



ANDERSON TOWNSHIP DEVELOPMENT & PLANNING UPDATE

April 11, 2022

OVERVIEW

- ▶ Recent/ Current Township Planning Efforts
- ▶ Private Development Activity in the Community
- ▶ Anderson Township Capital Improvement Projects
- ▶ Township Property
- ▶ Questions & Comments



RECENT / CURRENT TOWNSHIP PLANNING EFFORTS

- ▶ Anderson Center Station Redevelopment
- ▶ Clough Pike Corridor Study
- ▶ Kellogg Gateway Study
- ▶ Stormwater Management
- ▶ 2021 Anderson Plan Update
- ▶ Homearama 2021
- ▶ Public Art Master Plan and Appendix



ANDERSON CENTER STATION REDEVELOPMENT

- ▶ Anderson Center Station Park & Ride constructed in 2005 and 2006 as permanent home for METRO riders
- ▶ Groundswell of demand for development opportunities in the center of the community – sought interest from developers for a public / private development
- ▶ Facilitate development of “Downtown Anderson”, to add living to shopping, dining, work, and entertainment
- ▶ Four proposals received, now working with Hills Properties on a 224-unit upscale apartment community, which contains public parking / park and ride
- ▶ Demolition & Site Work Underway – garage target opening in late 2023, apartments by early 2025

Anderson Township Update



CLOUGH PIKE CORRIDOR STUDY

- ▶ Clough Pike is a key east-west 6-mile corridor in Anderson
- ▶ Survey issued in summer 2019 resulted in variety of concerns, ideas, suggestions, etc. from 800+ participants in an online survey.

The Study focused on:

- ▶ Traffic signal operations
- ▶ Travel patterns & turning movements
- ▶ Potential opportunities for intersection improvements and nonmotorized transportation
- ▶ Final Report adopted by the Trustees in January 2021.
- ▶ Implementation efforts are underway, including a recent signal system coordination and upgrade, and a robust pavement marking project to improve safety and visibility planned for early 2022.
- ▶ Grant applications being pursued to fund high priority projects at intersections of Eight Mile and Newtown Roads



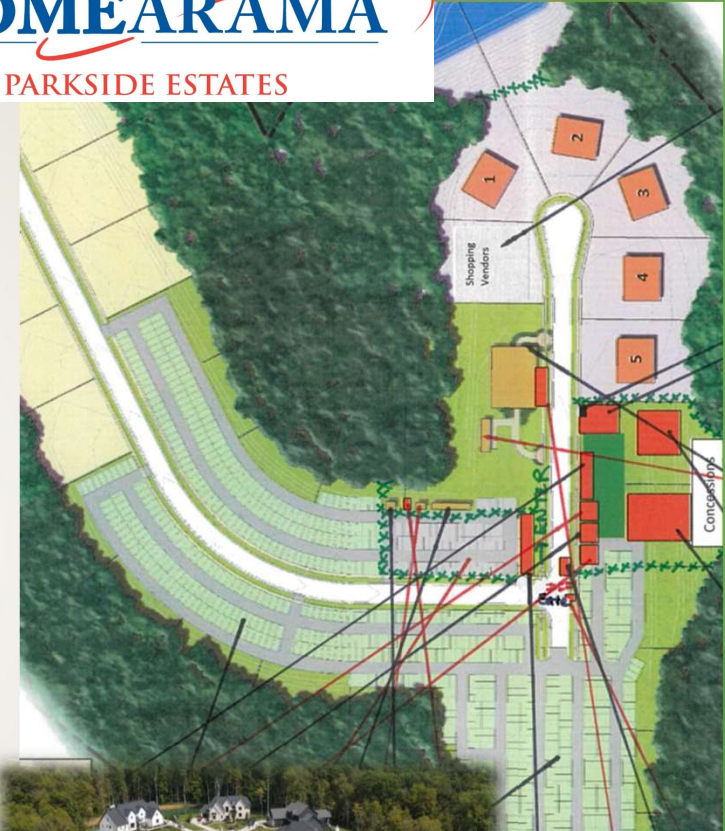
STORMWATER MANAGEMENT

- ▶ Goal to minimize peak storm events and impacts on creek erosion and flooding to downstream properties
- ▶ Accelerating efforts to ensure that stormwater detention basins in our community (over 120 above ground) are working as designed
- ▶ Educational materials and mailings distributed to property owners and Homeowners Associations to help with awareness and understanding
- ▶ Possible retrofit of basins to increase capacity
- ▶ Bypass channel on Clough Creek west of Newtown Road
- ▶ Dredging of Anderson Lake was completed in the summer of 2021



HOMEARAMA 2021

- ▶ For the first time in over 40 years, Homearama returned to Anderson Township, in the Parkside Estates subdivision off Hopper Road
- ▶ Five Homes were available for touring as well as a multitude of related events and activities
- ▶ Anderson Township, and its Economic Development Committee, worked closely with Homearama and the Home Builders Association to promote the event ... Experience the “Drive”, “Event” and “Anderson”
- ▶ Township coordinated several events
- ▶ Nearly 18,000 show attendees

