceligent, Colliers International, Marcus & Milichap, Sibcy Cline Realtors, and others
 - Demographic forecasts from the Ohio Department of Development, the Kentucky Data Center (University of Louisville), ESRI, Inc., the Hamilton County Planning Department and the 2011 Anderson Township Plan Update
 - Field observations collected during several visits to Anderson Township, the Study Area, and their environs along the Ohio River
- All observations herein are reliant upon and inherently limited by the nature and extent of these inputs

2. Demographic and Employment Trends

2. Demographic and Employment Trends

a. Current and Projected Population

Population Trends, 1990-2020 (F): Anderson Township vs. Surrounding States

	Anderson Township	Ohio	Kentucky	Ohio/Kentucky Benchmark
1990 Census Population	39,939	10,847,115	3,685,296	14,532,411
2000 Census Population	43,857	11,353,140	4,041,769	15,394,909
CAGR*, 1990-2000	0.9%	0.5%	0.9%	0.6%
2010 Census Population	43,446	11,536,504	4,339,367	15,875,871
CAGR*, 2000-2010	-0.0%	0.2%	0.7%	0.3%
2020 Forecast Population	45,396	12,005,730	4,672,754	16,670,484
CAGR*, 2010-2020	0.4%	0.4%	0.7%	0.5%
2010 Population/Sq. Mile	1,415	282	110	197

*CAGR = Compound Annual Growth Rate

SOURCES: U.S. Census Bureau, 2011 Anderson Township Plan Update, Ohio Department of Development, Kentucky Data Center (University of Louisville), ESRI, Inc., and Boulevard Strategies

2. Demographic and Employment Trends

a. Current and Projected Population

Population Trends, 1990-2020 (F): Anderson Township vs. Surrounding Counties

	Anderson Township	Hamilton County (OH)	Clermont County (OH)	Campbell County (KY)	Tri-County Benchmark
1990 Census Population	39,939	866,228	150,187	83,866	1,100,287
2000 Census Population	43,857	845,303	177,977	88,616	1,111,896
CAGR*, 1990-2000	0.9%	-0.2%	1.7%	0.6%	0.1%
2010 Census Population	43,446	802,374	197,363	90,336	1,090,073
CAGR*, 2000-2010	-0.1%	-0.5%	1.0%	0.2%	-0.2%
2020 Forecast Population	45,396	771,540	225,340	91,642	1,088,522
CAGR*, 2010-2020	0.4%	-0.4%	1.3%	0.1%	0.0%
2010 Population/Sq. Mile	1,415	1,969	437	597	1,097

*CAGR = Compound Annual Growth Rate

SOURCES: U.S. Census Bureau, 2011 Anderson Township Plan Update, Ohio Department of Development, Kentucky Data Center (University of Louisville), ESRI, Inc., and Boulevard Strategies

2. Demographic and Employment Trends

a. Current and Projected Population

Population Trends, 1990-2020 (F): Anderson Township vs. Surrounding Jurisdictions

	Anderson Township	Union Township	Pierce Township	Newtown Village	City of Cincinnati
1990 Census Population	39,939	33,368	9,589	15,889	364,040
2000 Census Population	43,857	42,333	12,226	2,420	331,285
CAGR*, 1990-2000	0.9%	2.4%	2.5%	4.3%	-0.9%
2010 Census Population	43,446	46,416	14,439	2,672	296,943
CAGR*, 2000-2010	-0.1%	0.9%	1.7%	1.0%	-1.1%
2020 Forecast Population	45,396	49,712	17,990	2,884	273,125
CAGR*, 2010-2020	0.4%	0.6%	2.2%	0.8%	-0.8%
2010 Population/Sq. Mile	1,415	1,606	636	1,231	3,812

*CAGR = Compound Annual Growth Rate

SOURCES: U.S. Census Bureau, 2011 Anderson Township Plan Update, Ohio Department of Development, Kentucky Data Center (University of Louisville), ESRI, Inc., and Boulevard Strategies

2. Demographic and Employment Trends

a. Current and Projected Population

- The preceding charts track population growth in Anderson Township since 1990, including a 2020 forecast. They also compare population growth in Anderson Township to population growth in:
 - Ohio and Kentucky
 - Hamilton and Clermont Counties in Ohio and Campbell County in Kentucky
 - Union and Pierce Townships in Clermont County and Newtown and Cincinnati in Hamilton County
- **Anderson Township's population declined slightly in 2000's** instead of projected growth predicted by local planning agencies.
 - But it did not decline as much as Tri-County benchmark (1% loss of population vs. 2% decline in Tri-County region)
- Anderson with a 2010 population of 43,446 is now the **11th largest township in Ohio**
 - It is the **3rd largest township in Hamilton County** (behind Colerain and Green)
 - Anderson was passed in population by Union Township, just to the east in Clermont County, during 2000's
- New forecast reflects **return to steady growth (0.4%)**
 - Household growth in the Tri-County region is shifting to the west of Anderson Township
 - Pierce Township is poised to continue high growth in this decade as is Clermont County, in general
- Anderson has **fairly high population density** for a township at 1,415 persons per square mile

2. Demographic and Employment Trends

b. Demographic Characteristics

Selected Population Characteristics, 2010: Anderson Township

Age Distribution	Anderson Township	Tri -County Benchmark
0-4 Years	6.30%	6.60%
5-17 Years	18.60%	17.30%
18-24 Years	8.70%	9.40%
25-44 Years	21.70%	27.60%
45-64 Years	31.10%	26.10%
65 Years +	13.60%	13.00%
Total	100.00%	100.00%
MEDIAN AGE	41.3	36.9
FASTEST GROWING AGE COHORT	65-74 Years	N/A
Marital Status		
% Population 15+ Currently Married	64.9	49.3
Education Attainment		
% Population 25+ w/H.S. Diploma	95.3	87.5
% Population 25+ w/College Degree	51.1	30.7
Occupation Type		
% White Collar	78.4	N/A
Per Capita Income	\$39,111	\$28,524

*CAGR = Compound Annual Growth Rate

SOURCES: U.S. Census Bureau, 2011 Anderson Township Plan Update, Ohio Department of Development, Kentucky Data Center (University of Louisville), ESRI, Inc., and Boulevard Strategies

2. Demographic and Employment Trends

b. Demographic Characteristics

Population Characteristics

- Anderson Township's demographics are dominated by a high % of baby boomers aged **45-64**, nearly one-third of its population.
 - Most are **empty nesters** or have teenagers (or adult children) at home soon to leave the nest
 - Adult children, unable to find jobs in this difficult economy, are staying or returning home with parents
 - The fastest-growing age group in Anderson Township is ages 65 to 74
- Baby Boomers are becoming (gasp!) **seniors**.
 - 650- 700 Anderson residents will turn 65 each year for the next 20 years
 - Baby Boomers are in major age denial – this is the generation that has spent record \$\$\$ on health clubs, vitamins, organic foods, hair color, Botox, and Viagra
- Anderson Township is a predominately upper middle class, white collar community
 - High levels of education, over half of adults **w/Bachelors Degree +**
 - 78% **white collar** occupations
 - Per capita income of \$39,111, **37% higher than tri-county region**

