



# ANDERSON TOWNSHIP DEVELOPMENT & PLANNING UPDATE

December 2023

# 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
- ▶ 2022 Anderson Plan Update
- ▶ Anderson Trails Plan Update



Anderson Township Update



# 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 – 4 proposals received
- ▶ Facilitate development of “Downtown Anderson”, to add living to shopping, dining, work, and entertainment
- ▶ Hills Properties acquired site in late 2021 and is building a 224-unit upscale apartment community, which contains public parking / park and ride
- ▶ Construction on schedule – target opening in early 2025



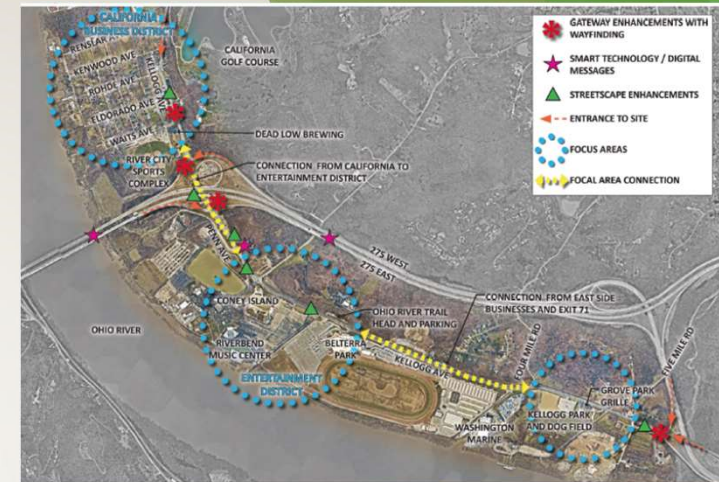
# CLOUGH PIKE CORRIDOR STUDY

- ▶ 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, adopted in January 2021, focused on:
  - ▶ Traffic signal operations
  - ▶ Travel patterns & turning movements
  - ▶ Potential opportunities for intersection improvements and nonmotorized transportation
- ▶ Implementation efforts already included signal system upgrade and coordination, backplates on traffic signals, surface pavement changes on crash-prone curves, sidewalks near Muskegon, and pavement marking upgrades in 2022
- ▶ Grants secured to fund high priority projects at intersections with Newtown Roads and Endovalley/Juilf's Park - plans being finalized



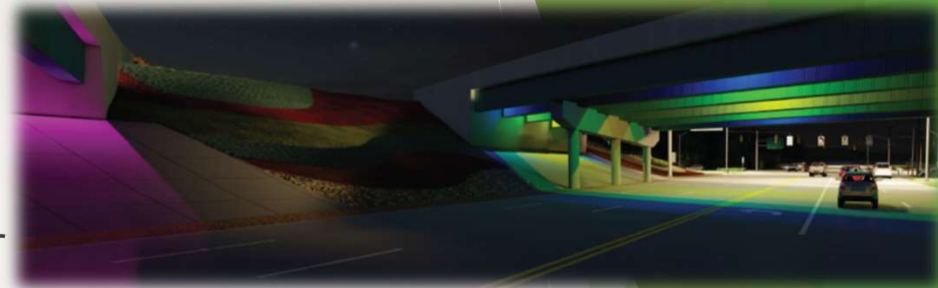
# KELLOGG GATEWAY STUDY

- ▶ 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
- ▶ Initial study, began in early 2020, and was adopted in the fall of 2021 by the Township and Hamilton County
- ▶ Implementation efforts are underway, with assistance from Kleingers Group on interchange improvements, streetscaping, traffic management, and road flooding
- ▶ Construction on Phase 1, interchanges underway and continue through summer 2024



