

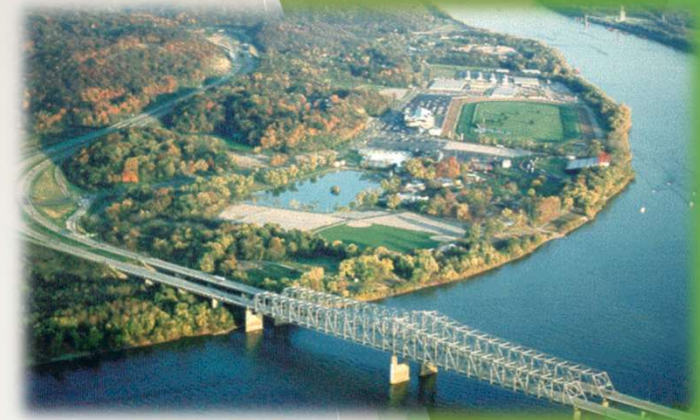


ANDERSON TOWNSHIP DEVELOPMENT & PLANNING UPDATE

April 2025

OVERVIEW

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



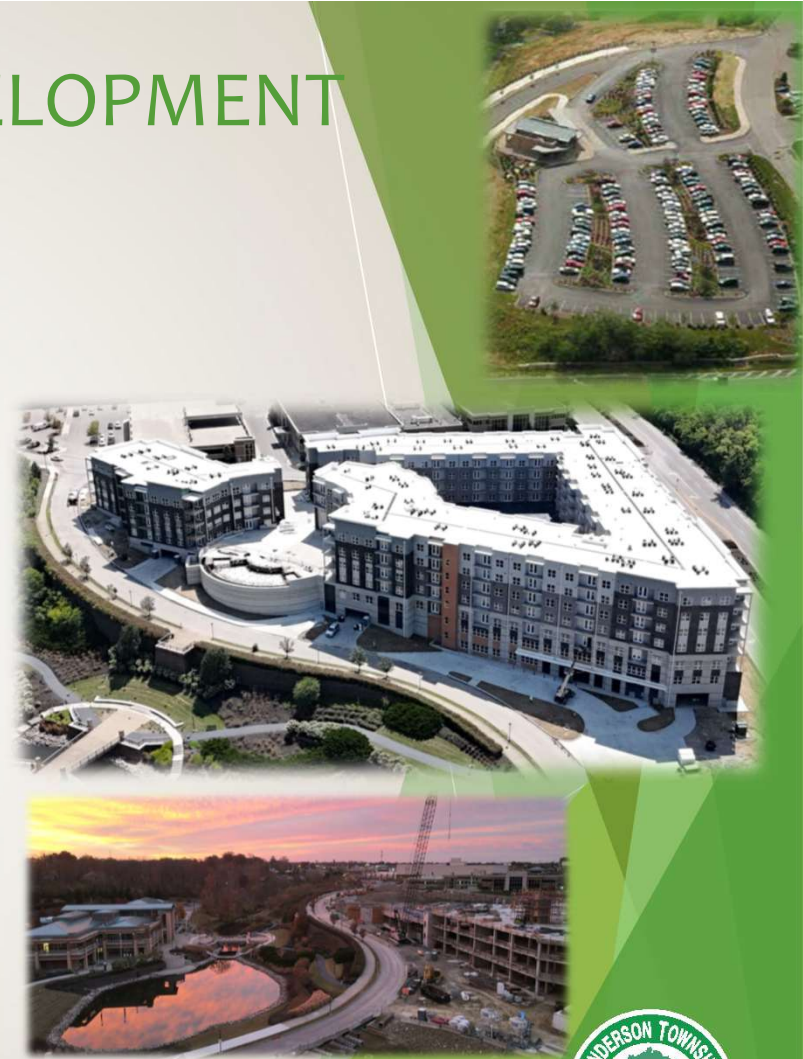
RECENT / CURRENT TOWNSHIP PLANNING EFFORTS