2. Demographic and Employment Trends

c. Household/Housing Characteristics

Selected Population Characteristics, 2010: Anderson Township

	Anderson Township	Tri-County Benchmark
Households	15,427	436,191
Average Household Size	2.8	2.38
% Family Households	76.8	62.4
% Owner-Occupied Households	83.6	65.2
Median Household Income	\$81,454	\$50,794
Median Home Value	\$163,666	\$148,750
Housing Units	16,260	497,543
Vacant Housing Units	833	61,452
% to Total	5.4	12.4
Year Built		
Prior to 1960	20.80%	45.50%
1960's	18.60%	13.30%
1970's	21.90%	13.80%
1980's	19.10%	9.60%
1990's	13.90%	10.90%

2000's	4.70%	6.90%
Total	100.00%	100.00%
Median Year Built	1975	1968

SOURCES: U.S. Census Bureau, 2011 Anderson Township Plan Update, Ohio Department of Development, Kentucky Data Center (University of Louisville), ESRI, Inc., and Boulevard Strategies

2. Demographic and Employment Trends

c. Household/Housing Characteristics

- Anderson Township, with its highly regarded schools, is still home to many families with children still at home.
 - **Above-average household size of 2.80 persons per household**, 18% higher than Tri-County benchmark
 - Over ¾ of Anderson Township's households are "family" households (two or more related persons living under same roof)
 - But only 30% are of the "Leave It to Beaver" type (two parents, at least one child)
 - About 20% of Anderson's households are single-person households.
 - About 300 Anderson residents live in nursing homes
- Yet, 5 in 6 Anderson households are **owner-occupied** (almost all detached single-family units)
 - On the other hand, the Township added nearly 700 renter-occupied units during the 2000's
 - Meanwhile, the number of owner-occupied housing units declined by about 500
 - The typical Anderson household moved into their current residence in 1995
- There are about **833 vacant housing units** in Anderson Township
 - This is only 5.4% of housing units (vs. tri-county average of 12.4%)
 - But number of vacant housing units in Anderson Township doubled between 2000 and 2010
 - This is a common problem in communities at all income levels across the State
- Anderson Township's **housing stock is fairly modern** in comparison to surrounding region
 - Its typical home was built in 1975, making it 7 years newer than the Tri-County benchmark
 - 40% of its housing is less than 30 years old
 - But housing construction slowed down considerably during the 2000's
- **Anderson Township's median household income (\$81,454) exceeds regional benchmark** by 60%
 - A majority of single family houses in Anderson Township are valued at \$250,000 or more

2. Demographic and Employment Trends

d. Lifestyle Clusters

Top 3 Tapestry Lifestyle Segments: Anderson Township

Tapestry Segment/Description	Lifestyle Preferences
1. Suburban Splendor <i>Upwardly mobile, dual income, successful couples with and without children at home in white collar bedroom communities</i>	<ul style="list-style-type: none"> • Latest household amenities from hot tubs and hardwood floors to espresso machines and home theatres; latest gadgets such as smart phones • Hire contractors, lawn maintenance services • Drive SUVs and mini-vans, own multiple vehicles, travel a great deal • Health and fitness enthusiasts, play golf and tennis • Listen to classical music, talk/news and sports program • Heavy Internet users, including e-commerce
2. Cozy and Comfortable <i>Middle-aged, middle class empty-nesters in houses where they raised their families</i>	<ul style="list-style-type: none"> • Use financial service “products” (bonds, mutual funds, second mortgages, car loans, lines of credit, insurance) • Enjoy home improvement and remodeling projects • Play golf, eat at family restaurants, gamble at casinos • Television more important than home computer, especially cable • Big NFL fans, listen to classic rock radio
3. Sophisticated Squires <i>Well-educated, upper middle class families living in newer housing developments on the fringe of urbanized areas</i>	<ul style="list-style-type: none"> • Enjoy “backyard living,” DIY work, impressive lawns, decks, gas BBQ grills • Own 3 or more vehicles, including SUVs, mini-vans, and motorcycles • Attend soccer and volleyball games, play board games, visit zoo, play video games, watch TV comedies and family dramas • Adults play golf, tend to gardens, listen to adult contemporary music

SOURCES: ESRI, Inc., and Boulevard Strategies

2. Demographic and Employment Trends

d. Lifestyle Clusters

- Tapestry is a computerized algorithm developed by ESRI, Inc. that uses survey data and Census statistics on a broad range of factors such as traditional demographic variables, but also product and service usage, media and brand preferences, lifestyle activities, shopping and dining habits, and political affiliations and issues to sort every Census tract in the USA into one of 63 Tapestry lifestyle clusters
- The Top 3 Tapestry lifestyle clusters for Anderson Township are Suburban Splendor, Cozy & Comfortable, and Sophisticated Squires, as described on the preceding page
 - While there are nuances among the 3 lifestyle clusters, all represent white collar, middle to upper middle class neighborhoods
 - Baby Boomers, especially empty nesters, are prevalent in the first two clusters
- Baby Boomers have much different ideas about aging than their parents did as they are more active than ever
 - Those still in the workforce may never actually retire: rather, they will taper off in hours and responsibility over time
 - Terms such as “senior” or “mature” will be toxic in marketing to Boomers as they age even if they live to be 100
 - Most will stay in the community where they have built up a lifetime of ties rather than move to a warmer climate among strangers
 - Seniors provide Anderson Township and its schools and churches with an army of volunteers; today’s seniors do not want to be segregated from younger folks
 - Baby Boomers are forming the “Do It For Me” society when it comes to household and technology installation and maintenance, spurring growth in services-producing industries
 - Empty nesters are filling the voids in their lives by acquiring dogs and cats in record numbers and spoiling them rotten, as the humanization of pets emerges as one of this decade’s biggest trends

2. Demographic and Employment Trends

e. Employment Base

Top 10 Employment Sectors, 2010: Anderson Township

NAICS Sector	Establishments	Employees	% to Total	Tri-County* % to Total	Tri-County Avg. Annual Wage*
1. Health Care & Social Assistance	140	2,820	22.8	17.5	\$42,380
2. Retail Trade	195	1,718	13.9	11.2	\$23,157
3. Accommodations & Food Service	87	1,360	11.0	9.7	\$12,977
4. Education Services	33	1,119	9.1	2.3	\$27,974
5. Finance/Insurance/ Real Estate	154	1,093	8.8	8.1	\$58,293
6. Other Services	150	912	7.4	3.8	\$25,649
7. Arts, Entertainment & Recreation	34	753	6.1	1.8	\$43,384
8. Professional Services	145	659	5.3	8.1	\$61,338
9. Manufacturing	45	622	5.0	10.3	\$53,311
10. Construction	136	408	3.3	3.2	\$46,930
Subtotal	1,119	11,464	92.8	78.0	\$43.49
All Other Sectors	234	887	7.2	22	\$42,211
TOTAL	1,353	12,351	100.0	100.0	\$43,211