# PUBLIC ART MASTER PLAN & APPENDIX

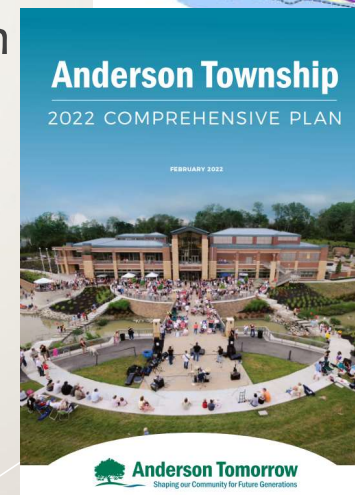
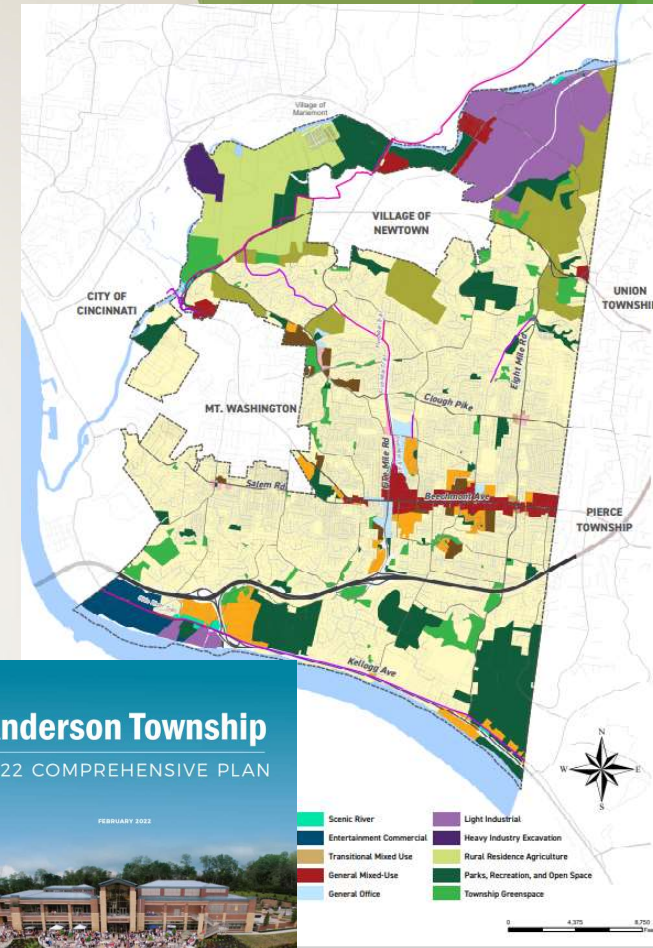
- ▶ Initiated by the WeTHRIVE! Anderson Committee
- ▶ Comprehensive look at the existing art in the Township, potential public locations, as well as funding opportunities
- ▶ Plan was adopted by the Township last December
- ▶ Plan will serve as a guide for staff when requests for murals/public art are 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)
- ▶ Art piece has been selected for Kellogg Gateway Implementation (photo on right, Artist: NK Design), in 2024



# 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 adopted by Anderson Township in early 2022
- ▶ Implementation efforts underway, plan guides those efforts as well as land use and other decision-making

