



ANDERSON TOWNSHIP DEVELOPMENT & PLANNING UPDATE

December 2024

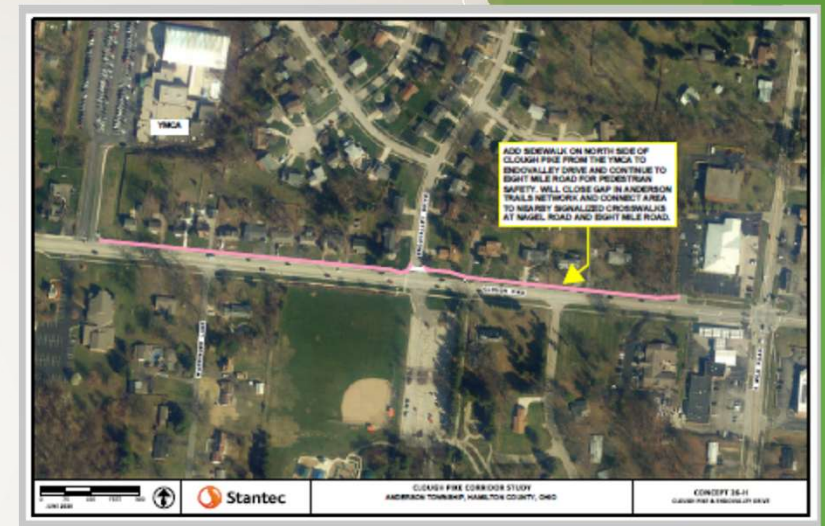
OVERVIEW

- ▶ 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
- ▶ Comprehensive Plan Update
- ▶ Anderson Plan Implementation Committee
- ▶ Anderson Trails Plan Update
- ▶ I-275 & Five Mile
- ▶ Anderson Township Operations Center



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 full opening in early 2025



CLOUGH PIKE CORRIDOR STUDY

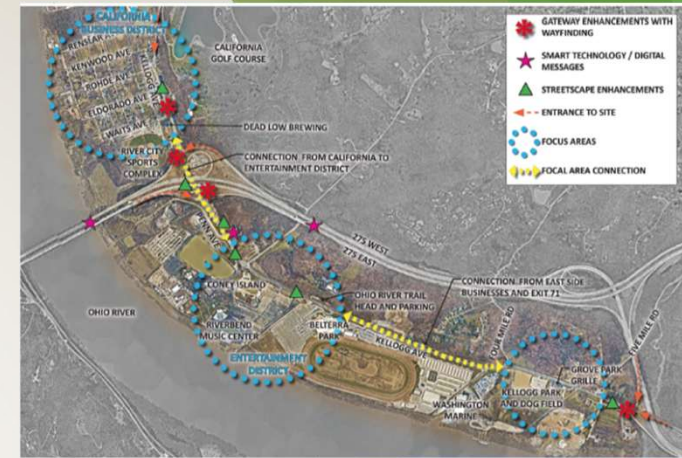
- ▶ Clough Pike is a key east-west 6-mile corridor in Anderson
- ▶ Survey issued in summer 2019 resulted in variety of concerns, ideas, suggestions, etc. from 800+ participants in an online survey
- ▶ The Study, adopted in January 2021, focused on:
 - ▶ Traffic signal operations
 - ▶ Travel patterns & 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 Endovalley/Juilf's Park in 2025, and near Newtown Roads in 2026



KELLOGG GATEWAY STUDY

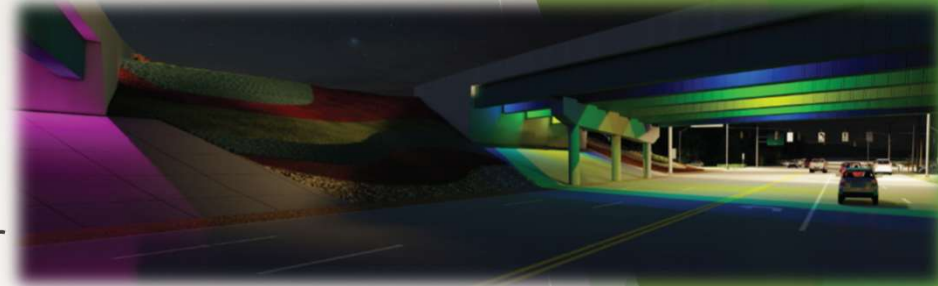
- ▶ Anderson Township's Ohio Riverfront Plan established several goals aimed at strengthening the function, appearance and economic potential of the area
- ▶ Discussions have centered on the Kellogg Avenue interchange (located in the City of Cincinnati) and surrounding gateways into the Township and 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 complete on Phase 1, interchange / gateway improvements

