

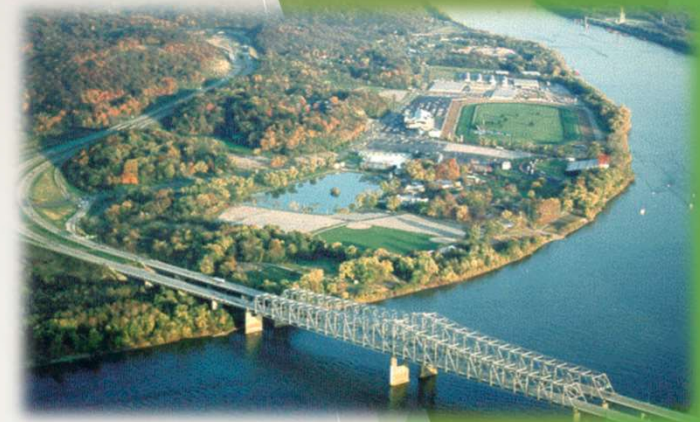


ANDERSON TOWNSHIP DEVELOPMENT & PLANNING UPDATE

November 2022

OVERVIEW

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

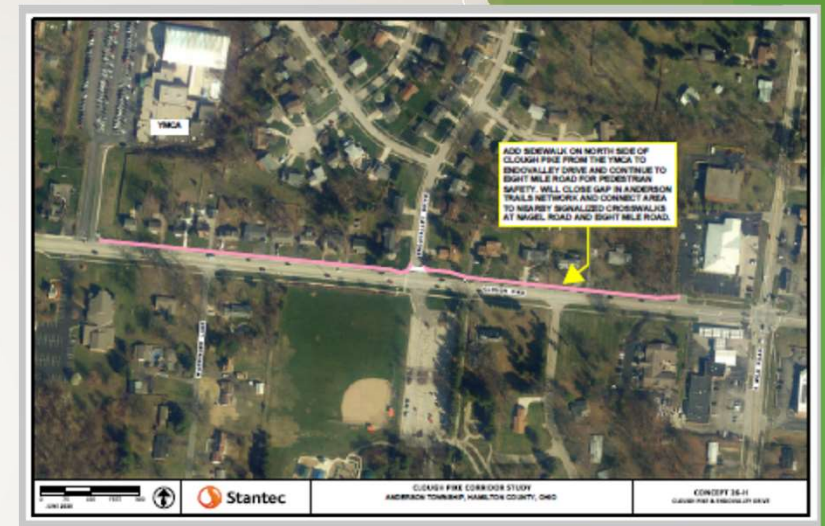


Anderson Township Update



RECENT / CURRENT TOWNSHIP PLANNING EFFORTS

- ▶ Anderson Center Station Redevelopment
- ▶ Clough Pike Corridor Study
- ▶ Kellogg Gateway Study
- ▶ 2022 Anderson Plan Update
- ▶ Anderson Trails Plan Update