Anderson Township Update

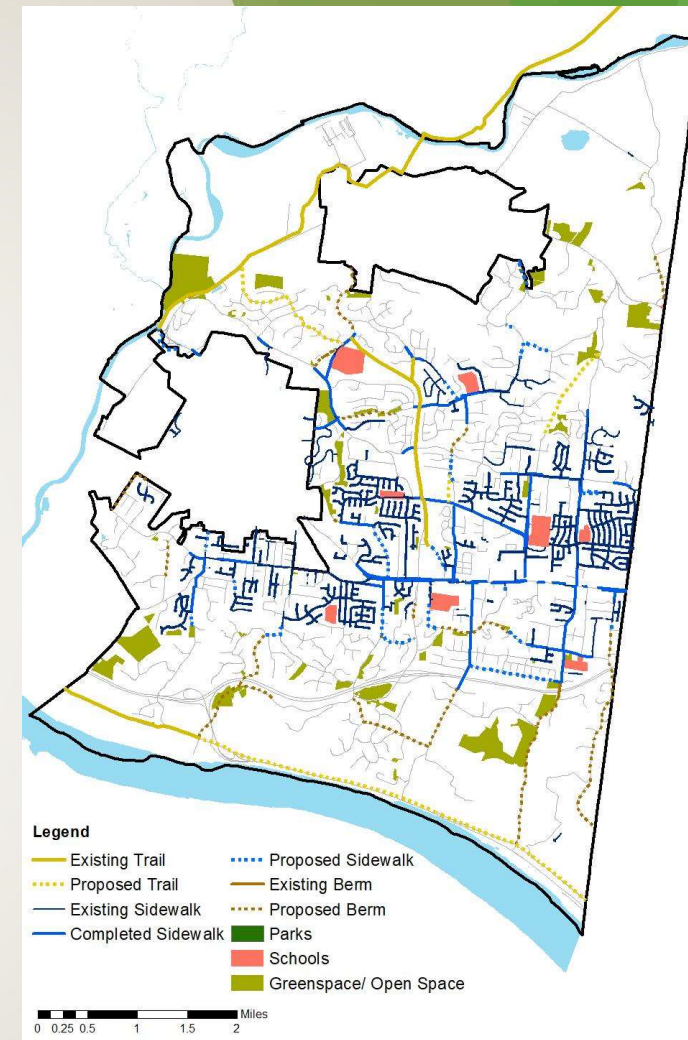




# ANDERSON TRAILS PLAN UPDATE

- ▶ Focus Area – Township-wide, both local connections and regional trails network
- ▶ Status – Original Plan approved in 1999, with subsequent updates in 2002, 2005, 2009, 2013 & 2018
- ▶ Award winning plans as recognized by the Ohio Planning Association and Hamilton County Regional Planning Commission
- ▶ Contains recommendations for sidewalks, trails, bike routes, natural paths, widened berms, pedestrian lanes and crosswalk improvements based on prior studies and public input during 2022
- ▶ Plan was adopted in the summer of 2023 and implementation efforts have begun

Anderson Township Update



# PRIVATE DEVELOPMENT ACTIVITY

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



# COMPLETED NEW CONSTRUCTION / RENOVATION

- ▶ All in Golf (8184 Beechmont Avenue)
- ▶ Milk Jar Café (7860 Beechmont Avenue)
- ▶ Peach Cobbler Factory (7578 Beechmont Avenue)
- ▶ Fyzical Therapy & Balance (7243 Beechmont Avenue)
- ▶ Extra Space Storage (7900 Beechmont Avenue)
- ▶ Wandering Monsters (8251 Beechmont Avenue)
- ▶ Early Bird Resale (7198 Beechmont Avenue)
- ▶ OrthoCincy (7910 Beechmont Avenue)
- ▶ Gold Star/Tom & Chee (7716 Beechmont Avenue)
- ▶ Athletico (8315 Beechmont Avenue)
- ▶ Early Bird Resale (7198 Beechmont Avenue)
- ▶ Prime IV Hydration (7466 Beechmont Avenue)
- ▶ Stretch Lab (7466 Beechmont Avenue)

Anderson Township Update



## NEW BUILDING TENANTS / EXPANSION UNDER CONSTRUCTION

- ▶ Ameristop (7864 Beechmont Avenue)
- ▶ Body Alive (8315 Beechmont Avenue)
- ▶ Skytop Apartments (5218 Beechmont Avenue)
- ▶ Vantage at Anderson Towne Center (7832 Five Mile Road)
- ▶ Currito (7870 Beechmont Avenue)
- ▶ Fusian (7860 Beechmont Avenue)
- ▶ Panera Bread (8501 Beechmont Avenue)
- ▶ Chic Nails (7738 Beechmont Avenue)



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# SUBDIVISION DEVELOPMENT – HOMES UNDER CONSTRUCTION

- ▶ Clough Chase (Clough West of Wolfangel) – 15 Lots
- ▶ Traditions (6753 Salem, East of Burney) - 17 Lots
- ▶ Anderson Valley (West Side of Markley South of Dunn) - 35 Lots
- ▶ Enclave at Woodruff – 34 Lots
- ▶ Parkside Estates (Hopper & Innisfree) – 48 Lots
- ▶ Parke Place (Ayers Road North Side) – 32 Lots
- ▶ Waterfront Estates (Ayers Road South Side) – 7 Lots
- ▶ Carriages at Coldstream (Ayers Road South Side) - 26 Lots