- ▶ Anderson Center Station Redevelopment
- ▶ Clough Pike Corridor Study
- ▶ Kellogg Gateway Study
- ▶ Anderson Plan Implementation Committee
- ▶ EV Charging Stations
- ▶ I-275 & Five Mile
- ▶ Anderson Township Operations Center



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 – received interest from 4 developers for a public / private development
- ▶ 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 full opening in late spring 2025
- ▶ Traffic signal at Five Mile Road & Towne Center Way to be operational by early May 2025



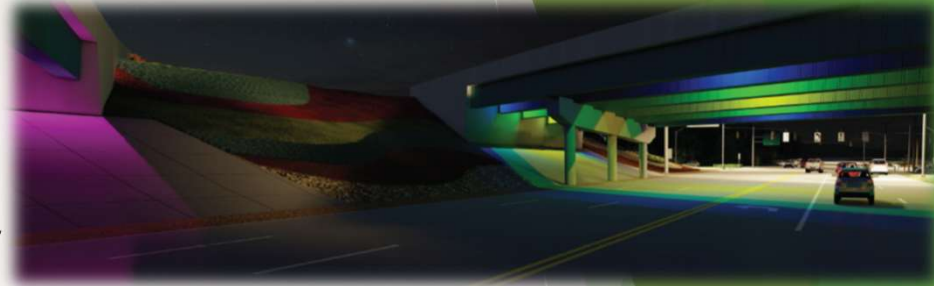
CLOUGH PIKE CORRIDOR STUDY

- ▶ The Study, adopted in January 2021, focused on:
 - ▶ Traffic signal operations, travel patterns & turning movements, and 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 Endovalley/Juilf's Park in 2025, and near Newtown Roads in 2026
 - ▶ Pedestrian Hybrid Beacon (HAWK, pedestrian-activated) signal to be installed at Endovalley and Juilf's Park
 - ▶ Sidewalk proposed along Clough Pike from Harmony to Copperleaf
 - ▶ Turn lanes proposed at Clough and Newtown



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 that was previously selected for Kellogg Ave interchange project will now be installed at the Towne Center next Spring (photo on right, Artist: NK Design)

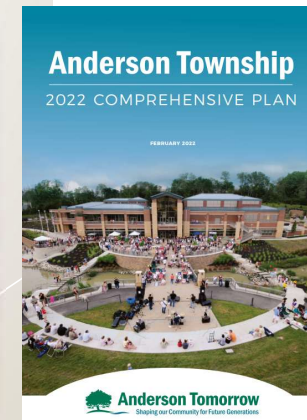
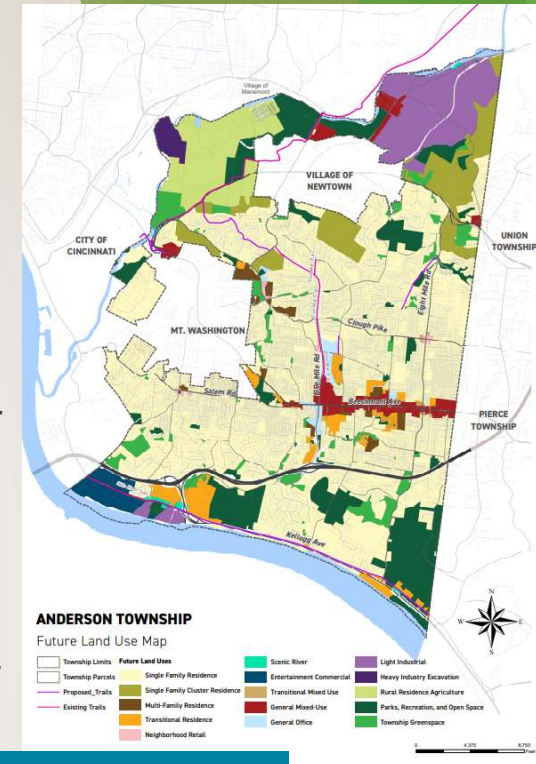


ANDERSON PLAN IMPLEMENTATION COMMITTEE

- ▶ A combination of the Economic Development, WeTHRIVE! and TAC subcommittees
- ▶ Purpose of the committee is the production and development of initiatives for goals in the 2022 Comprehensive Plan
- ▶ Committee focus has been mobility, sidewalks and green corridors, recycling efforts and workforce development
- ▶ Committee has a strong emphasis on continuing work outside of the quarterly meetings, including “homework/individual work” and subgroup meetings.