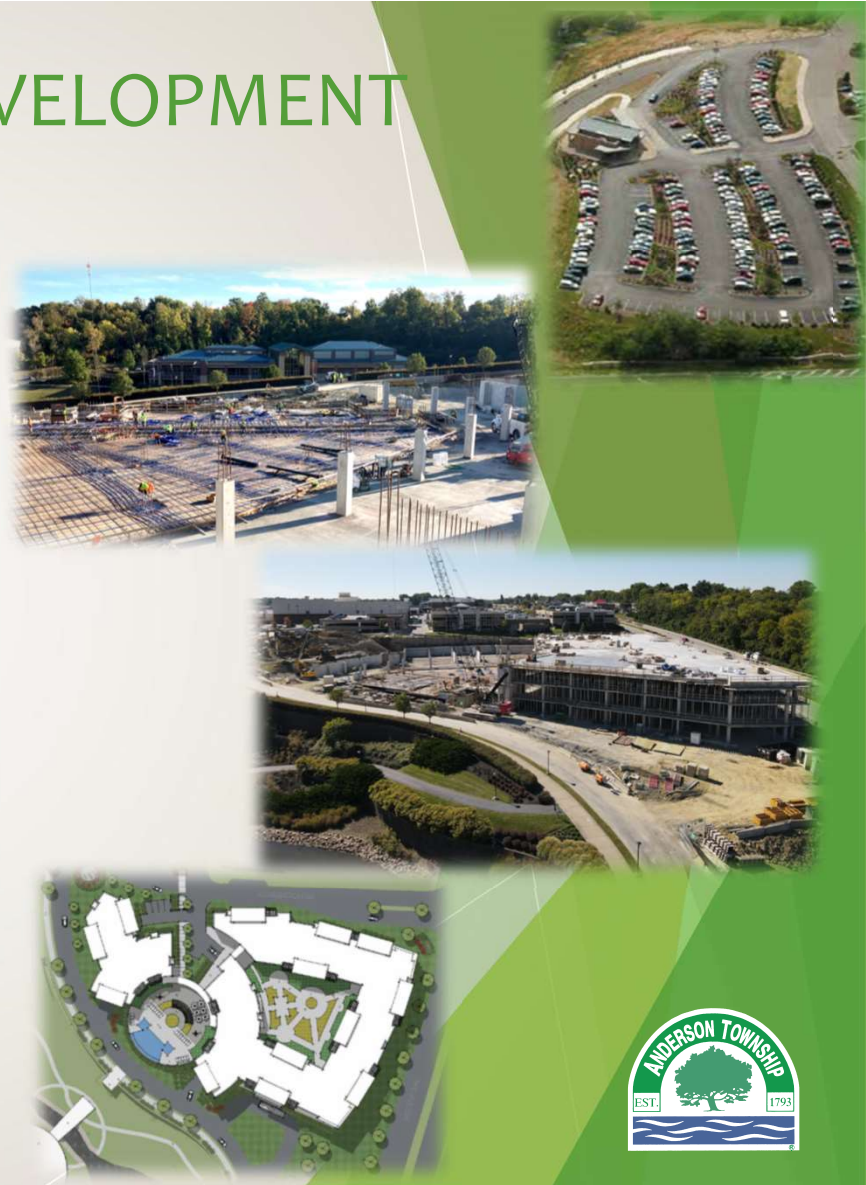


Anderson Township Update



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
- ▶ 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
- ▶ Construction Underway – target opening in late 2024



CLOUGH PIKE CORRIDOR STUDY

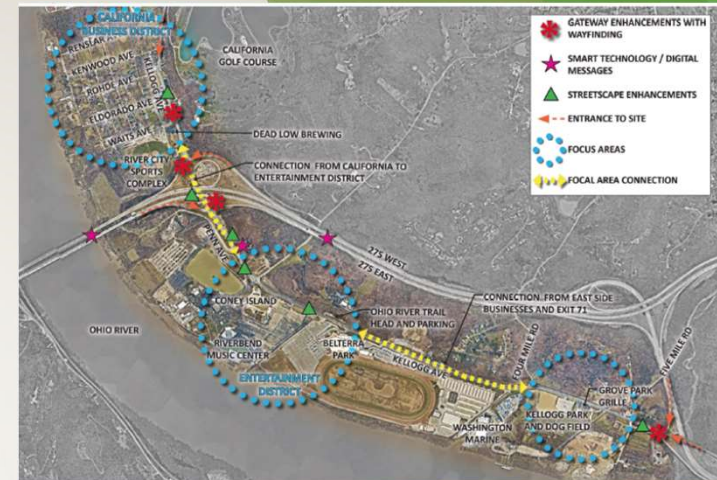
- ▶ Clough Pike is a key east-west 6-mile corridor in Anderson
- ▶ Survey issued in summer 2019 resulted in variety of concerns, ideas, suggestions, etc. from 800+ participants in an online survey
- ▶ The Study, adopted in January 2021, focused on:
 - ▶ Traffic signal operations
 - ▶ Travel patterns & turning movements
 - ▶ Potential opportunities for intersection improvements and nonmotorized transportation
- ▶ Implementation efforts are underway, including a 2021 signal system coordination and upgrade, and pavement marking upgrades earlier this year
- ▶ Grant applications are being pursued to fund high priority projects at intersections of Eight Mile and Newtown Roads, and sidewalks/crosswalk near Juilf's Park