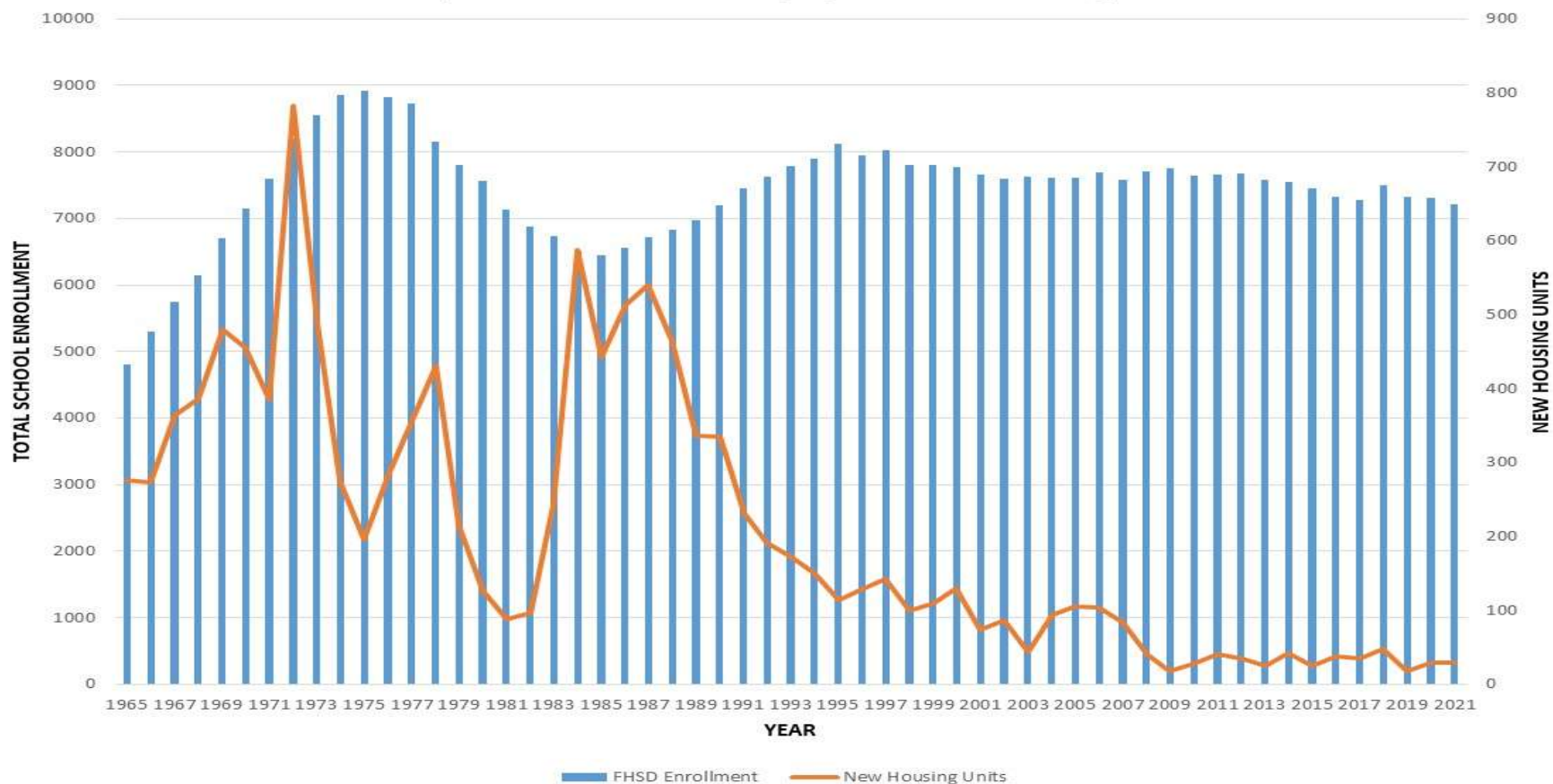
# OTHER APPROVED SUBDIVISIONS IN PLAN REVIEW / SITE DEVELOPMENT

- ▶ Meadows of Mt Carmel (Former Growing Place Church site – Mt. Carmel Rd.) - 11 Lots
- ▶ Villas of Cross Creek (West Side of Wolfangel) – 35 Lots
- ▶ Nagel Village, Phase 1 & 2 (West Side of Nagel Road at Pineterrace) – 17 Units
- ▶ Salem & Brooke – 9 Lots
- ▶ Reserves of Anderson (Four Mile –East Side) – 32 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 CAPITAL IMPROVEMENT PROJECTS