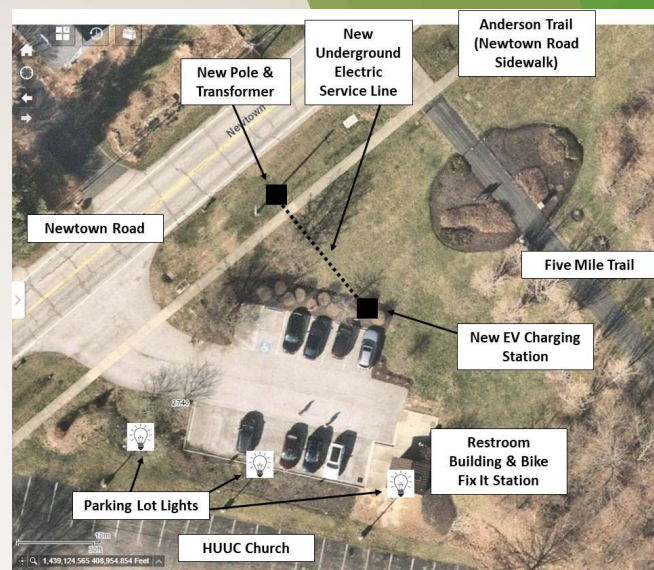


Anderson Township Update



EV CHARGING STATIONS

- ▶ Aspect of Plan related to energy efficiency and sustainability, including publicly accessible electric vehicle charging opportunities in the Township
- ▶ Carbon reduction funds and Ohio Toll Credits provided grant funds for public entities to introduce EV charging stations
- ▶ Township applied for, and received \$1.1 Million in funding for 4 locations in 2026:
 - ▶ Anderson RecPlex (Beechmont Avenue)
 - ▶ Five Mile Trailhead (Newtown Road)
 - ▶ Ohio River Trailhead (Kellogg Road)
 - ▶ Bauer Preserve (Nagel Road & Clough Pike)



I-275 & FIVE MILE

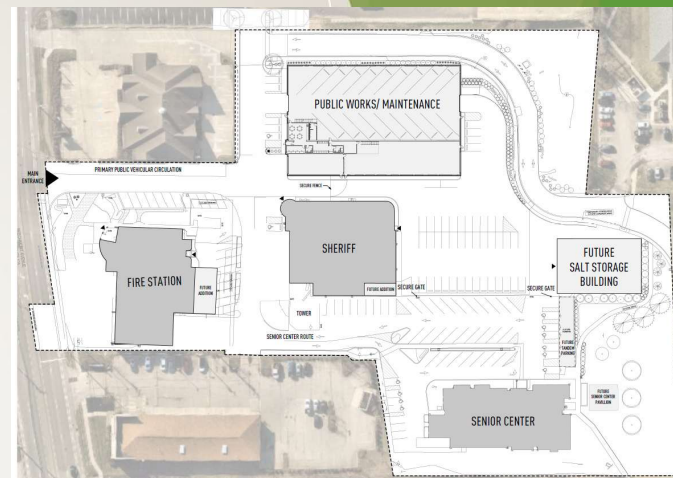
- ▶ Additional economic development in the Township's core (daytime population) has resulted in additional traffic along Five Mile Road
- ▶ With Kellogg improvements, focus shifting to future of I-275 & Five Mile interchange
- ▶ Various traffic improvements studied to relieve current and projected congestion, and desire to make improvements ahead of future resurfacing of Five Mile Road
- ▶ Engineering underway on roadway and gateway enhancements