KELLOGG GATEWAY STUDY

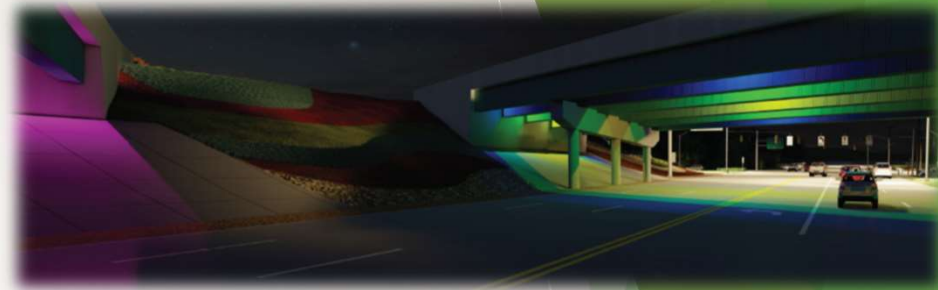
- ▶ Anderson Township's Ohio Riverfront Plan established several goals aimed at strengthening the function, appearance and economic potential of the area
- ▶ Discussions have centered on the Kellogg Avenue interchange (located in the City of Cincinnati) and surrounding gateways into the Township and California
- ▶ Initial study, with assistance of MSP Design, 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, slated for 2023

Anderson Township Update



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
- ▶ DesigningLocal from Columbus, OH was selected as the consultant and led public engagement sessions through 2021
- ▶ 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)
- ▶ Initial pieces of art planned for Kellogg Corridor



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

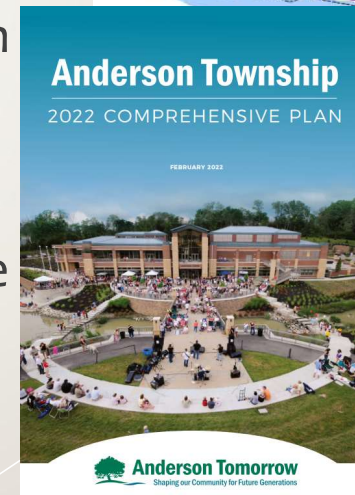
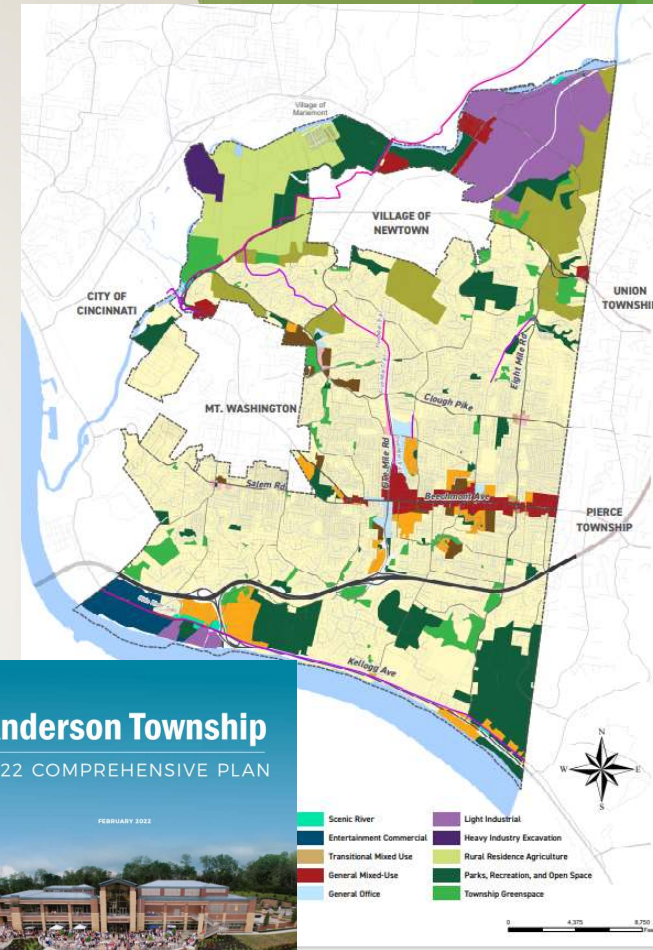
Artistic Bike Racks, Pittsburgh, Pennsylvania