*2009 Census Data **SOURCES:** ESRI, Inc., and Boulevard Strategies

2. Demographic and Employment Trends

e. Employment Base

- **Anderson Township has an employment base of 12,351 employees working in 1,353 establishments**
 - It has 1 job for every 3.6 residents; the Tri-County benchmark is 1 job for every 1.8 residents
 - Anderson Township is a **net exporter of labor**, especially white collar labor (see below)
 - **Health Care & Social Assistance with 2,820 employees** is, by far, Anderson Township's largest employment sector
- Anderson Township also has large **Retail Trade, Accommodations & Food Services, Arts, Entertainment & Recreation**, and Other Services employment sectors
 - These include the Beechmont Avenue corridor as well as the River Downs/Riverbend/Coney Island attractions
 - Collectively, they account for 38.4% of Anderson's employment base (compared to 26.5% Tri-County benchmark)
 - Most of these jobs pay below-average wages (note that wages for Arts, Entertainment & Recreation are distorted by inclusion of professional athletes (Reds/Bengals) and others)
- **Anderson Township, known for its excellent schools also has a sizable Education Services sector**
 - This is offset by very low public administration employment
- **It is surprising that Anderson Township has below-average employment in Professional Services** in spite of having a high % of white collar residents plus no income tax
 - Regional averages suggest Anderson Township could support up to 1,000 such positions (vs. the 650 or so positions it currently has)
 - The fastest growing Professional Services segments in Hamilton County include legal services, management consulting, scientific research & development, marketing research/polling, and veterinary services
 - Veterinary services is an industry that has been growing at a pace of 7% a year nationally; it seems particularly well-suited to Anderson's empty nesters with all their pets

3. Real Estate Market Conditions

3. Real Estate Market Conditions

a. Dining and Entertainment/Retail

- **Dining and Entertainment is a segment within the retail real estate industry**
 - Other major retail merchandise groups include Convenience Goods and Services, Home Goods, Fashion Goods, and Leisure Goods
- Anderson Township is part of the **East Cincinnati Retail Submarket**, according to local real estate brokerages (Exeligent, Collier's Marcus & Milichap)
 - There are currently 5,350,000 square feet of retail space in the East Cincinnati retail submarket with 637,000 vacant (11.9%), with an average rent per square foot of \$11.44
 - Most of the vacant retail space is concentrated in the East submarket's 2 largest properties, Anderson Town Center and Eastgate Mall
 - Cincinnati market-wide benchmarks are 11.4% vacancy and \$13.03 per square foot rent
- **Market-wide retail activity is relatively slow**
 - Exceptions include:
 - **The Banks project** in Downtown Cincinnati, including a microbrewery (Moerlein Lager House, \$10 million project)
 - The number of microbrewery locations in Ohio reached 26 last year; the first one (Great Lakes Brewery) opened in 1988
 - **Horseshoe Casino** in Downtown Cincinnati, 10 miles from River Downs
 - **Jungle Jim's** to replace Bigg's in Clermont County
 - Dollar stores and fast casual/sub chains hunt for new sites throughout Ohio

3. Real Estate Market Conditions

a. Dining and Entertainment/Retail (Cont'd)

- Anderson Township residents spend About **\$37 million per year at sit-down dining venues**, according to our proprietary Retail Spending Patterns Model (Based on annual Consumer Expenditures Survey data published by U.S. Department of Labor)
 - Daytime workers will spend another \$9 Million in foodservice purchases during the workday, based on research on office workers' daytime spending patterns by the International Council of Shopping Centers (ICSC)
 - This means \$46 million per year is spent by Anderson residents and workers on dining out
- On the supply side, Anderson Township **has 31 full-service restaurants**, mainly concentrated along Beechmont Avenue corridor
 - Based on employment totals and national sales per restaurant employee guidelines, these 31 establishments are estimated to gross about \$35 million per year
 - Thus, Anderson Township is currently a net outflow market in where it chooses to dine
 - Stakeholders indicate there is a lack of local, independent, upscale options
- **Commercial uses account for only 16 Acres in the study area**, just 1 restaurant and 2-3 gas stations
 - AJ's Roadhouse and Lebo's just outside of Anderson, are the only 2 restaurants within 2 miles of River Downs/Riverbend/Coney Island
 - A west-side Columbus casino study completed by Boulevard Strategies in 2011 for a property owner with land next to the casino's planned entrance has attracted strong interest from **convenience/ gasoline/fast food operators** in addition to sit-down restaurants

3. Real Estate Market Conditions

a. Dining and Entertainment/Retail (Cont'd)

River Downs: Anderson Township

- **River Downs is 1 of 7 horse race tracks in Ohio, originally opened in 1925**
 - Its unique 7 furlong turf course was installed in 1956
 - A new grandstand was constructed in 1988 along with a game room and a gift shop
 - Simulcasting was introduced in 1996 along with casual and formal dining options
 - Current amenities also include the Turf Terrace restaurant in the upper floor of the clubhouse and the Thirst 'n' Howl Tiki Bar
- **Still, in spite of these advances, horse racing industry wagering in Ohio declined by 60% from 1998 to 2010**
 - River Downs was reportedly losing about \$1 million per year, prior to its purchase by Pinnacle Entertainment (see below)
 - Legislation was approved to allow racetracks to apply for video lottery terminal (VLT) licenses (this legislation is being challenged in the courts by anti-gambling groups)
 - Recent updates allow for temporary facilities **but will require 125 live racing days per year beginning in 2015** (River Downs Had 82 Last Year)
 - Pinnacle Entertainment purchased River Downs (155 acres, 35 undeveloped) for \$45 million in November 2011
 - Pinnacle has **plans to add VLTs** and a parking deck at River Downs but has not publicly released plans
 - Penn National is moving two of its horse race tracks – Beulah Park (Grove City) to northern Dayton and Raceway Park (Toledo) to Youngstown—to avoid competition with its new casinos

3. Real Estate Market Conditions

a. Dining and Entertainment/Retail (Cont'd)