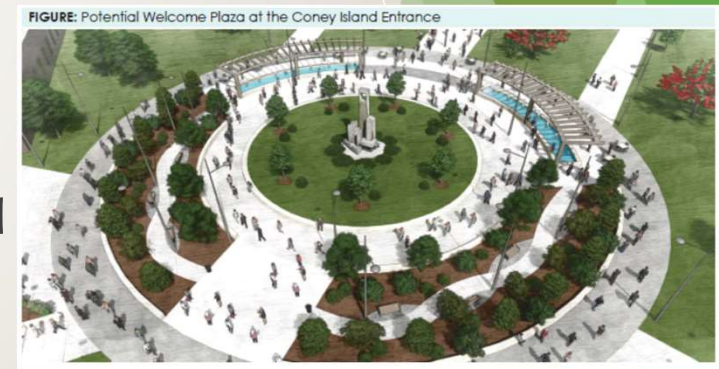
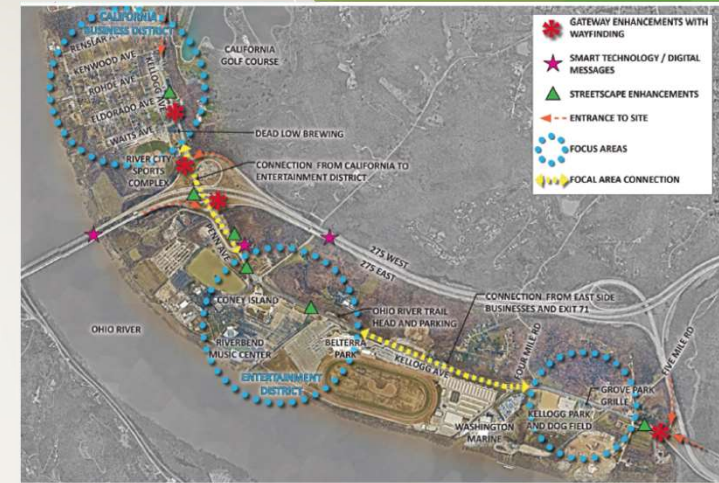


Anderson Township Update



KELLOGG GATEWAY STUDY

- ▶ Anderson Township's Ohio Riverfront Plan established several goals aimed at strengthening the function, appearance and economic potential of the area
- ▶ Discussions have centered on the Kellogg Avenue interchange (located in the City of Cincinnati) and surrounding gateways into the Township and California
- ▶ Board authorized Township to work with MSP Design, and study began in early 2020, and was adopted in the fall of 2021 by the Township and Hamilton County
- ▶ Implementation efforts underway, including survey and engineering work with Kleingers on various aspects related to the public right of way, for construction to begin on various parts in early 2023



PUBLIC ART MASTER PLAN & APPENDIX

- ▶ Initiated by the WeTHRIVE! Anderson Committee
- ▶ Comprehensive look at the existing art in the Township, potential public locations, as well as funding opportunities
- ▶ Designing Local from Columbus, OH was selected as the consultant, have national experience
- ▶ Public engagement sessions were last year in a variety of formats and Plan was adopted by the Township last December
- ▶ Plan will serve as a guide for staff when requests for murals/public art are introduced, and staff/committee is now pursuing implementation options, including the Kellogg area and key locations on the Trails network (2 of 5 Key Areas)

Anderson Township Update

PROJECT 2: KELLOGG ROAD GATEWAY

Anderson is actively working to enhance the Kellogg Avenue entertainment district gateway at I-275 and Kellogg. A large iconic piece of artwork should be considered at this location to welcome visitors from near and far. This gateway provides a major opportunity to provide a first impression as this is the front door to the entertainment district. The work could be a major sculpture, a light installation highlighting the bridge itself, or a sculpture affixed to the underside of the bridge.

WHY THIS IS IMPORTANT

Monumental gateways help visitors and residents feel like they are entering a special place and enhancing this gateway is important for promoting Anderson's high quality of life and creating clear boundaries for the Township.

INSPIRATION

Blooming Spire, Jeff Zischke, Peoria, AZ
The Canoes, Donald Lipski, Virginia Beach, VA



PROJECT 4: ANDERSON BIKES! BIKE RACKS

Bike racks are an essential amenity in communities where active living is an important value and Anderson takes pride in offering bike racks throughout the Township to support active living choices. Anderson could release a call for artists to design a series of bike racks. These bike racks could go in Township-owned facilities or could be placed in private development as required by code. Should a new development require a bike rack, the developer could purchase their bike rack directly from the artist that designed and fabricated the bike racks for the Township. While this program would require some coordination, the outcome of unified and creative bike racks throughout the community would be a unique design element that offers a low cost, high impact project that could be community-wide.