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

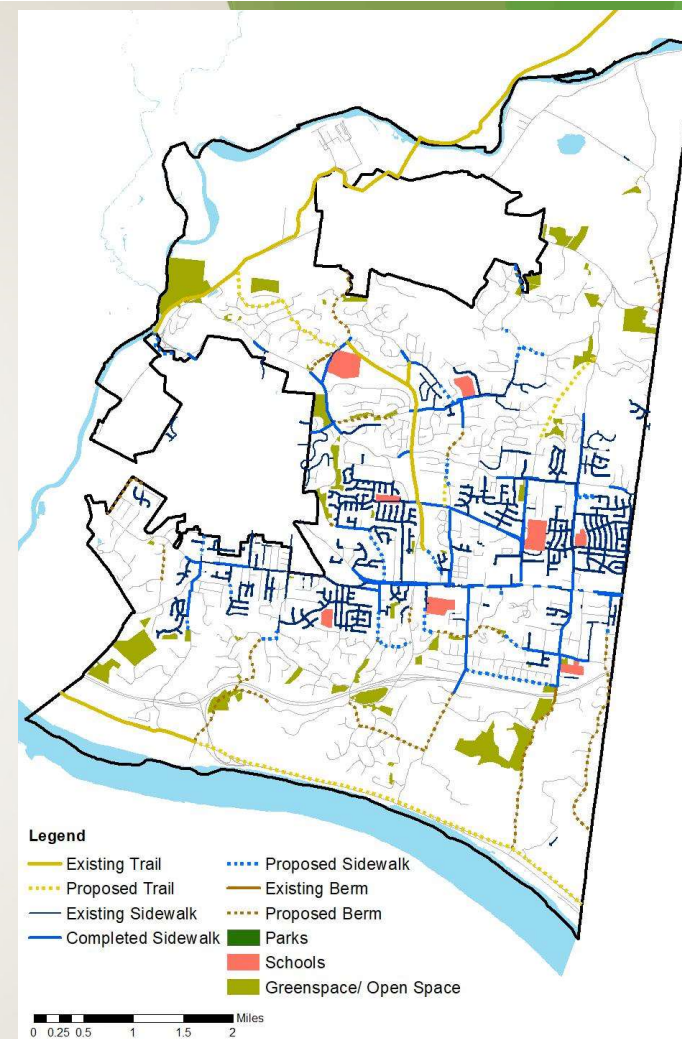
Anderson Township Update



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, and widened berms
- ▶ Map updates currently underway, as is solicitation for possible links to be studied
- ▶ Plan development and adoption targeted for 2023

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

- ▶ Whitewater Express Car Wash - 7901 Beechmont Avenue
- ▶ Stridas - 8315 Beechmont Avenue
- ▶ D1 Training - 8315 Beechmont Avenue
- ▶ Anderson Tap House – 7480 Beechmont Avenue
- ▶ Condado Taco - 7877 Beechmont
- ▶ Club Pilates - 7502 Beechmont Avenue
- ▶ Granite Empire - 7197 Beechmont Avenue
- ▶ Chic & Honey Boutique - 7466 Beechmont Avenue
- ▶ Harmony Senior Living - 6201 & 6301 Clough Pike
- ▶ Bigby Coffee - 7754 Beechmont
- ▶ ABS Transitions - 3235 Mount Carmel Road
- ▶ Kentucky Fried Chicken - 7857 Beechmont Avenue
- ▶ Josie & James Salon – 7801 Beechmont

Anderson Township Update



NEW BUILDING TENANTS / EXPANSION UNDER CONSTRUCTION

- ▶ Athletico (8315 Beechmont Avenue)
- ▶ Practice Yoga Cincinnati (7745 Five Mile)
- ▶ OrthoCincy (7910 Beechmont Avenue)
- ▶ Belterra Park- FanDuel Sports Book (6301 Kellogg Avenue)
- ▶ Mayfield East (7661 Beechmont Avenue)
- ▶ Skytop Apartments (5218 Beechmont Avenue) – New Apartment Community
- ▶ Vantage at Anderson Towne Center (7832 Five Mile Road) – New Apartment Community
- ▶ Crumbl Cookies (7625 Beechmont Avenue)
- ▶ Fusian (7860 Beechmont Avenue)
- ▶ Yummy Bowl (former Kroger Liquor - 7578 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) - 35 Lots
- ▶ Enclave at Woodruff – 34 Lots
- ▶ Parkside Estates (Hopper & Innisfree) – 48 Lots
- ▶ Parke Place (Ayers Road North Side) – 32 Lots