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



Before

After

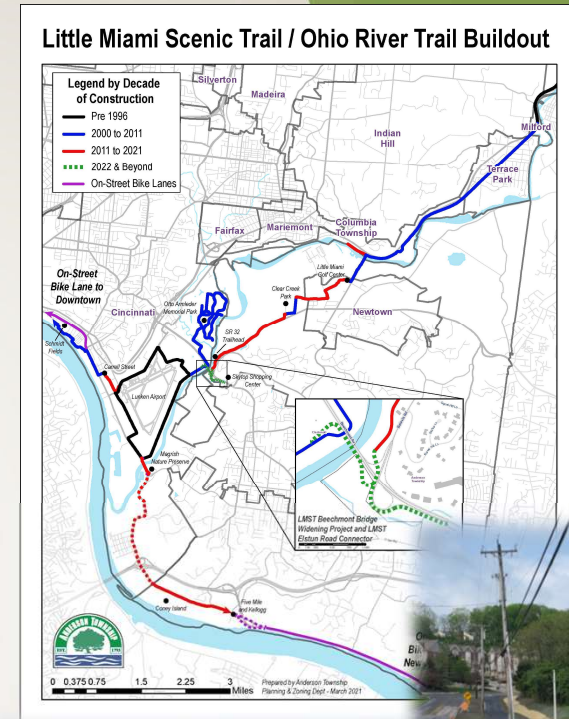




# ANDERSON TRAILS REGIONAL IMPROVEMENTS

- ▶ Ohio River Trail (in Cincinnati, but partially funded by Anderson) from Salem to Sutton Roads, opened in 2021
- ▶ Little Miami Scenic Trail (LMST) connection to Lunken and Otto Armleder Park, opened in September 2022
- ▶ Connection from the LMST to Elstun Road and the Skytop redevelopment site is in engineering utilizing grant funding
  - ▶ Beechmont to Spindlehill recently completed
  - ▶ Spindlehill to LMST construction planned for 2024
- ▶ City of Cincinnati is anticipating grant award to assist with trail on the south side of Beechmont Ave. from Elstun Road to Ranchvale (next traffic signal towards Mt. Washington)

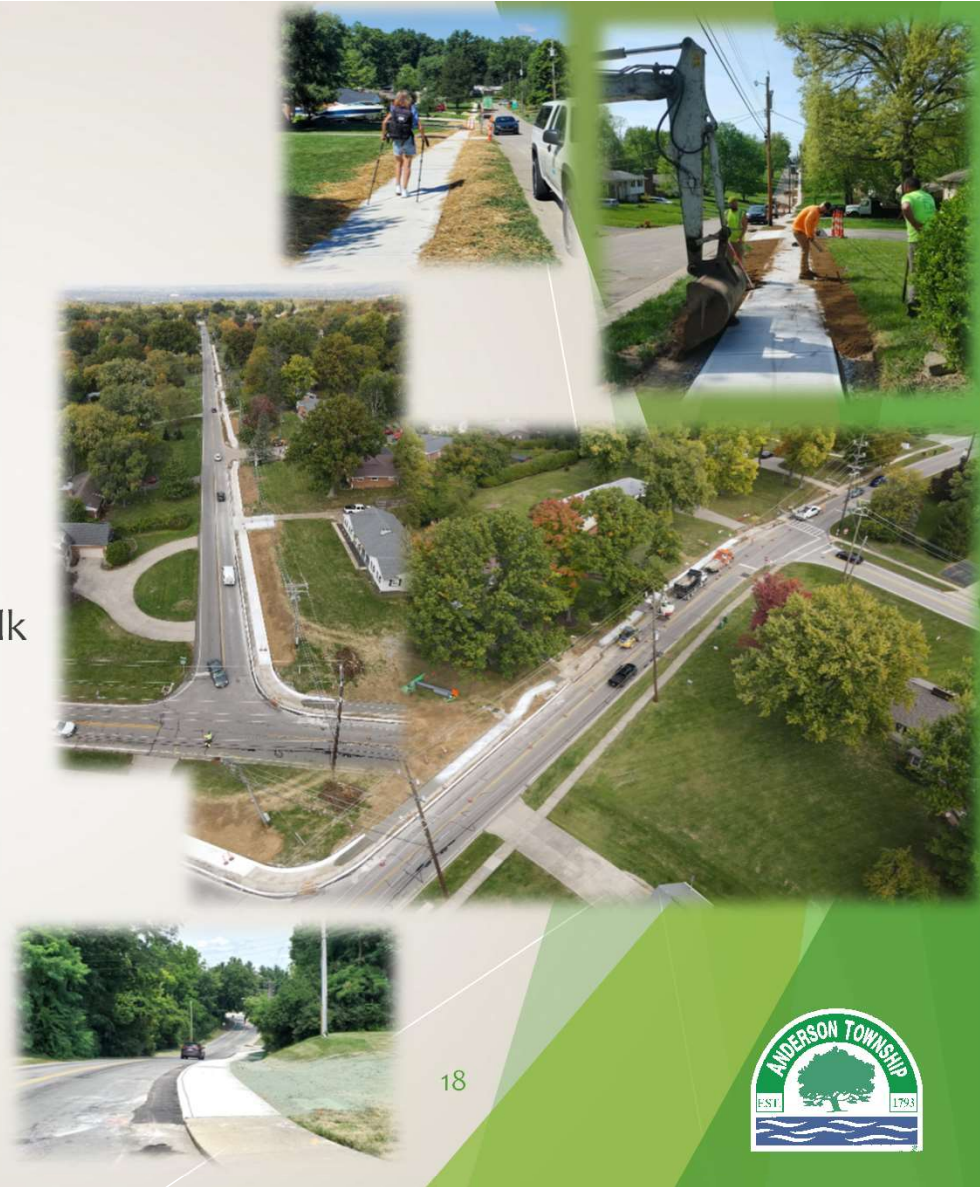
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# ANDERSON TRAILS LOCAL IMPROVEMENTS