Anderson Township Update



PUBLIC ART MASTER PLAN & APPENDIX

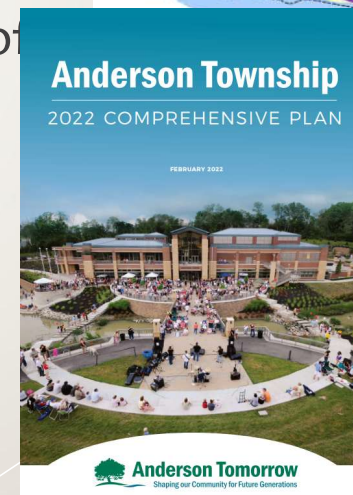
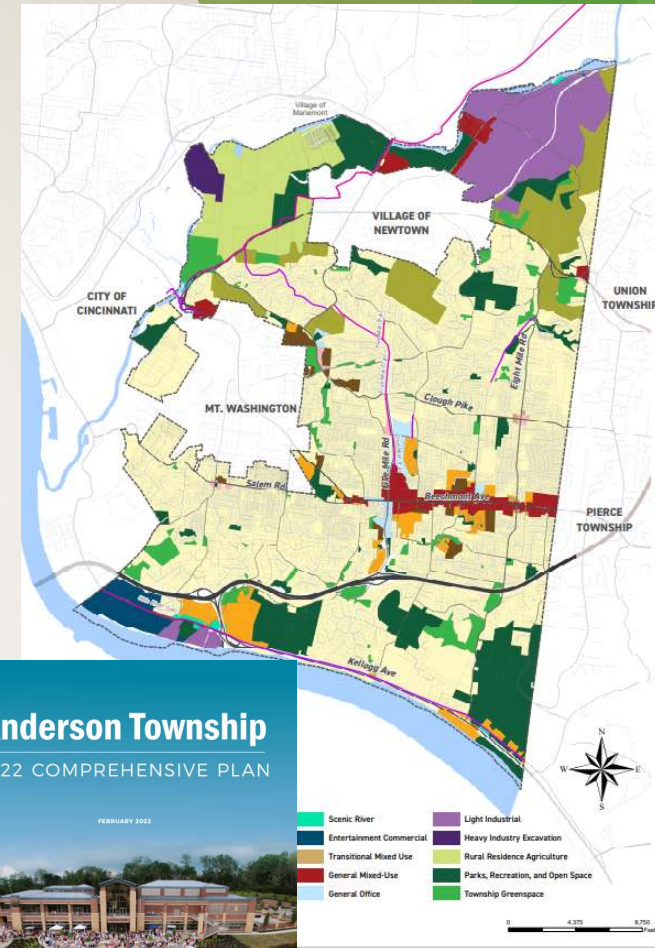
- ▶ Initiated by the WeTHRIVE! Anderson Committee
- ▶ Comprehensive look at the existing art in the Township, potential public locations, as well as funding opportunities
- ▶ Plan was adopted by the Township last December
- ▶ Plan will serve as a guide for staff when requests for murals/public art are 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)



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 1,350 people, including over 700 high school 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 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
- ▶ Meets quarterly, just wrapping up year #1
- ▶ 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.



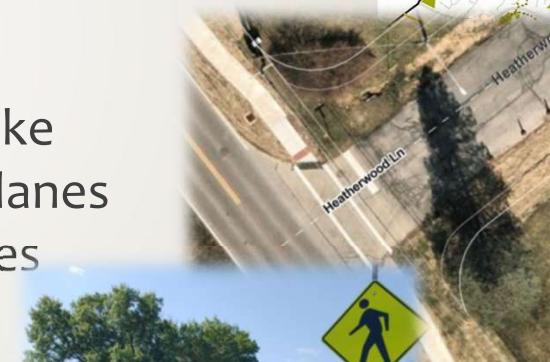
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ANDERSON TRAILS PLAN UPDATE