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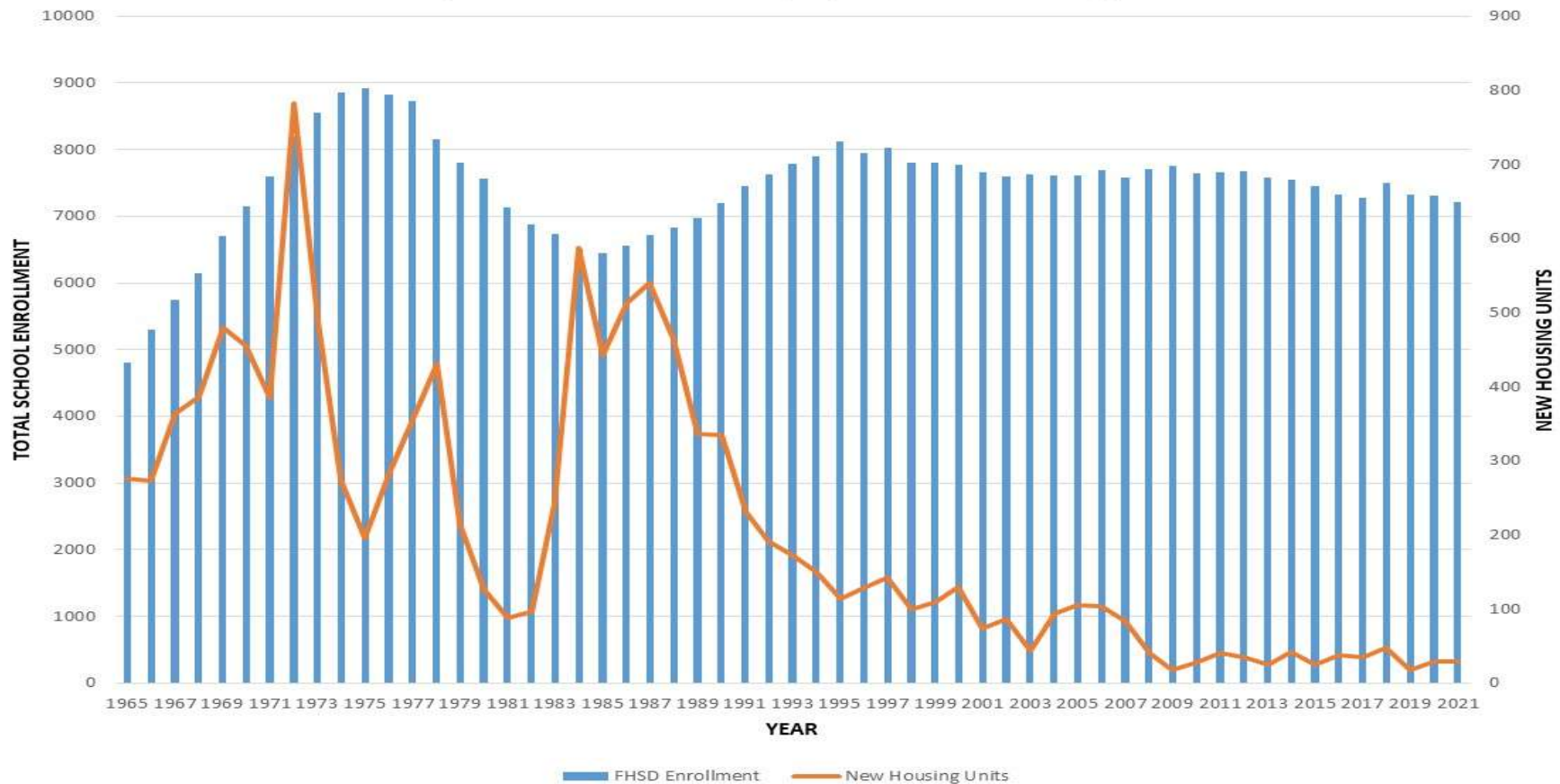
OTHER APPROVED SUBDIVISIONS IN PLAN REVIEW

- ▶ Meadows of Mt Carmel (Former Growing Place Church site – Mt. Carmel Rd.) - 11 Lots
- ▶ Villas of Cross Creek (West Side of Wolfangel) – 35 Lots
- ▶ Hummingbird Ct. (West Side of Eight Mile North of Cherry Lane) - 16 Lots
- ▶ Gabriella Place (Salem & Brooke) – 9 Lots
- ▶ Nagel Village, Phase 1 & 2 (West Side of Nagel Road at Pineterrace) – 17 Units
- ▶ Traditions (6753 Salem, East of Burney) - 17 Lots
- ▶ Reserves of Anderson (Four Mile –East Side) – 32 Lots
- ▶ Waterfront Estates (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 CAPITAL IMPROVEMENT PROJECTS