WHY THIS IS IMPORTANT

Pedestrian amenities are often mundane and ordered from a catalog. Developing a bike rack program where bike racks are designed and fabricated by artists would allow for colorful small functional sculptures to be placed throughout the Township for all to enjoy.

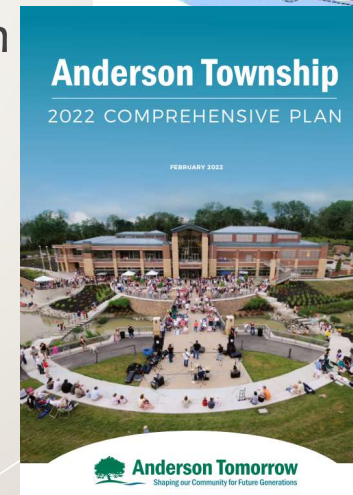
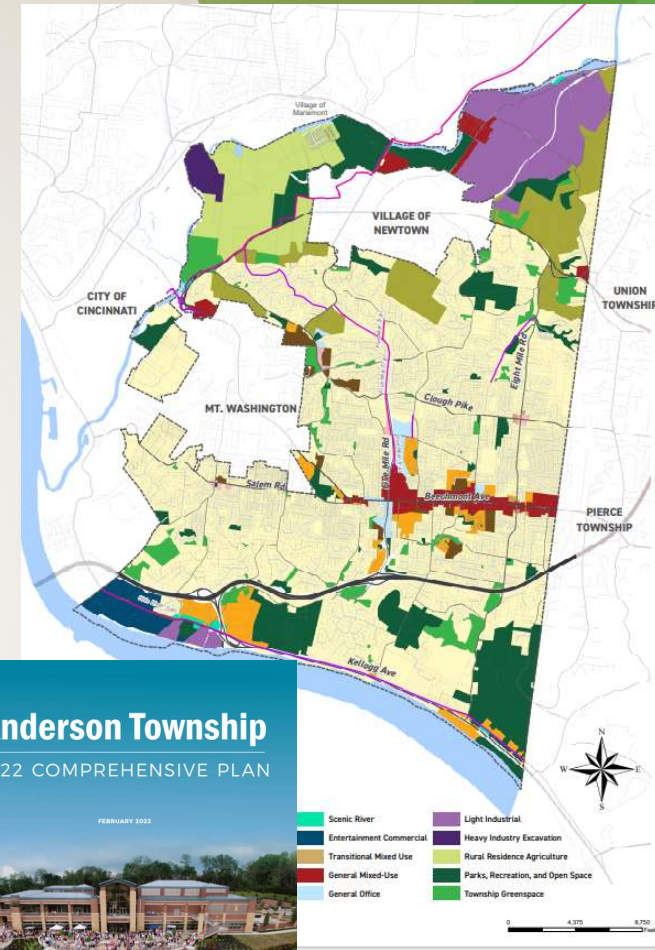
INSPIRATION

Artistic Bike Racks, Pittsburgh, Pennsylvania



COMPREHENSIVE PLAN UPDATE

- ▶ Anderson Township adopted its first Comprehensive Plan in 2005, which was updated in 2011, and 2016
- ▶ The 5-Year Update to this planning document, which guides overall land use policy and planning decisions for the Township, kicked off in early 2021.
- ▶ In May 2021, more than 1,378 people, including 741 HS students participated in the online survey and virtual public meetings that focused on the future of Anderson Township.
- ▶ Plan finalized in December 2021 and adopted by Anderson Township earlier this year.



PRIVATE DEVELOPMENT ACTIVITY

- ▶ Completed New Construction/Renovation
- ▶ New Building Tenants/Expansions Under Construction
- ▶ Subdivisions Under Development
- ▶ Other Approved Subdivisions in Plan Review
- ▶ Current Zoning Applications



COMPLETED NEW CONSTRUCTION / RENOVATION

- ▶ Biggby Coffee - 7754 Beechmont
- ▶ The Joint Chiropractic - 7625 Beechmont
- ▶ Pet Vet 365 - 7434 Beechmont
- ▶ ABS Transitions - 3235 Mount Carmel Road
- ▶ Blushery Events - 8128 Beechmont Avenue
- ▶ Kentucky Fried Chicken - 7857 Beechmont Avenue
- ▶ Cabo Taco - 7625 Beechmont- Former Izzy's
- ▶ Josie & James Salon – 7801 Beechmont
- ▶ Pure Barre - Anderson Towne Center
- ▶ Musicologie - 7120 Dunn Road
- ▶ SKJ Boutique - 8315 Beechmont
- ▶ OrthoCincy -7735 Beechmont Avenue
- ▶ The GAME Anderson – 8251 Beechmont