- ▶ Construction completed in 2022-23 on:
  - ▶ Portion of Paddison (Woodridge to Beechmont)
  - ▶ Holiday Hills Drive and Clough (Muskegon to Harcourt)
  - ▶ Bartels Road by Turpin High School
  - ▶ Reconfiguration of Nagel Middle School crosswalk
  - ▶ Rambling Hills Drive
  - ▶ Elstun Road – Beechmont Ave. to Spindlehill
  - ▶ Little Dry Run & Lawyer (to Concordgreen Dr.)
- ▶ Sidewalk engineering underway on:
  - ▶ Wolfangel Road near Clough Pike
  - ▶ Birney Road near Bennett Road

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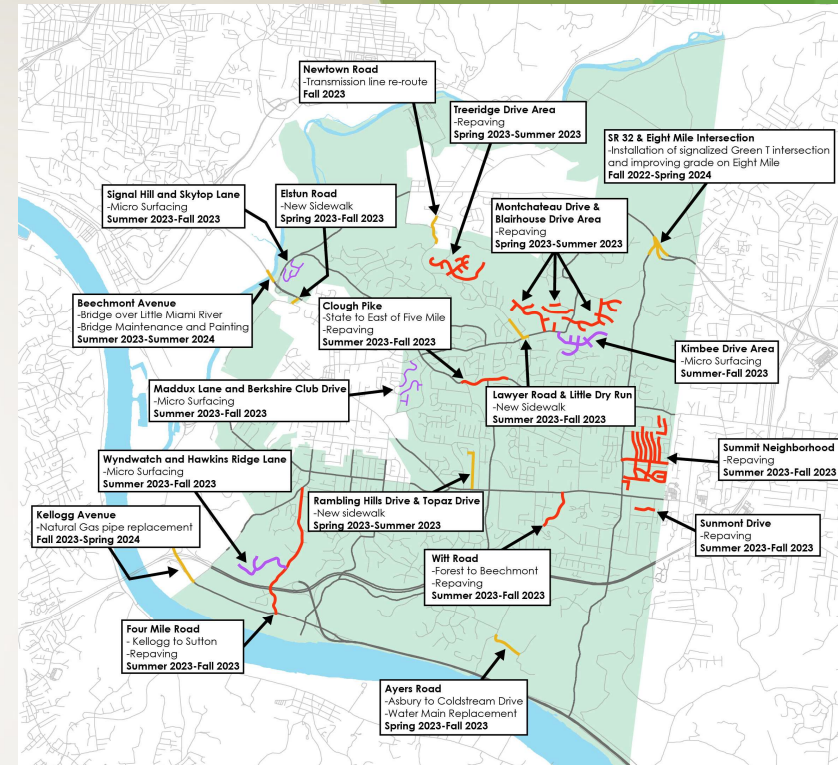
# CURB & SIDEWALK REPAIRS

- ▶ Anderson Public Works managed curb and sidewalk repairs in 2022, with repaving in 2023, along more than 40 streets
- ▶ Extensive road and curb program, approximately \$3.5 Million for 2022, \$1.5 Million more than prior years
- ▶ Additional streets to see pavement maintenance this summer
- ▶ Trees (for front yard, not for ROW planting) offered to owners along Township project areas – over 150 were requested in 2022, expecting about the same for 2023