ANDERSON TOWNSHIP OPERATIONS CENTER

- ▶ The focus of daily Township operations – significant activity on 6.5 acre site: Station #6, HCSO District 5 Office, Public Works garage/storage/salt, Anderson Township Senior Center, Anderson Recycling Center
- ▶ Planning began in 2023 for new Public Works / maintenance facility, as well as remodeling / expansion of the Sheriff's Office and Station #6
- ▶ 2026 to focus design and beginning construction on new Public Works & maintenance facility – current building built in late 1940s
- ▶ Improvements to be financed by the Township's 1994 TIF Fund --- no new taxes

Anderson Township Update



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PRIVATE DEVELOPMENT ACTIVITY

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



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COMPLETED NEW CONSTRUCTION / RENOVATION

- ▶ The Cheesecakery (8144 Beechmont Avenue)
- ▶ Gracie Barra Brazilian Jiu-Jitsu (8135 Beechmont Avenue)
- ▶ Anytime Fitness (7721 Beechmont Avenue)
- ▶ Wayfair Outlet inside Staples (8666 Beechmont Ave.)
- ▶ Skytop Apartments (5218 Beechmont Avenue)
- ▶ By Golly's (8112 Beechmont Avenue)
- ▶ Parlor Doughnuts (7835 Beechmont Avenue)
- ▶ Wing Stop (8140 Beechmont Avenue)
- ▶ Better Blend (7761 Five Mile Road)



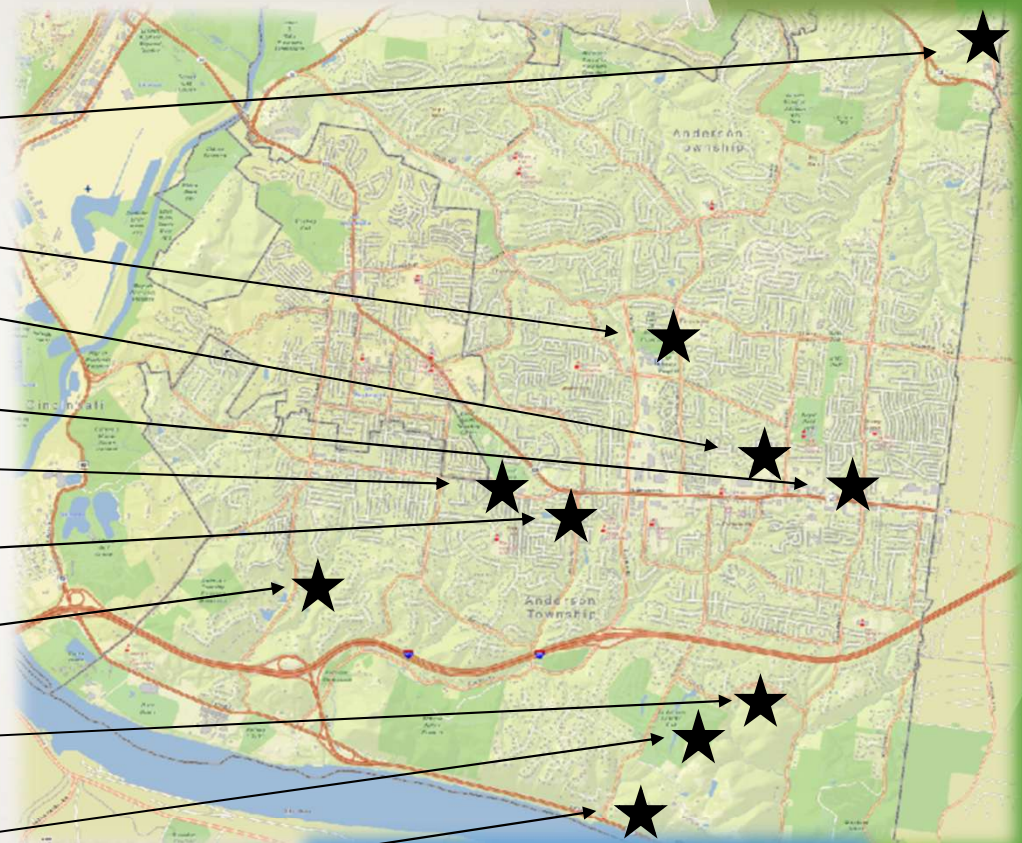
NEW BUILDING TENANTS / EXPANSION UNDER CONSTRUCTION

- ▶ Motley 7 Brew Coffee (7743 Beechmont Avenue)
- ▶ Vantage at Anderson Towne Center (7832 Five Mile Road)
- ▶ Mobility Plus (8314 Beechmont Avenue)
- ▶ Anderson Carryout (8006 Beechmont Avenue)
- ▶ Tous le Jours Café (7721 Beechmont Avenue)