Case Studies: Scioto Downs, Belterra and Lebanon Raceway

- **Scioto Downs** in Hamilton Township, Franklin County near the new Hollywood Casino is the **first horse race track to apply for \$50 million license to install VLTs**
 - The 208-acre track plans to **add 2,125 VLTs**, a buffet, a restaurant, and a bar (480 seats total)
 - This represents a \$150 million investment (at least \$125 million is required by the State)
 - The new facilities are expected to **add up to 400 jobs** to the current 200 once they are open (plus 1,100 temporary construction jobs)
 - Scioto Downs currently averages about 1,900 persons/day for 100 live race days so a conservative projection would be for 5,000 persons/day with new facility (Hollywood Casino is expected to attract 10,000 persons a day, on average, year-round)
- **Belterra Casino Resort** on the Ohio River in Florence, Indiana is a **Pinnacle Entertainment** property
 - It is one of the largest and most opulent casino resort hotels in the Midwest **with 1,000 employees**
 - Belterra includes 38,000 square feet of casino space, 680 hotel rooms/suites, a 1,500 seat entertainment theatre, 18 hole golf course, a shopping pavilion, spa and salon, and 50,000 square feet of meeting space
 - Its nine dining venues include upscale alternatives such as Jeff Ruby's Steakhouse and Ben & Jerry's Ice Cream in addition to more traditional casino buffets and sports bars
- **Lebanon Raceway**, in Warren County, recently (March 2012) was acquired by a joint venture of Delaware North Companies Gaming and Entertainment and Churchill Downs (The Miami Valley Gaming and Racing, LLC)
 - The new owners have committed to a \$255 million investment (\$125 Million required by the state) to develop a new racino
 - The new location has not been confirmed, but is expected to be at the corner of Ohio 63 and Union Road, near the Lebanon Correctional Facilities, with improved access from I-75
 - The new facility should begin construction this year and open in Fall 2013
 - The facility will have **2,500 VLTs and support harness racing**
 - The new facility is projected to **add 700 jobs**

3. Real Estate Market Conditions

a. Dining and Entertainment/Retail

Riverbend Music Center: Anderson Township

- Riverbend Music Center is an outdoor amphitheater with **capacity for 20,500**
 - It was built in 1984 for the Cincinnati Symphony Orchestra for \$9 million on 15 acres, donated by Coney Island
 - PNC Pavilion (4,100 indoor seats) was added in 2008
 - Riverbend hosts 40-50 shows per year in addition to CSO, including top country and rock acts
 - Riverbend placed No. 4 in world ranking of amphitheaters in 2011, with nearly 330,000 tickets sold
 - New artificial turf (no mud) is expected to boost attendance by 10% in 2012
- Key issues for Riverbend include **parking, flooding, and traffic congestion on Kellogg**
 - Encouraging folks to arrive early has helped
 - Management would love to expand but there is nowhere to go
 - Management is interested in adding more smaller events, especially in off-season

3. Real Estate Market Conditions

a. Dining and Entertainment/Retail

Coney Island: Anderson Township

- Coney Island is a **75-acre family amusement park** with a 12-acre lake, open Memorial Day thru Labor Day each year
 - It was originally opened in 1886 until in 1971 when it closed after most of its rides were moved to Kings Island by Taft Broadcasting Corp.
 - The park re-opened in 1973 and changed ownership in 1991
 - Major attractions include Sunlite Pool, 4 water slides, 24 classic family rides (Including 7 kiddie rides), Parkers Grove Picnic Area (can hold up to 8,000), live stage shows, miniature golf and more
 - 175 special events were held last year ranging from a triathlon to Summerfair Arts and Crafts to Paddlefest for canoes and kayaks, to Moonlight Garden Patios throughout the summer
 - Annual attendance at Coney Island is about 500,000 visits (There are 13,000 Season Pass holders)
 - Parking fees is a major income stream for Coney Island which also parks cars for Riverbend
 - Foodservice offer is limited to branded fast food, concessions, and picnic area)
- Coney Island also is constantly looking for revenue growth but is **land-locked**
 - Like their counterparts at River Downs and Riverbend, Coney Island also would like to add more off-season activity

3. Real Estate Market Conditions

b. Hospitality and Recreation

Hotel Overall Market Conditions

- The Cincinnati metro area has **252 hotels with 27,900 guest rooms**, the most of any city in Ohio
 - There are none in Anderson Township but with its population, employers, hospital visitors, schools, and attractions, it should be able to support 3 or more hotels if it had a suitable highway exit
 - Nearest name brand hotels are on Kentucky side of the Ohio River 5 miles away (Wilder, Bellevue, Covington, Newport) and in Downtown Cincinnati (7 miles away)
- The Cincinnati market **experienced the largest increase in hotel rooms among the Ohio Big 3C's** between 2006 and 2010, adding 24 projects totaling 2,727 rooms
 - This growth in inventory coincided with the national and state recession
 - As a result, Cincinnati's occupancy rate declined from 56% in 2006 to 47% in 2009 before rebounding to 50% in 2010 (60% is considered rough break-even level for most hotels)
 - Average room rates have plateaued at about \$81 per night, a 3% decline since 2006 if adjusted for inflation
 - 300,000 Sq. Ft. Horseshoe Casino with 5,000 VLTs and table games, such as poker and blackjack, is expected to impact downtown Cincinnati hotels (which is already the state's healthiest hotel submarket)

3. Real Estate Market Conditions

b. Hospitality and Recreation (Cont'd)

Meeting and Conference Facilities

- In 2011, the Cincinnati metro area had its strongest convention year in 10 years, **up 36% since 2006**
- Key venues include:
 - **Duke Energy Convention Center, downtown Cincinnati**, which features over 750,000 square foot of exhibit, meeting and entertainment space
 - \$2 billion in new infrastructure recently completed
 - 3,000 hotel rooms within 3 blocks
 - **Hilton Cincinnati Netherland Plaza, downtown Cincinnati**, features over 40,000 square feet of meeting and banquet space for up to 1,000 guests, with 31 meeting rooms
 - **Sharonville Convention Center**, in Northern Cincinnati (I-275/I-75), features **27,000 square feet** of flexible space and 8 meeting rooms
 - Renovation to be completed in April 2012 will feature 19 rooms with 65,000 square feet of flexible convention space, including 20,000 square feet of exhibit space and a new 15,000 square foot ballroom
 - **University of Cincinnati - Tangeman University Center and Kingsgate Marriott Conference Center**, features 47 meeting rooms, classroom-style auditoriums for 200 to 800 attendees + theatre-style space for 540-615 attendees
 - 206 guest rooms available at Marriott and 2,200 in UC Residence Halls (mid-June to mid-August)
 - **Cintas Center at Xavier University**, Features 11 meeting rooms, with largest classroom-style for 450 and largest theatre-style for 10,000
 - **Northern Kentucky University**, features 30 meeting rooms, accommodating group sizes of up to 675
 - **Cincinnati Museum Center**, features 18 meeting rooms For up to 6,000
 - **Seeideas Creativity Center**, Mason, features a 23,000 square foot creative facility that can support 5 to 150 attendees, on 3.4 acres in a **secluded natural setting**
 - **Anderson Center**, features a theatre for audiences of up to 223, and various meeting rooms

3. Real Estate Market Conditions

b. Hospitality and Recreation (Cont'd)