# ROADWAY REPAIRS

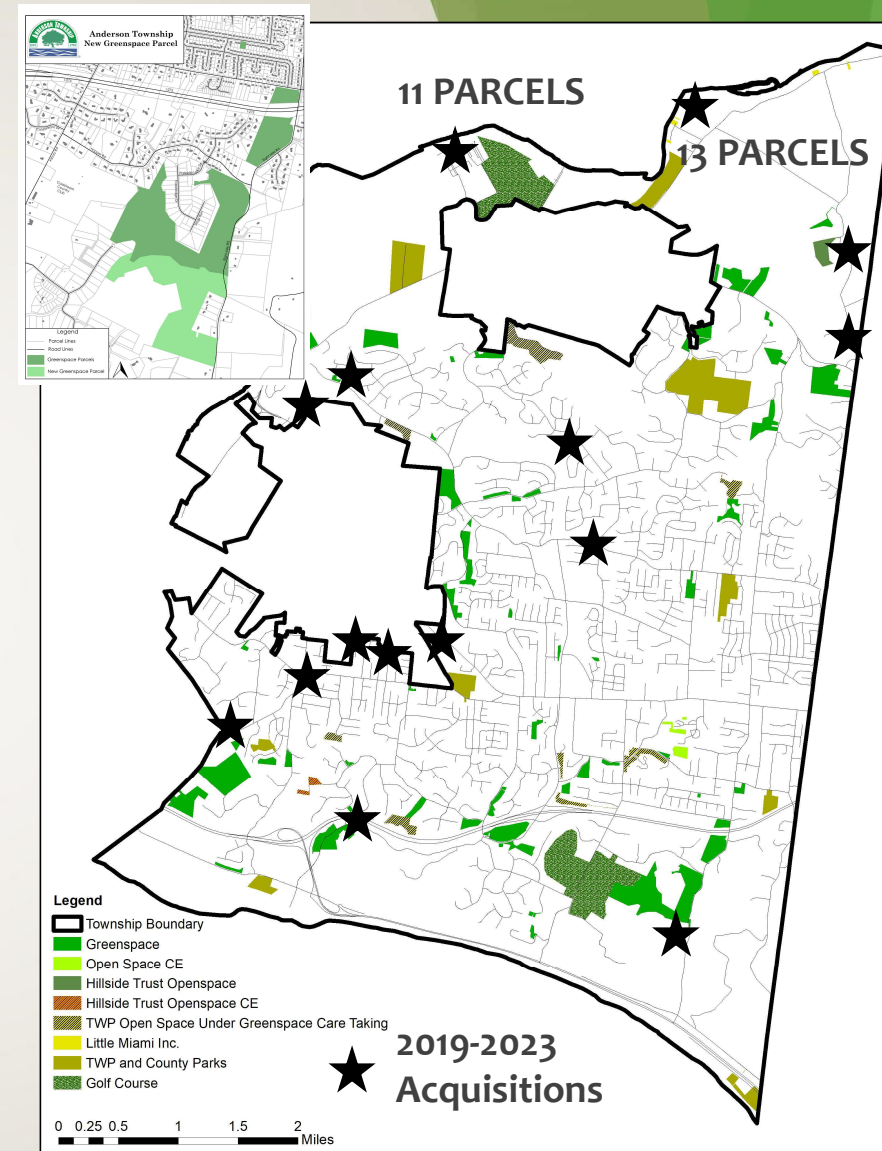
- ▶ For 2023, Four Mile, Witt and portions of Clough Pike are planned for resurfacing by the Hamilton County Engineer's Office
- ▶ Eight Mile & SR 32 Intersection reconfiguration has been completed
- ▶ Other electric and gas utility work ongoing across the community by Duke
- ▶ Extensive roadwork to the east on SR 32, Old 74, Aicholz Road and others in Union Township



# TOWNSHIP PROPERTY

- ▶ Township's Greenspace Program began in 1990 - turned 30 Years Old in 2020! Today over 780 Acres, 72 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