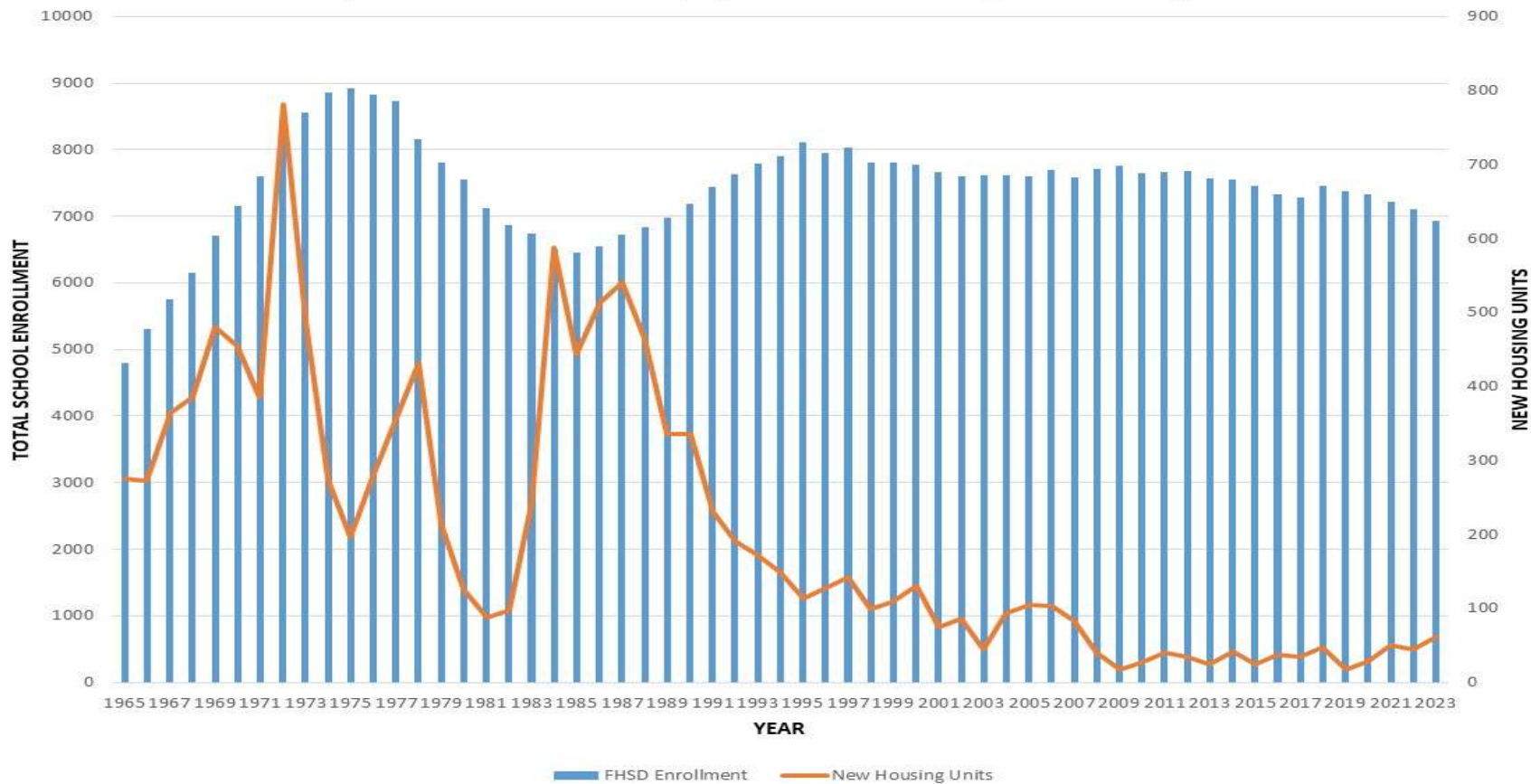
SUBDIVISION DEVELOPMENT – HOMES UNDER CONSTRUCTION

- ▶ Meadows of Mt. Carmel – 11 lots
- ▶ Villas of Cross Creek (West Side of Wolfangel) – 35 Lots
- ▶ Nagel Village, (West Side of Nagel Road at Pineterrace) – 17 Units
- ▶ Eight Mile Townhomes – 36 Units
- ▶ Linden Hill (Traditions) (6753 Salem, East of Birney) - 17 Lots
- ▶ Anderson Valley (West Side of Markley South of Dunn) - 35 Lots
- ▶ Reserves of Anderson (Four Mile – East Side) – 32 Lots
- ▶ Parkside Estates (Hopper & Innisfree) – 48 Lots
- ▶ Parke Place (Ayers Road North Side) – 32 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 or Multi-Family)