Water-Based Recreational Facilities

- The Ohio River supports a variety of pastimes, from house boating, to canoeing, to fishing
- Most Ohio River boaters **STAY WITHIN ONE POOL**, while boating, due to the process of locking to another pool (Anderson Township is in the Markland Pool)
- There are limited launch accesses into the Markland Pool east of Cincinnati, yet this area has a large number of registered boats. This area was **identified as being a priority for transient moorage development**
- An ODNR Study in 2004, *Boating on Ohio Waterways Plan*, identified that the Ohio River has many needs, Including:
 - **Better access via launch ramps** (It is important to note that boater's satisfaction with the availability of launch ramp access to the Ohio River in the Southwest region of the State received the lowest score of ALL launch ramps)
 - **Need for more tie-ups and transient facilities**
 - The 5 most important features identified:
 - **Suitable draft for vessel**
 - **Back-to-nature atmosphere**
 - **Nearby restaurants/taverns/pubs**
 - **Short-term rental dock**
 - **Land-based transport**

3. Real Estate Market Conditions

b. Hospitality and Recreation (Cont'd)

Water-Based Recreational Facilities (Cont'd)

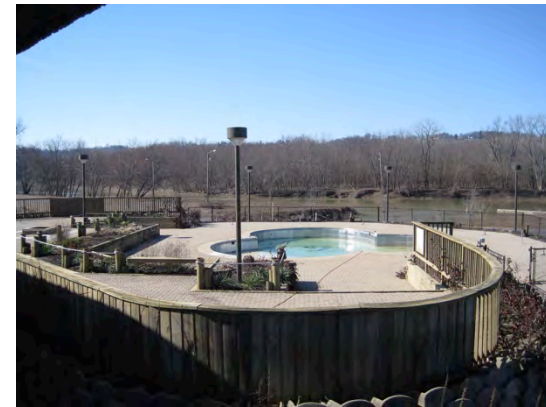
- Within the **Markland Pool (Mile Marker 438-531)**:
 - Cities in Indiana, Illinois and Kentucky typically provide public concrete launching ramps, and many offer park and picnic areas
 - **Very few Ohio cities on the Ohio River offer public launching ramps or amenities**, most are in Cincinnati /KY metro area (6) or east of Anderson Township in Clermont County (8).
 - Those east of Anderson Township are in very poor condition and lack amenities, such as restrooms, showers, picnic areas, ice/snacks/food service, and overnight mooring/berths.
 - Only California, in Clermont County offers overnight public mooring, with 12 berths
 - **Restaurants with docking/mooring facilities are clustered in Kentucky, across the river from Cincinnati**; all appear to be “floating” restaurants
 - **The Cincinnati metro area (OH/KY) offers 13 private access facilities** (i.e. marina, club or dock/ramp), which can support private moorings, with over 1,400 berths
 - **Within the Markham Pool, only 1 ferry service** is offered, and it is west of Cincinnati (mile 478)
 - **Rising Sun Marina in Indiana offers a shuttle service** to the Grand Victoria Resort and Casino (mile 506)
 - **4 Cruises, Showboats or Riverboats** are available in the Markham Pool (miles 498, 474, 468 and 470); 2 in Kentucky, and 1 each in Ohio and Indiana

3. Real Estate Market Conditions

b. Hospitality and Recreation (Cont'd)

Water-Based Recreational Facilities (Cont'd)

Harbour Towne Yacht Club



- **Private Yacht Club**, with boat parking and rented slips, and a private clubhouse with pool for members.

3. Real Estate Market Conditions

b. Hospitality and Recreation (Cont'd)

Water-Based Recreational Facilities (Cont'd)

Four Seasons Marina (Mile Marker 464.5)



- **Private Yacht Club**, with reciprocating yacht clubs through YCOA (Yachting Club of America), with **more than 500 members**. Developed and managed by Towne Properties.
- **500 slip sheltered marina**, with summer and winter dock space rental (includes water and electric). Both short-term and long-term
 - **A, B, C and D single berthing slips** range in cost from \$1,550 to over \$5,000 per season (May 1 – November 30), can accommodate boats up to 75'
 - **Fuel Dock slips** range in cost from \$1,000 to nearly \$1,500.
- **Restrooms, showers, wireless internet and coin laundry** provided.
- Offers a **full-service marina, marine supplies, apparel, groceries and beverages, fuel and a public pump out station**.
- Club also offers additional entertainment amenities, including a **swimming pool, patio bar, volleyball courts and a golf driving range**.
- Restaurant provisions include the **Four Seasons Boatyard Grill** (finer dining with a seafood buffet and banquet facility) floating on the river (ONLY floating restaurant in Cincinnati) and **The Sand Bar** (sports bar) overlooking Marina with pool/volleyball bar service.

3. Real Estate Market Conditions

b. Hospitality and Recreation (Cont'd)

Water-Based Recreational Facilities (Cont'd)

Woodland Mound Boat Ramp (Mile Marker approx. 456)



- Located in **Hamilton County Park District**. **Courtesy dock provided from Memorial Day to Labor Day**, river conditions permitting.
- **Ramp Fee of \$5 per day**, with a maximum 7-day stay.
- Annual permits (\$25) are available from Woodland Mound Rangers, Seasongood Nature Center.
- **Large gravel parking** lot is provided for vehicle and trailer parking.

3. Real Estate Market Conditions

b. Hospitality and Recreation (Cont'd)

Water-Based Recreational Facilities (Cont'd)

New Richmond Boat Ramps and Steamboat Marina (Mile Marker 450)



- Most ramps in New Richmond are **non-paved, or if paved in very poor condition.**
- In New Richmond, **parking lots for boaters to park their vehicles and trailers while on the water are very limited.**
- Many ramps in the area are **on private land.**
- The **Steamboat Marina** has:
 - A restaurant (Skipper's River Café) with low to moderate pricing (under \$10) and serves breakfast, lunch and dinner in a casual atmosphere.
 - Live bands on Saturday night and music provided on Sundays.
 - Offers public pump out facilities, boat ramp, marina, and fuel.

3. Real Estate Market Conditions

b. Hospitality and Recreation (Cont'd)

Trends in Marinas: Hamilton (OH)/Clermont (OH)/Campbell (KY) Counties 2000-2020 (f)

Number of Marinas	2000	2005	Change 2000-2005	2010	Boats Per Marina	Change 2005- 2010	2020 (f)	Change 2010-2020
Hamilton County (OH)	6	3	(3)	3	6,117	0	3	0
Clermont County (OH)	1	0	(1)	0	N/A	0	2	+2
Campbell County (KY)	4	1	(3)	2	1,747	+1	2	0
Subtotal, Outlying Counties	5	1	4	2	6,141	+1	4	+2
TOTAL, Tri-County Region	11	4	(7)	5	6,127	0	7	+2
Ohio	135	144	+9	125	3,465	(19)	131	+6
Kentucky	49	51	+2	49	3,589	(2)	50	+1
OHIO/KENTUCKY BENCHMARK	184	195	+11	174	3,500	(21)	181	+7

Sources: U.S. Census Bureau, Ohio Department of Natural Resources, Kentucky Department of Fish and Wildlife Resources, and Boulevard Strategies

- The number of marinas dropped from 11 to 4 in the Tri-County Region, between 2000 and 2005. This bucks statewide trends in Ohio and Kentucky where marinas increased by 11 over the same time period. One new marina has opened in the last 5 years.
- **Hamilton County is down to 3 marinas or 6,117 boats per marina** (the benchmark is 3,500). Clermont County has no marinas in spite of its rapidly growing number of registered boats; with its 8,787 boats, it could support 2 marinas today.
- We believe that **6 marinas will be added in Ohio by 2020 and 2 of those could occur in the Tri-County Region**. This would create a ratio of 4,544 boats per marina compared to Ohio/Kentucky benchmark of 3,492.