- ▶ 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 began immediately

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I-275 & FIVE MILE

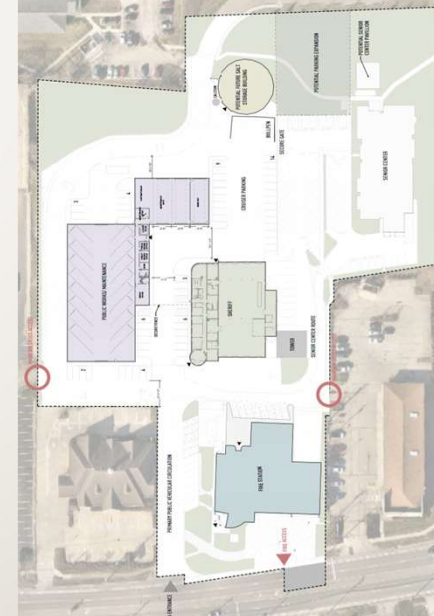
- ▶ Additional economic development in the Township's core (daytime population) has resulted in additional traffic along Five Mile Road
- ▶ With Kellogg improvements, focus shifting to future of I-275 & Five Mile interchange
- ▶ Various traffic improvements studied to relieve current and projected congestion, and desire to make improvements ahead of future resurfacing of Five Mile Road
- ▶ Engineering to start in 2025 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

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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

- ▶ 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)
- ▶ Currito (7870 Beechmont Avenue)
- ▶ Fusian (7860 Beechmont Avenue)
- ▶ Animal Care Center (8094 Beechmont Avenue)



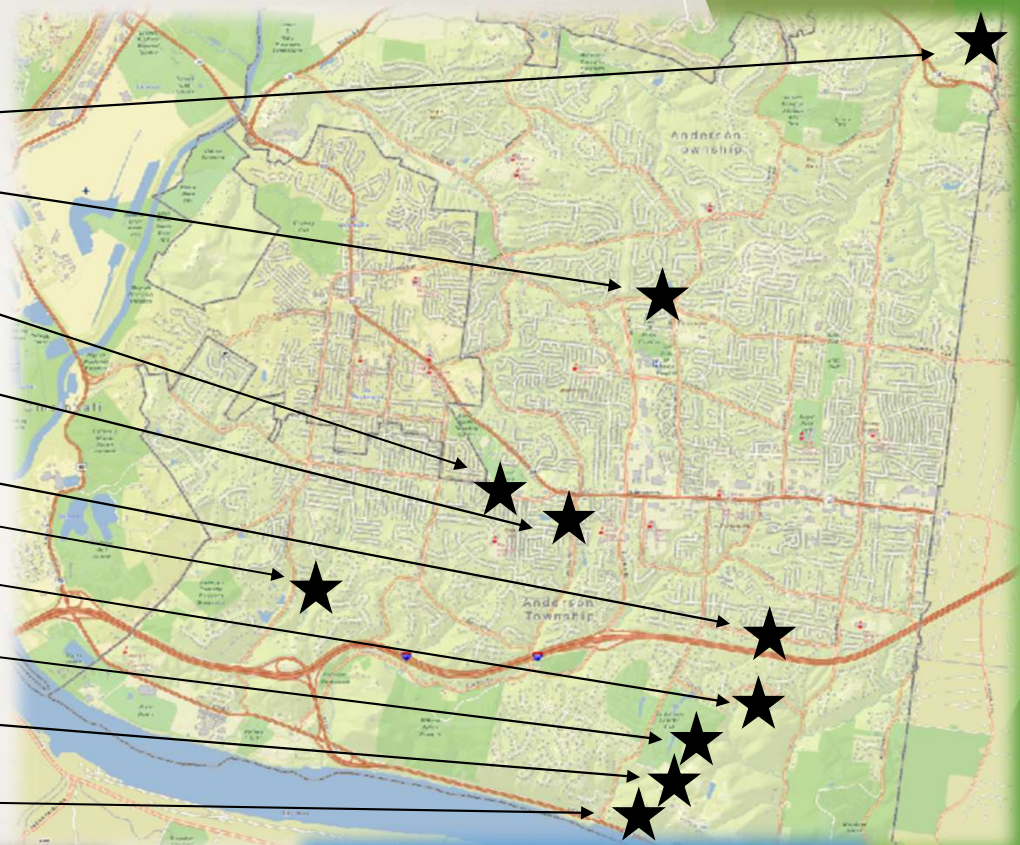
NEW BUILDING TENANTS / EXPANSION UNDER CONSTRUCTION

- ▶ UDF (5275 Beechmont Avenue)
- ▶ Wawa (5315 Beechmont Avenue)
- ▶ Family Jiu Jitsu (8315 Beechmont Avenue)
- ▶ Contrast Studios (7426 Beechmont Avenue)
- ▶ Vantage at Anderson Towne Center (7832 Five Mile Road)
- ▶ The Economic Veterinary Initiative (5214 Beechmont Avenue)