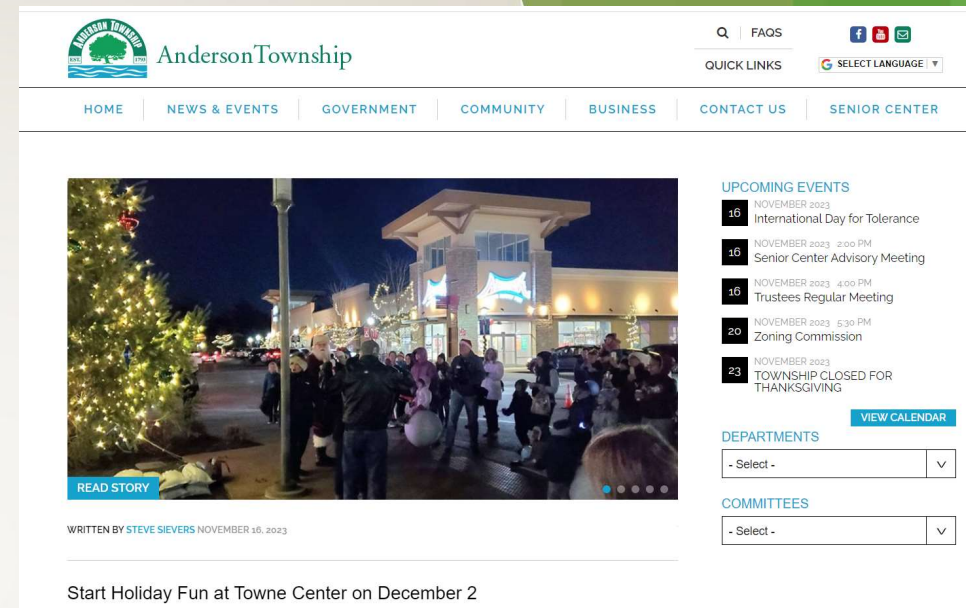
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# THANK YOU

For more information:

1. Contact the Township at 513-688-8400, or email [ssievers@AndersonTownshipOH.gov](mailto:ssievers@AndersonTownshipOH.gov)
2. Visit our new website at [www.AndersonTownshipOH.gov](http://www.AndersonTownshipOH.gov)
3. Find us on Facebook at Anderson Township, Ohio, one of the most popular Township Facebook page in the State with nearly 9,500 followers - [facebook.com/AndersonTownshipOhio/](https://facebook.com/AndersonTownshipOhio/)

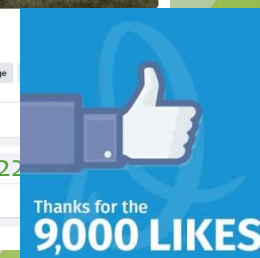


The screenshot shows the Anderson Township website. At the top left is the township logo with the name "Anderson Township". To the right are search and social media icons. Below the logo is a navigation menu with links for HOME, NEWS & EVENTS, GOVERNMENT, COMMUNITY, BUSINESS, CONTACT US, and SENIOR CENTER. The main content area features a large photo of a community event at night with people gathered around a Christmas tree. Below the photo is a "READ STORY" button and the text "WRITTEN BY STEVE SIEVERS NOVEMBER 16, 2023". To the right of the photo is a "UPCOMING EVENTS" calendar listing several events for November 2023, including "International Day for Tolerance", "Senior Center Advisory Meeting", "Trustees Regular Meeting", "Zoning Commission", and "TOWNSHIP CLOSED FOR THANKSGIVING". Below the calendar is a "VIEW CALENDAR" button. At the bottom of the page, there is a section for "DEPARTMENTS" and "COMMITTEES", each with a dropdown menu.

Start Holiday Fun at Towne Center on December 2



The screenshot shows the Anderson Township Facebook page. The cover photo features a banner that reads "HONORING OUR COUNTRY & COMMUNITY Dedicate a Flag" and a field of American flags. The page header includes the township logo, the name "Anderson Township, Ohio - Government", and the statistics "9.4K followers • 5 following". Below the header are navigation tabs for Posts, About, Mentions, Reviews, Followers, Photos, and More. The main content area shows an "Intro" section with a welcome message and an "Edit bio" button. To the right of the intro is a "What's on your mind?" text box with a "22" next to it, and options for "Live video" and "Photo/video". Below the text box is a "Featured" section.



A blue graphic featuring a white thumbs-up icon (the Facebook Like button) and the text "Thanks for the 9,000 LIKES" in white.