CURRENT CAPITAL IMPROVEMENT PROJECTS

- ▶ Anderson Trails Regional Improvements
- ▶ Anderson Trails Completed 2022-2024
- ▶ Anderson Trails Current Projects
- ▶ Curb & Sidewalk Repairs



Before



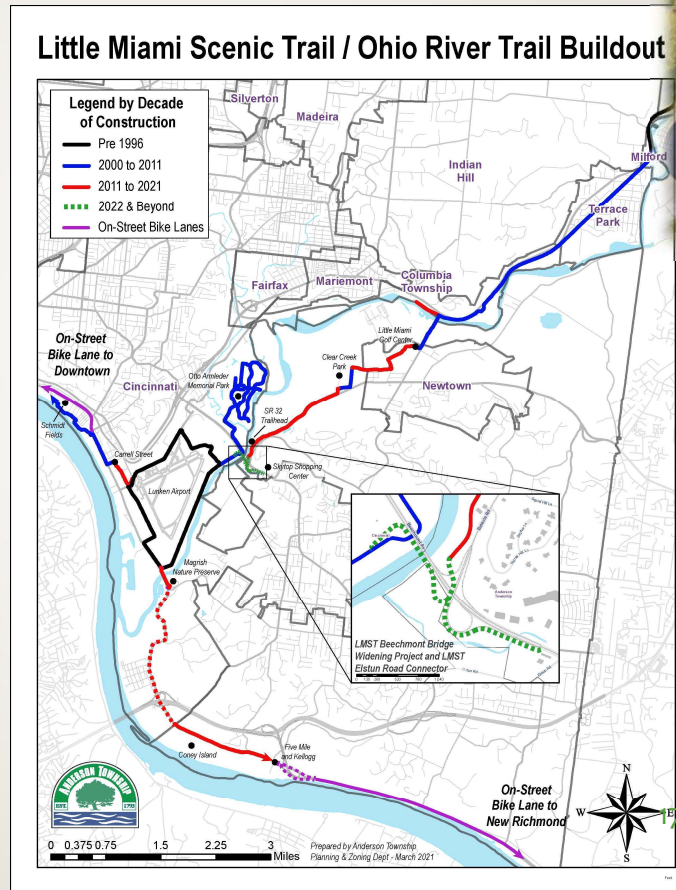
After

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ANDERSON TRAILS REGIONAL IMPROVEMENTS

- ▶ Connection from the LMST to Elstun Road and the Skytop redevelopment site is in construction utilizing grant funding
 - ▶ Beechmont to Spindlehill completed in 2023
 - ▶ Spindlehill to LMST construction completed in 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 TRAILS – COMPLETED 2022-2024