NEW BUILDING TENANTS / EXPANSION UNDER CONSTRUCTION

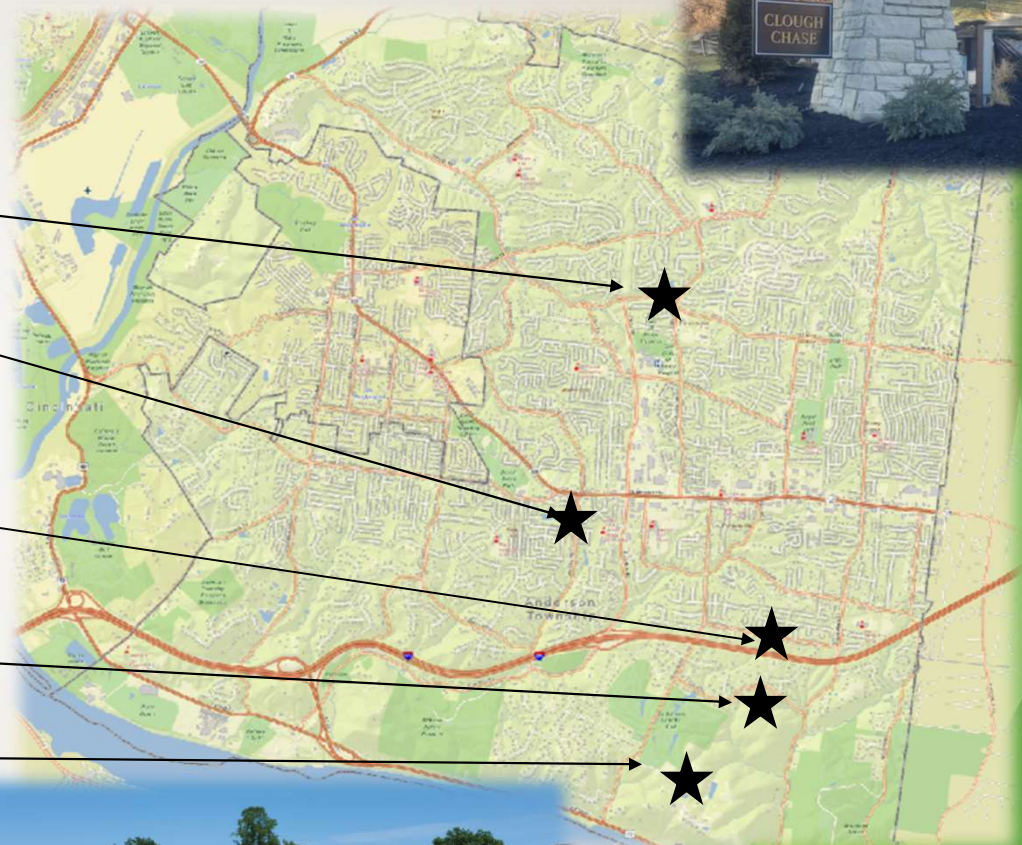
- ▶ Skytop Apartments (5218 Beechmont Avenue) – New Apartment Community
- ▶ Vantage at Anderson Towne Center (7832 Five Mile Road) – New Apartment Community
- ▶ Condado Taco (7877 Beechmont) – Interior Renovation, Demolition
- ▶ Hypershine Car Wash (former Johnny’s Car Wash - 7901 Beechmont Avenue) – Tenant Modification & Site Work
- ▶ Harmony Senior Living (6201 Clough Pike) – New Senior Housing Community
- ▶ Anderson Smile Center (7815 Beechmont Avenue)
- ▶ Chic & Honey Boutique (7466 Beechmont Avenue)

Anderson Township Update



SUBDIVISION DEVELOPMENT UNDER CONSTRUCTION

- ▶ Clough Chase (Clough West of Wolfangel) – 15 Lots
- ▶ Anderson Valley (West Side of Markley South of Dunn) - 36 Lots
- ▶ Enclave at Woodruff – 34 Lots
- ▶ Parkside Estates (Hopper & Innisfree) – 48 Lots
- ▶ Parke Place (Ayers Road North Side) – 32 Lots