3. Real Estate Market Conditions

b. Hospitality and Recreation (Cont'd)

Trends in Boat Registrations: Hamilton(OH)/Clermont OH)/Campbell(KY) Counties 2000-2020 (f)

Number of Registered Boaters	2000	2005	Change 2000-2005	2010	Boats Per Capita	Change 2005 - 2010	2020 (f)	Change 2010-2020
Hamilton County (OH)	19,350	17,787	(1,563)	18,352	0.023	+565	17,745	(607)
Clermont County(OH)	7,190	7,946	+756	8,787	0.044	+841	10,384	+1,597
Campbell County (KY)	3,182	3,333	+151	3,495	0.039	+162	3,680	+185
Subtotal, Outlying Counties	10,372	11,279	+907	12,282	0.042	+1,003	14,064	+1,782
TOTAL, Tri-County Region	29,722	29,066	(656)	30,634	0.028	+1,568	31,809	+1,175
Ohio	422,701	418,064	4,637	433,110	0.037	15046	4,453,046	+19,936
Kentucky	171,930	177,951	+6,021	175,863	0.040	(2,088)	179,033	+3,170
OHIO/KENTUCKY BENCHMARK	594,631	596,015	+1,384	608,973	0.038	+12,958	632,079	+23,106

Sources: Ohio Department of Natural Resource, Kentucky Department of Fish and Wildlife Resources, U.S. Coast Guard, Recreational Boating Statistics, Ohio Department of Development, Kentucky Data Center (University of Louisville) and Boulevard Strategies.

- Boat registrations dipped in the Tri-County Region, between 2000 and 2005 (due to a large drop off in Hamilton County), but rebounded between 2005 and 2010 (+1,568 boats over 5 years)
- **Boat ownership is increasing at a very rapid pace in Clermont County** (nearly 1,600 new boats registered over past 10 years).
- Looking forward, the Tri-County Region should add another 1,175 net new registered boats by 2020, as losses in Hamilton County are offset by gains in Clermont and Campbell Counties.

3. Real Estate Market Conditions

b. Hospitality and Recreation (Cont'd)

Sports-Based Recreational Facilities

Golf Facilities

- Golf Courses are plentiful in and near Anderson Township. More than 15 18-hole golf courses can be found within a 20-minute drive. 4 of these are public.

Fitness Centers

- A variety of fitness centers, ranging from simple fitness to bodybuilding are within close proximity to Anderson Township.

Sports Training Facilities

- 4 sports training facilities are near Anderson Township and provide personal training, sports conditioning, as well as focused athlete training for sports. Notables include:
 - **DNA Sports Center** (Milford) offers concentrated training in baseball, soccer, lacrosse, softball, and track and field.
 - **Champions Baseball Academy** (Linneman St.) offers training in baseball and softball and has indoor fields, batting cages and pitching tunnels.
 - **Nothin' But Net Sports Complex** (Tobasco Road) has a 36,000 sq. ft. facility that focuses on basketball, volleyball and soccer training, as well as offers tournaments and camps.
 - **Kids First Sports Center** (Kemper Road) is a training facility with a range of sports including cheerleading, volleyball, basketball, karate, gymnastics, swimming, soccer and dance.

3. Real Estate Market Conditions

b. Hospitality and Recreation (Cont'd)

Sports-Based Recreational Facilities (cont'd)