- ▶ Portion of Paddison (Woodridge to Beechmont)
- ▶ Holiday Hills Drive and Clough (Muskegon to Harcourt)
- ▶ Bartels Road by Turpin High School
- ▶ Voll Road North of Beechmont
- ▶ Reconfiguration of Nagel Middle School crosswalk
- ▶ Rambling Hills Drive
- ▶ Elstun Road – Beechmont Ave. to Spindlehill
- ▶ Little Dry Run & Lawyer (to Concordgreen Dr.)
- ▶ Updated crosswalk markings near Summit Elementary
- ▶ Forestlake to Eight Mile Greenway
- ▶ Pavement Markings @ Stop Signs
- ▶ Additional RRFBs (Crosswalk Flashers)

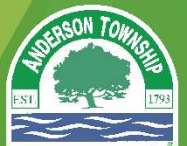
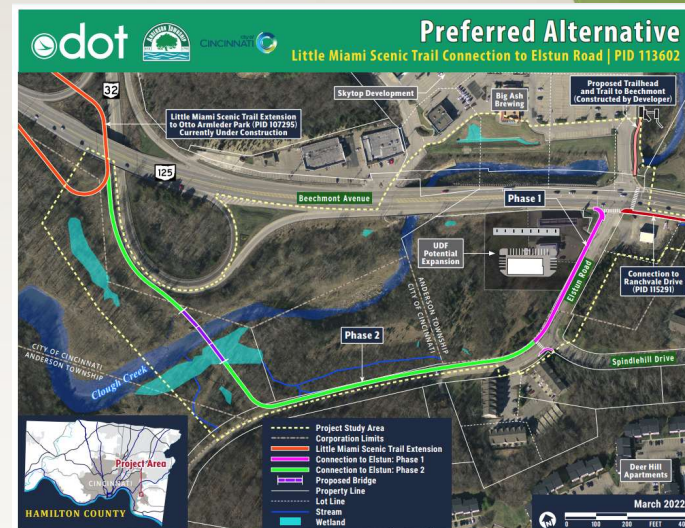
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ANDERSON TRAILS CURRENT PROJECTS

- ▶ Sidewalk or Trail Engineering/Bidding:
 - ▶ Wolfangel Road near Clough Pike
 - ▶ Birney Road near Bennett Road
 - ▶ Endovalley & Clough Pike Crossing Signal
 - ▶ Elstun Road – Spindlehill to Little Miami Trail
 - ▶ Pavement Markings & Crosswalk Beacons
- ▶ Trails Planning underway on:
 - ▶ Beechmont & Voll Crosswalk
 - ▶ Forest Road Pre-planning
 - ▶ Sutton Road (North of Salem) Pre-planning
 - ▶ Little Dry Run (Blairhouse to Bridle)