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



Before



After



Before

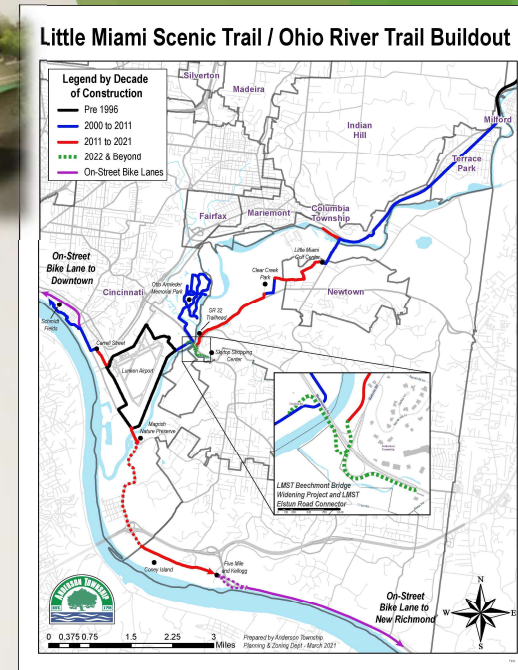


After

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 on Sept. 21, 2022
- ▶ Connection from the LMST to Elstun Road and the Skytop redevelopment site is in engineering utilizing grant funding
 - ▶ Beechmont to Spindlehill planned for 2023 construction
 - ▶ 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)

Anderson Township Update



ANDERSON TRAILS LOCAL IMPROVEMENTS

- ▶ Construction completed this year on:
 - ▶ Portions 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
- ▶ Sidewalk engineering continues on:
 - ▶ Little Dry Run & Lawyer (to Concordgreen Dr.)
 - ▶ Ramblinghills Drive
 - ▶ Wolfangel Road near Clough Pike
 - ▶ Elstun Road – Beechmont Ave. to Spindlehill



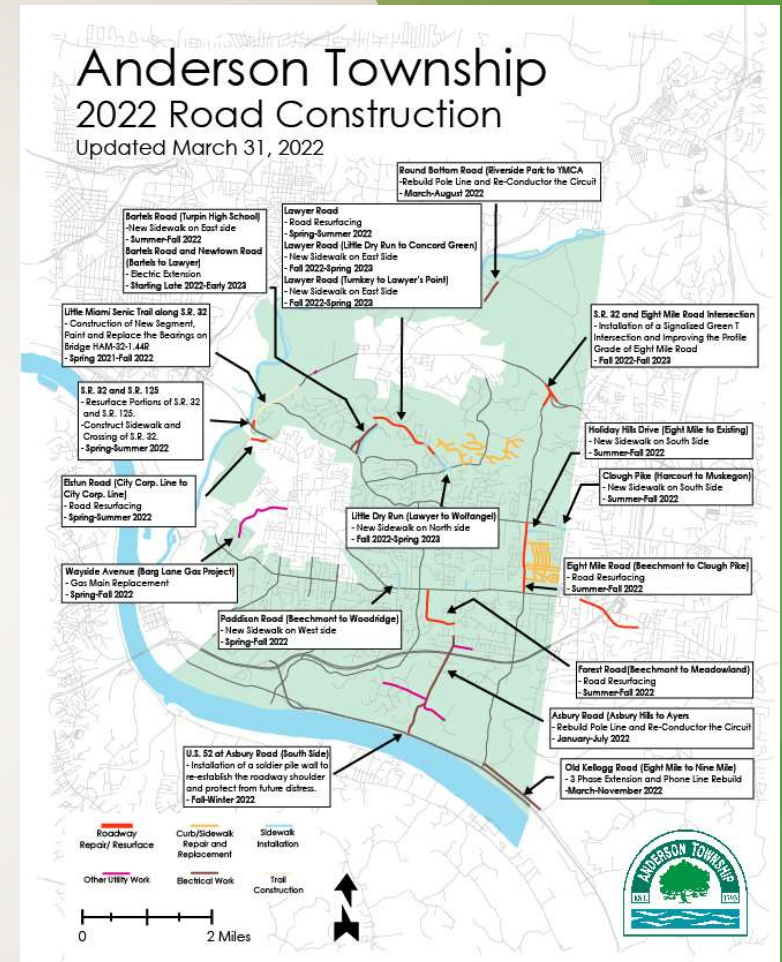
CURB & SIDEWALK REPAIRS

- ▶ 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 this fall
- ▶ “Street” trees (for front yard, not for ROW planting) offered to owners along Township project areas – over 60 planted last winter, with 1,010 invitation letters sent for this winter’s program