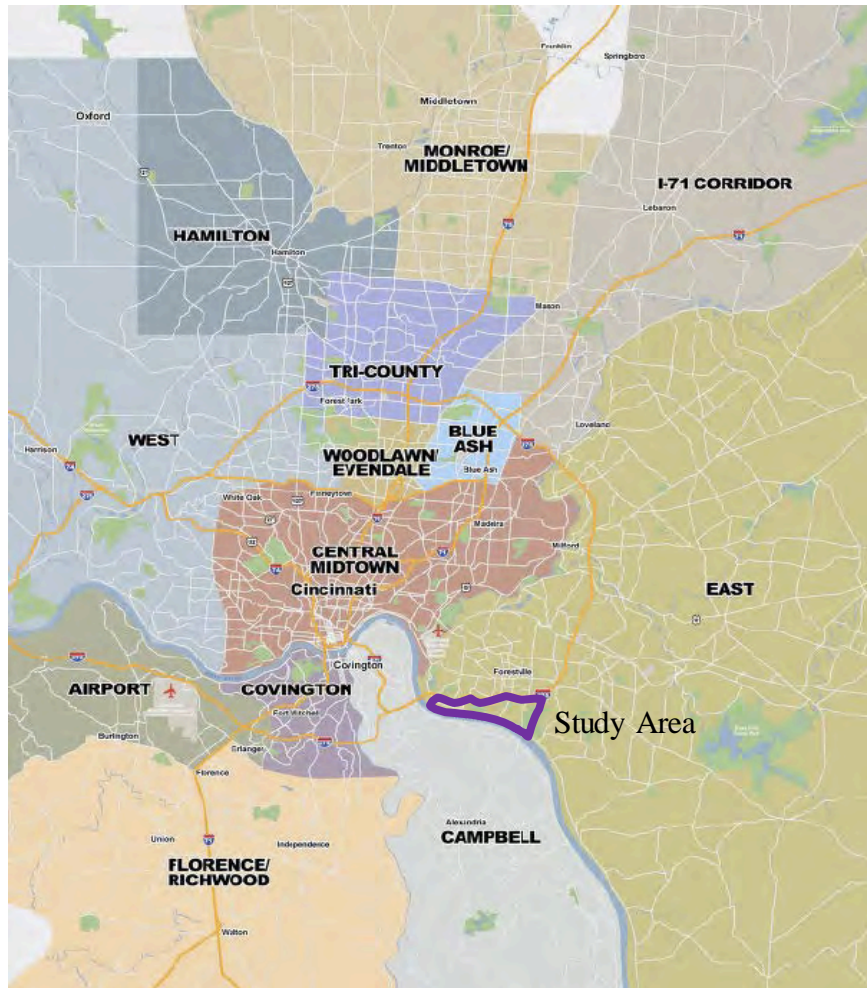
Sports Complexes/Centers

- More than 10 sport-specific complexes are within 20 to 30 minutes of Anderson Township. These range from baseball/softball/soccer fields to indoor practice and training facilities. Notables include:
 - **PastTime Sports Complex** (Cincinnati) has 25 acres of baseball/softball fields and supports baseball, slow-pitch and fast pitch softball leagues, tournaments and USAA qualifiers.
 - **Flash Baseball Complex** (Hamersville) provides 10 professionally maintained grass infields, 5 lighted fields and outdoor batting cages.
 - **Soccer City** (Cincinnati) and **River's Edge** (Cleveland) has indoor soccer, flag football, lacrosse and softball fields, plus volleyball courts.
 - **Sports Plus** (Reading Rd) has ice rinks, which supports ice hockey, and courts for basketball and volleyball. They also have batting cages.
 - **Town and Country Sports** (Wilder, KY) has been identified as one of the top facilities in the Cincinnati area, providing facilities and training for soccer, golf, swimming, volleyball, paintball, baseball and softball.
 - **Court 4 Sports** (Mason) supports basketball and volleyball with indoor courts and training facilities.

3. Real Estate Market Conditions

c. Industrial/Business-to-Business

Overall Market Conditions

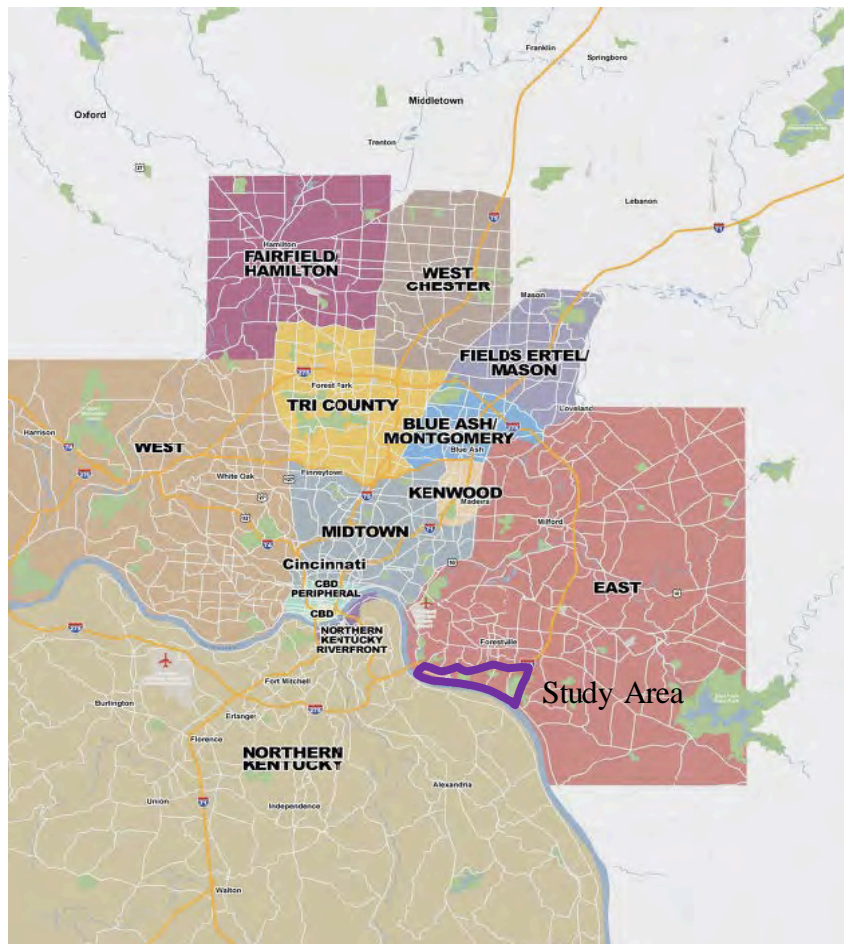


- Anderson Township lies in the **East Cincinnati industrial submarket**
 - There are currently 12.6 million square feet of industrial space in the East submarket with 2.7 million vacant (20.4%) and average rent Per square foot of \$3.87
 - This compares to Cincinnati market-wide benchmarks of 10.3% vacancy and \$3.44 rent per square foot
 - 2.3 million of East Cincinnati's 2.7 million square feet of vacant industrial space is in warehouse and distribution facilities (37.7% vacancy) as asking rents dove by 14 % in 2011
- There are **currently 71 acres of industrial uses in the Study Area**, representing only 8% of the Township's total
 - Businesses currently along the River are generally satisfied with their locations (based on interviews with Cargill, Washington Marina, Hilltop Operations)
 - However, 2011 Plan Update calls for gradually phasing out industrial uses in the Study Area and building a higher concentration of industrial uses in northeastern part of the Township (Ancor)
 - An exception is under consideration for businesses such as those listed above that are water and maritime based.

3. Real Estate Market Conditions

d. Office

Overall Market Conditions



- Anderson Township lies in the **East Cincinnati Office Submarket**
 - There are 39 office buildings with 1.75 million square feet of space with a 22.2% vacancy rate (vs. market-wide benchmark of 21.8%)
 - 16 buildings that are considered Class A/B space (11 million square feet) collectively have a vacancy rate of 17.5% (vs. market-wide benchmark of 20.8%)
 - Net absorption was positive in 2011 in East Cincinnati submarket and market-wide
- As previously noted, **Anderson Township should be able to capture its fair share of Professional Services employment in the Tri-County Region** (another 300-400 jobs)
 - There are no office buildings in the Study Area
 - Being 10 minutes from Downtown Cincinnati is perceived by some developers as a challenge to leasing office space in Anderson Township
 - But it could be a positive for smaller firms that serve downtown clients to avoid expense and hassle of downtown rents and parking

3. Real Estate Market Conditions

d. Office (Cont'd)

Emerging Office Trends

- Emerging office trends in this decade Include:
 - **Mixed-use, amenity-rich settings** are favored over sterile, single-use office parks
 - More flexibility, energy efficiency, and team spaces featured in new office designs
 - **Niche concepts**, such as office suites, office condos, mobile offices, shared jobs, telecommuting, business incubators and home offices are re-shaping the office real estate market as less is needed per worker than in the past
 - **Parking, security, utility costs and tax incentives have gained in importance** alongside traditional factors such as location/accessibility, amenities and occupancy costs/rent in tenants' decision-making
- **Medical office**, by far, is the hottest segment of the office real estate industry as Baby Boomers age and hospitals become more aggressive in expanding
 - Medical office site selection process is typically driven by patient demographics, relationships with hospitals, and complimentary practices with other physicians
 - Office condos are popular with medical practitioners as investments