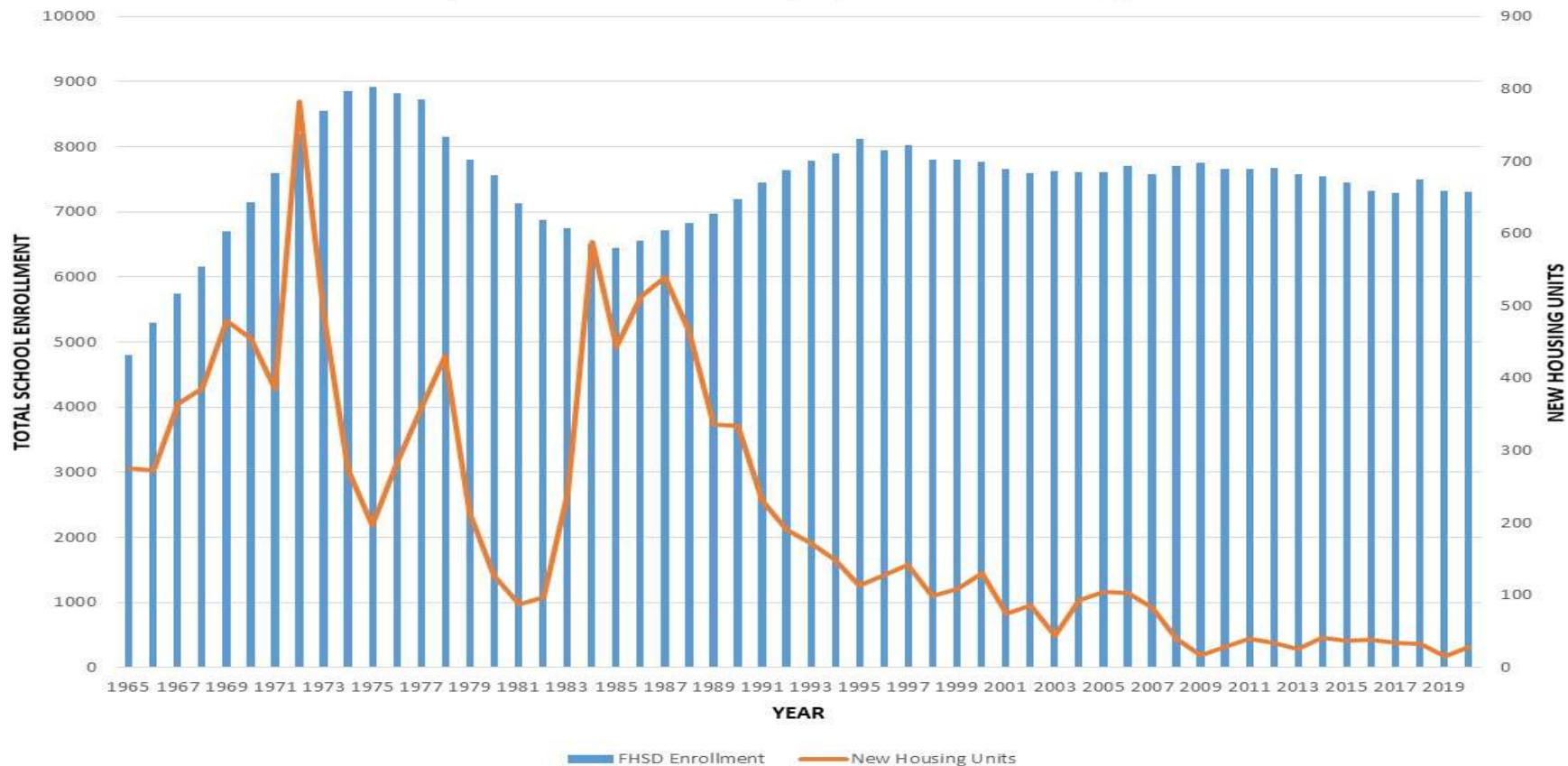
OTHER APPROVED SUBDIVISIONS IN PLAN REVIEW

- ▶ Meadows of Mt Carmel (Former Growing Place Church site – Mt. Carmel Rd.) - 11 Lots
- ▶ Hummingbird Ct. (West Side of Eight Mile North of Cherry Lane) - 16 Lots
- ▶ Nagel Village (West Side of Nagel Road at Pineterrace) – 13 Units
- ▶ Traditions (6753 Salem, East of Burney) - 17 Lots
- ▶ Anderson Valley (Markley – West Side) 35 Lots
- ▶ Reserves of Anderson (Four Mile –East Side) – 32 Lots
- ▶ Views at Coldstream (Ayers Road South Side) – 7 Lots
- ▶ Carriages at Coldstream (Ayers Road South Side) - 26 Lots