ROADWAY REPAIRS

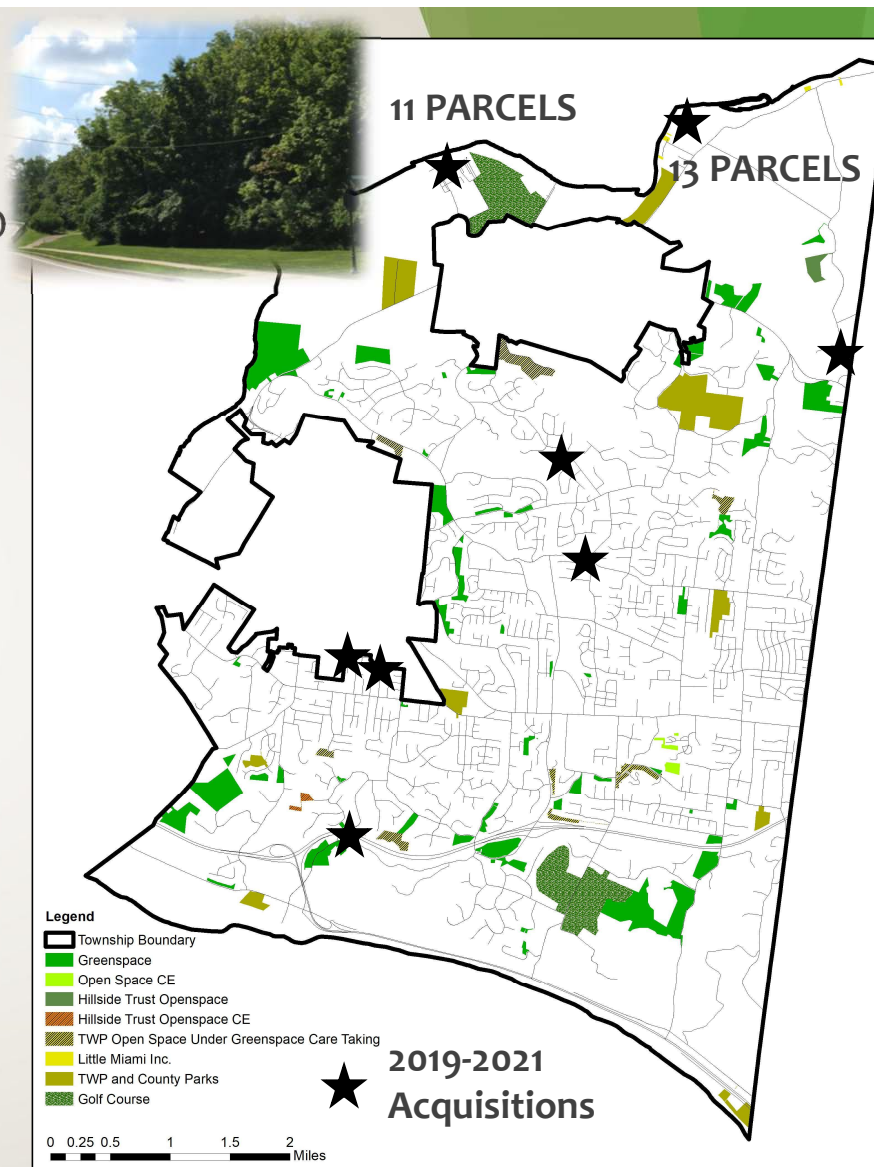
- ▶ For 2022, SR 32 (Beechmont to Newtown), Lawyer Road, Eight Mile Road (Beechmont to Clough) and Forest (Beechmont to Meadowland) were all resurfaced by ODOT or the Hamilton County Engineer's Office
- ▶ Eight Mile & SR 32 Intersection reconfiguration begins later this year, and closure of Eight Mile at SR in summer 2023, opening late fall
- ▶ Other electric and gas utility work ongoing across the community by Duke



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

Anderson Township Update



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, one of the most popular Township Facebook page in the State with over 8,800 followers - facebook.com/AndersonTownshipOhio/

Anderson Township Update