3. Real Estate Market Conditions

e. Residential

Overall Housing Market Conditions

- Consensus opinion backed by market data indicates **that Anderson Township has enough single-family housing to meet its needs for the foreseeable future**
 - 700 renter-occupied units were added during 00's while number of owner-occupied units decreased by 500 as the local housing market adjusted to changing demand patterns
 - Empty nester couples make up about 40% of Anderson Township's households, 25% have at least 1 senior, and 25% are non-family households (there is some overlap among these groups).
 - These types of households are likely to grow in numbers over the next 10 years as the Township is projected to add about 700 net new households by 2020 encompassing about 155 acres (2011 Plan Update)
- The Study Area currently has **1,296 acres devoted to housing**, more than any other land use category
 - Yet housing in the Study Area accounts for only 14% of Anderson Township's housing stock
 - Only 2 acres in the Study Area are devoted to multi-family residential uses

3. Real Estate Market Conditions

e. Residential (Cont'd)

Apartment Rental Market

- **The vacancy rate for the greater Cincinnati apartment market is expected to rise to 5.7% in 2012** from a 5-year low of 4% in 2011
 - Demographic trends are favorable as large Millennial cohort (20-34) is growing and putting off marriage until late twenties (average first-time bride is 27 and average first-time groom is 29)
 - At the same time, mortgage lending standards are tightening for first-time homebuyers
 - Downsizing Baby Boomers (including those who have lost houses due to foreclosure) are a secondary market for apartments
 - 1,300 new units were in the greater Cincinnati pipeline for 2012, with most of the action set to occur in Downtown Cincinnati or in Butler/Warren Counties
 - Asking rents average \$850/month in Anderson Township, 16% above the market-wide average, according to CityData.com

3. Real Estate Market Conditions

e. Residential

Housing

- **Empty-Nesters are on the leading edge of the Baby Boomer generation**
 - They will have a toxic reaction to anything labeled “mature” or “senior” even if they live to be 100
 - “They’ll have to take me out feet first” is a common sentiment among seniors who want to age in place
 - There is a growing movement in auto-dependent suburban communities toward the formation of non-profit cooperatives that collect membership dues in exchange for transportation, home cleaning and repair, security and other services
 - There are no upscale retirement communities and only limited senior housing option in Anderson
- Others are **ready to downsize once housing market settles**
 - Condos currently account for 11% of homes sold in the greater Cincinnati market
 - Desirable amenities include dedicated parking (preferably attached garages), washer/dryer hookups, upscale finishes, 2 bathrooms, storage space, outdoor patio/deck, and nearby shopping/restaurant/golf/recreational opportunities
 - Again, pet friendliness is very important to Empty Nesters
 - Home offices are popular as Boomers ease into retirement (25% of those currently aged 65-74 are still in the Workforce, 75% of Boomers not yet 65 expect to work past age 65)

4. Conclusions

4. Conclusions

a. Market Opportunities

- Based on the findings of this report, there are **several land use and service needs that could be met within the Study Area**, including:
 - **Anderson residents, daytime workers, and attractions visitors would support more upscale dining options, including on the river.** There is a clear deficit of sit-down restaurants in the community, particularly given its affluence and growing number of Empty Nesters (those households with no children dine out almost twice as often as households with children)
 - **Additional visitors to River Downs and Riverbend will create more demand for convenience stores, gasoline stations, and fast food in the Kellogg Road corridor.** Shuttle support services may be another opportunity on Kellogg. There appears to be plenty of demand generators (local employers, including the hospital, and attractions) to support at least one hotel but if this were to occur, it would most likely be outside of Township borders at the I-275 exit.
 - **There is growing demand for water-based facilities to support recreational boating on the Ohio River, particularly in the Markland pool.** This area has already been identified by ODNR as a priority for transient moorage development. This should translate into demand for a public dock with berths, an overnight camping area with a shelter house, restrooms, showers and overnight mooring, and a private marina with fuel, supplies, and a laundry facility.
 - **An office campus would provide a greater balance between residential and commercial uses in the Township.** With a clean slate, a creative developer could tap into today's emerging trends in office design and usage with innovative products. There is a great deal of executive talent residing in Anderson Township. A fraction of these workers will decide to start their own businesses and some will want a short commute to a modern office campus in a scenic, wooded setting. The absence of a local income tax can be a motivating incentive for high-earning professionals. Better amenities, such as nicer restaurants, may be needed, however.
 - There seems to be consensus that there will be **growing demand in Anderson Township for Empty Nester and senior housing (even if it is termed as something else) once the housing market recovers.** There will be demand for an upscale retirement community laid out campus-style with plenty of support services and amenities. Condominiums that offer golf, nature trails, and other recreational opportunities will appeal to Empty Nesters with pets. For those who are able to age in place, it may make sense to form a cooperative arrangement to receive transportation, home maintenance, transportation and other services.

4. Conclusions

b. Market Challenges

- While there is an abundance of market-based opportunities in the Study Area, there also **a number of challenges**, including:
 - **Not all potential land uses investigated in Chapter 3 are needed in the Study Area.** Retail, with the exception of limited Convenience Goods and Services and Dining and Entertainment uses would be difficult. Retail market conditions are stagnant in the local market as well as the Cincinnati region in general. Kellogg Road does not have the year-round traffic counts to support a large shopping plaza.
 - **More industrial space is not desirable in this environmentally sensitive area.** The market for industrial space in the East Cincinnati submarket is eroding currently. However, we do believe that maritime-related businesses, while classified as “industrial” should be encouraged to remain in the Study Area as important part of fabric of the Riverfront area.
 - The 2002 Ohio Riverfront Land Use Study recommended that a conference center facility be built in the Study Area. We do not concur with this idea. Our research turned up a large number of high-quality meeting and banquet facilities in the area, including the Anderson Center, which opened in 2008. Likewise, there appear to be more than enough sports-based facilities, including golf, to meet the needs of Anderson’s very active population.
 - Perhaps the most daunting challenge in developing the Study Area is the widespread perception that the whole Study Area is in the flood plain (actually, only **18% of the Study Area’s land is in the 100 year flood plain**). But when major roads such as Kellogg flood, it isolates many properties even if they are not flooded themselves. Also, about 17% of the Study Area’s land is considered to be undevelopable due to soil erosion and steep topography. These are issues beyond the scope of this Market Analysis but will nevertheless have an impact on the ability to pursue some of the uses that been identified as market opportunities (especially office and housing developments).

- **Pro-active marketing of the Study Area** to local developers will be needed to attract market-driven uses. Since the Township does not have a person who is dedicated to economic development only as do most communities in Ohio, the Chamber of Commerce may play a critical role here. The Township has been admittedly passive in its past efforts to attract new business into the community. It does not have tax incentives in place as do most communities it competes with for economic development. As this report indicates, Anderson Township has many very marketable qualities for private developers. It will be paramount that the Ohio Riverfront Plan that emerges from this effort be widely disseminated in the local business community, in addition to residents that the Township serves.

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5. About Boulevard Strategies