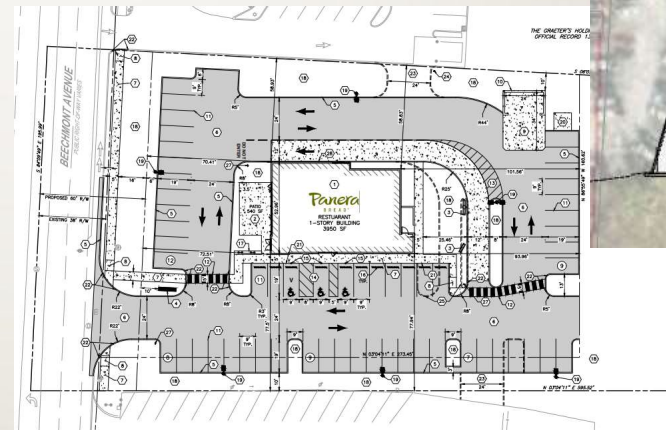
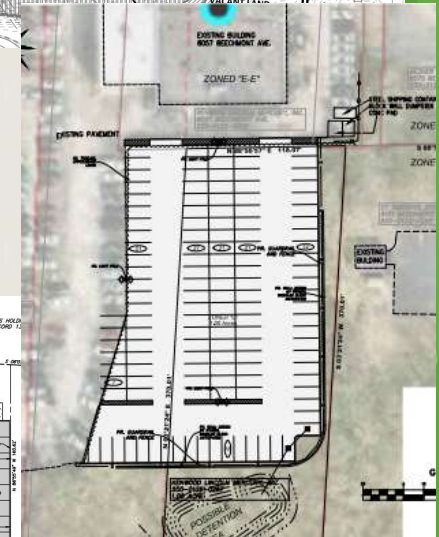
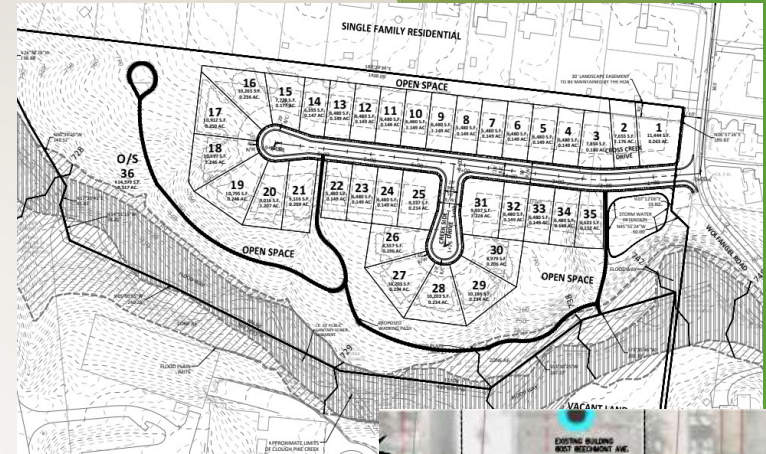
SINGLE FAMILY DEVELOPMENT CONTEXT

FHSD Enrollment & Anderson Township New Single Family Housing Unit Construction
 (Note - Does Not Include Village of Newtown New Housing)



CURRENT ZONING APPLICATIONS

- ▶ 1949 Wolfangel Road (South of Towerview) – Proposed zone change from “O-O” Planned Office to “C-CUP” Community Unit Plan, for new 35 lot single family subdivision on 17.2 acres
- ▶ 8057 Beechmont Avenue – Proposed zone change from “C” Single Family Residence to “EE Planned Retail Business” for a 1 acre expansion for Beechmont Volkswagen & Subaru to add approximately 133 parking spaces
- ▶ 8501 Beechmont Avenue (between Graeters & Montgomery Cyclery) – Construction of new 3,950 square foot Panera Bread



CURRENT CAPITAL IMPROVEMENT PROJECTS

- ▶ Anderson Trails Improvements
- ▶ Curb & Sidewalk Repairs
- ▶ Roadway Repairs (Non-Township)
- ▶ Anderson RecPlex



Before



After



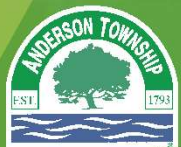
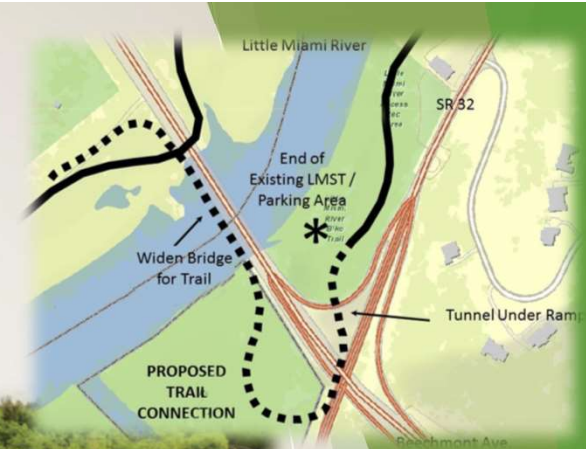
Before

After



ANDERSON TRAILS IMPROVEMENTS

- ▶ Ohio River Trail (in Cincinnati, but partially funded by Anderson) from Salem to Sutton Roads, opened in May 2021
- ▶ Construction & planning continues for Little Miami Trail connection to Lunken (opening fall 2022), and connection to Skytop site via Elstun Road
- ▶ Construction planned for this year include portions of Paddison (Woodridge to Beechmont), Holiday Hills Drive and Clough (Muskegon to Harcourt), as well as Bartels Road by Turpin High School
- ▶ Sidewalk engineering continues for Little Dry Run & Lawyer (to Concordgreen), and Ramblinghills Drive