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CURB & SIDEWALK REPAIRS

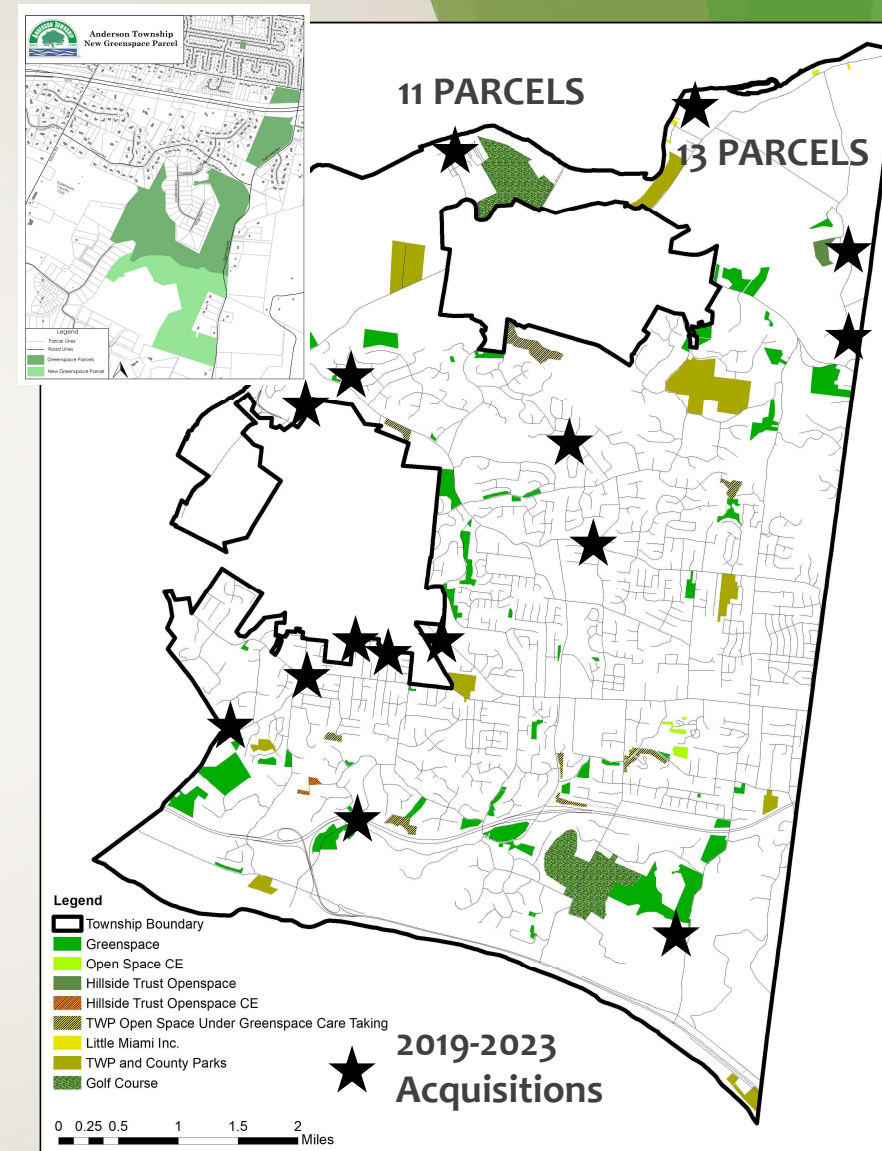
- ▶ Anderson Public Works managed curb and sidewalk repairs in 2024 (continuing through the winter), with repaving in 2025, along more than 45 streets
- ▶ Extensive road and curb program, approximately \$2.8 Million for 2025
- ▶ Additional streets to see pavement maintenance next summer (concrete year 1, pavement year 2)
- ▶ Trees (for front yard, not for ROW planting) offered to owners along Township project areas – 120 were requested in 2024
- ▶ Does not include ODOT or HCEO projects – Sutton Road in 2025



TOWNSHIP PROPERTY

- ▶ Township's Greenspace Program began in 1990 - turns 35 Years Old in 2025! 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

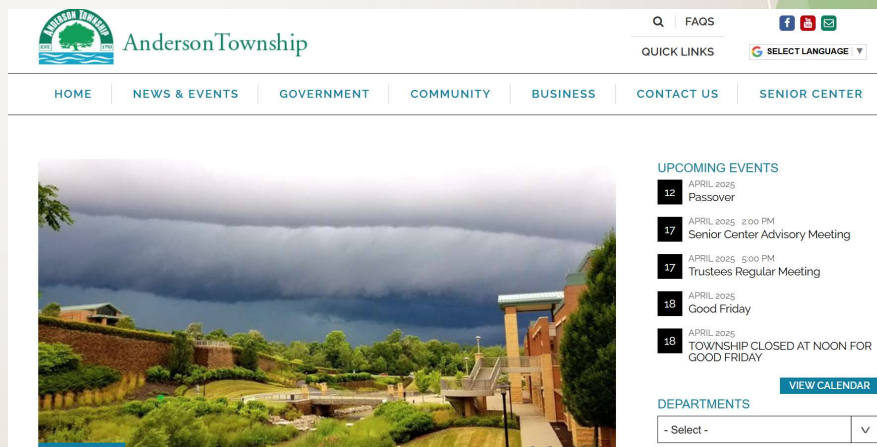
For more information:

1. Contact the Township at 513-688-8400, or email Steve Sievers at ssievers@AndersonTownshipOH.gov or Paul Drury at pdrury@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 11,400 followers - facebook.com/AndersonTownshipOhio/



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