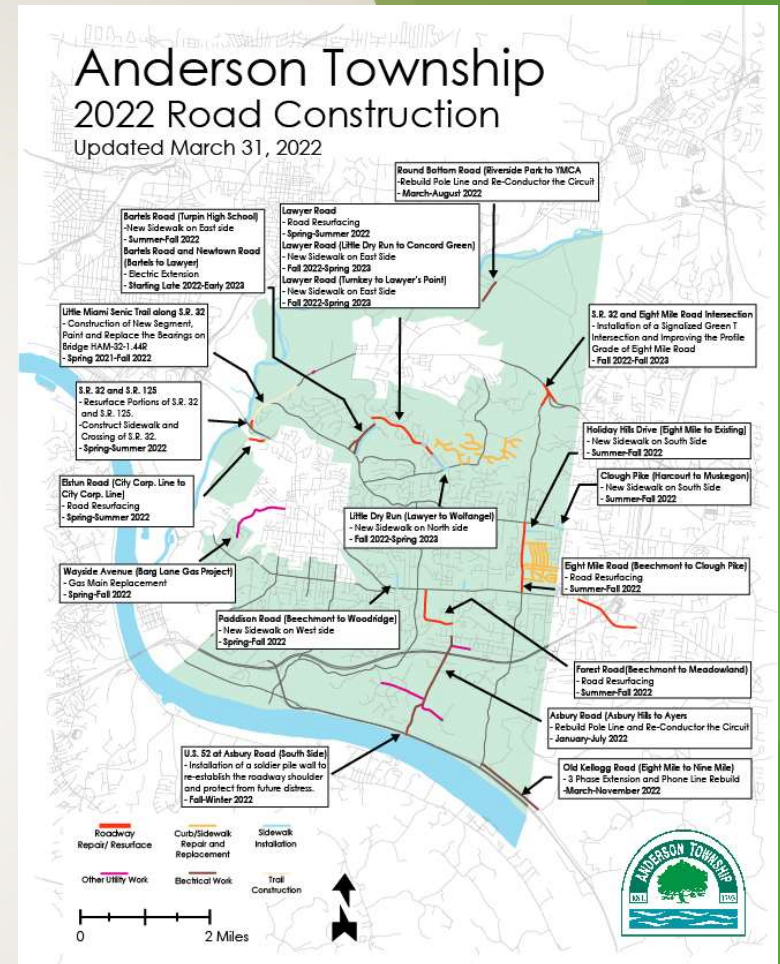
CURB & SIDEWALK REPAIRS

- ▶ Anderson Public Works facilitating curb and sidewalk repairs, with repaving (next year), along more than 40 streets in 2022-2023
- ▶ Extensive road and curb programmed for 2022-2023, approximately \$3.5 Million for 2022, \$1.5 Million more than prior years
- ▶ Additional streets to see pavement maintenance in 2021
- ▶ “Street” trees (for front yard, not for ROW planting) offered to owners along Township project areas – over 60 planted this winter



ROADWAY REPAIRS

- ▶ For 2022, SR 32 (Beechmont to Newtown), Lawyer Road, Eight Mile Road (Beechmont to Clough) and Forest (Beechmont to Meadowland) are scheduled for resurfacing by ODOT or the Hamilton County Engineer's Office
- ▶ Eight Mile & SR 32 Intersection reconfiguration begins later this year
- ▶ Other electric and gas utility work planned across the community by Duke



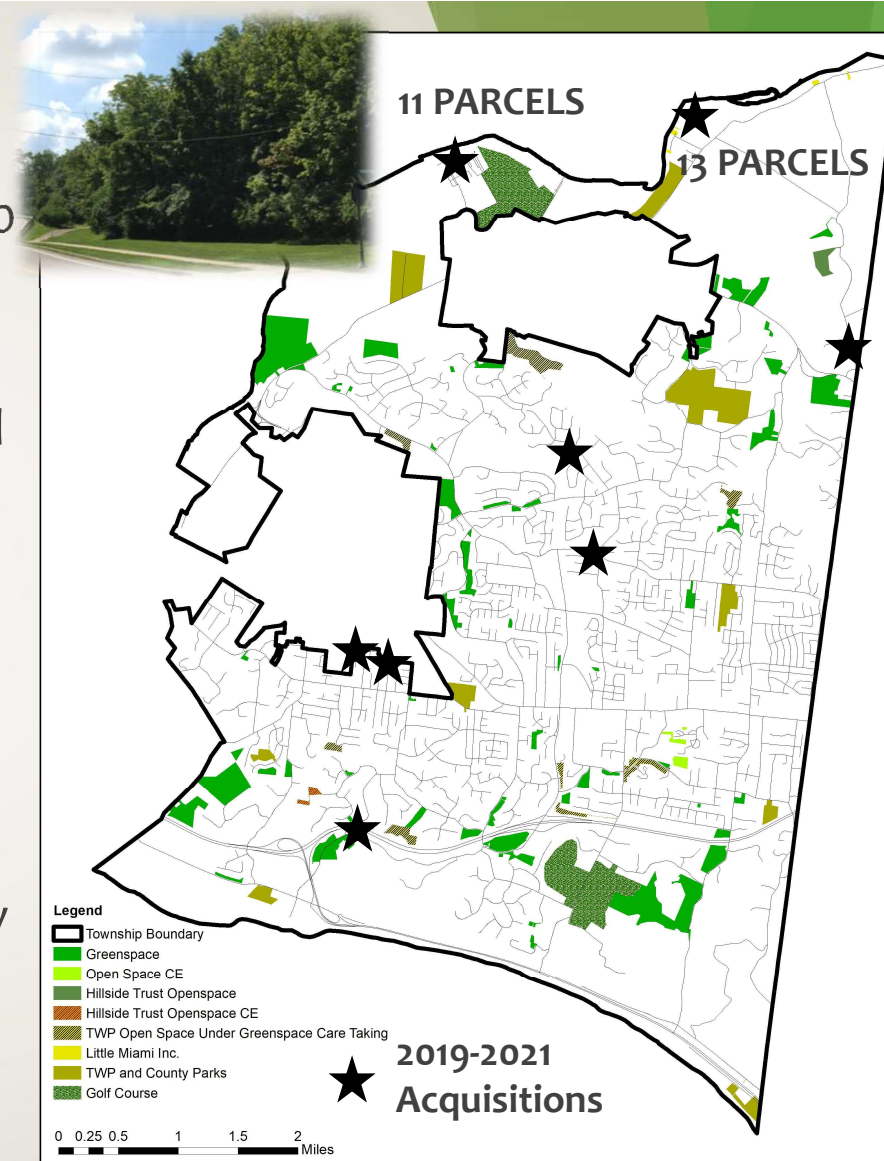
ANDERSON PARKS RECplex

- ▶ Beech Acres RecPlex, built in 1969, was leased by the Anderson Park District from Beech Acres Parenting Center
- ▶ Anderson Township purchased RecPlex, and surrounding 6 acres, in early 2019 from Beech Acres to secure indoor recreation space for community, and Anderson Park District now leasing facility from Anderson Township
- ▶ Anderson Township, in conjunction with the Anderson Park District, invested over \$2.1 Million in upgrades to HVAC, lighting, and interior finishes to create efficient space
- ▶ Funds for purchase and improvements being derived from TIF funds, with assistance from the Forest Hills School District
- ▶ Completed late summer 2020, Virtual Tour Online
- ▶ Parking lot expansion substantially complete



TOWNSHIP PROPERTY

- ▶ Township's Greenspace Program began in 1990 - turned 30 Years Old in 2020! Today over 700 Acres, 68 Properties
- ▶ No ongoing levy, but some funds available and program still active (donations, inspections, etc.)
- ▶ Manage several hundred additional acres of "non-Greenspace" properties, with pending acquisition of environmentally sensitive or blighted parcels
- ▶ Sale of properties that are no longer necessary for Township use, which in turn are key to development/redevelopment



THANK YOU

For more information:

1. Contact the Township at 513-688-8400, or email ssievers@AndersonTownshipOH.gov
2. Visit our new website at www.AndersonTownshipOH.gov
3. Find us on Facebook at Anderson Township, Ohio, the 2nd most popular Township Facebook page in the State with over 8,000 followers - facebook.com/AndersonTownshipOhio/

Anderson Township Update

The screenshot shows the Anderson Township website. At the top left is the township logo and name. To the right are links for 'COMPREHENSIVE PLAN', 'COMMUNITY ART PLAN', 'FAQS', 'QUICK LINKS', and 'FOLLOW US' with social media icons. A navigation bar below contains links for 'HOME', 'NEWS & EVENTS', 'GOVERNMENT', 'COMMUNITY', 'BUSINESS', 'CONTACT US', and 'SENIOR CENTER'. The main content area features a large photo of a road under construction with orange traffic cones. Below the photo is a 'READ STORY' button and the text 'WRITTEN BY BETTY COWAN MARCH 15, 2022'. To the right of the photo is an 'UPCOMING EVENTS' calendar listing several meetings for April 2022, including a Trustees Interim Workshop Meeting, Board of Zoning Appeals, Transportation Advisory Committee, WeThrive Meeting, and Senior Center Advisory Meeting. Below the calendar are dropdown menus for 'DEPARTMENTS' and 'COMMITTEES', and a 'VIEW CALENDAR' button.

The screenshot shows the Anderson Township Facebook page. The cover photo is a large building at sunset with a '+8000' overlay and a thumbs-up icon with the text 'Like us on facebook'. Below the cover photo is the township logo and the name 'Anderson Township, Ohio - Government'. It shows '8.3K followers • 5 following' and buttons for 'Manage' and 'Edit Page'. The page has '24' posts. At the bottom are navigation tabs for 'Posts', 'About', 'Mentions', 'Reviews', 'Followers', 'Photos', and 'More'. A small township logo is also visible in the bottom right corner of the overall image.