SUBDIVISION DEVELOPMENT – HOMES UNDER CONSTRUCTION

- ▶ Meadows of Mt. Carmel – 11 lots
- ▶ 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
- ▶ Reserves of Anderson (Four Mile – East Side) – 32 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

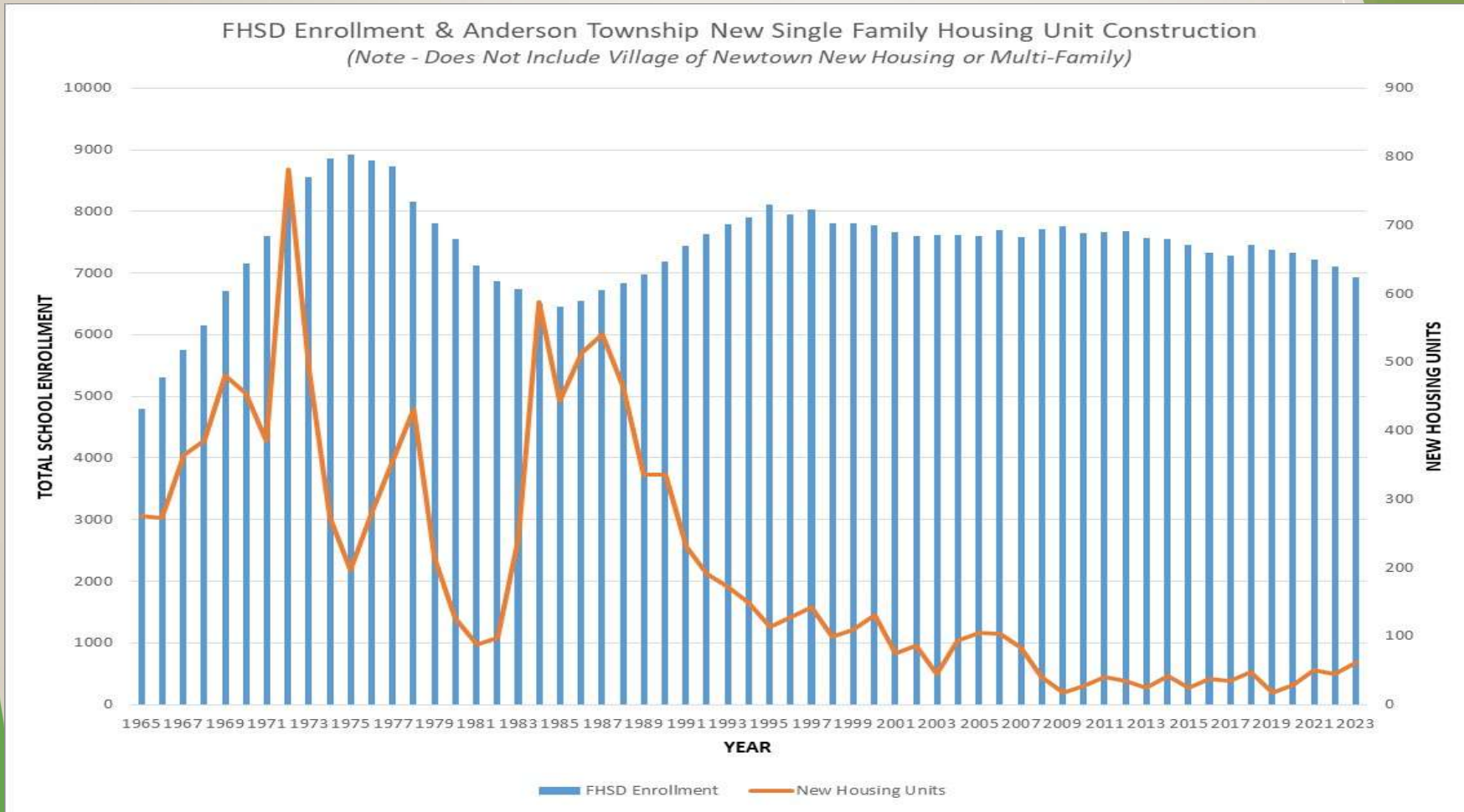


OTHER APPROVED SUBDIVISIONS IN PLAN REVIEW / SITE DEVELOPMENT

- ▶ Villas of Cross Creek (West Side of Wolfangel) – 35 Lots
- ▶ Nagel Village, Phase 1 & 2 (West Side of Nagel Road at Pineterrace) – 17 Units
- ▶ Eight Mile Townhomes – 36 Units



SINGLE FAMILY DEVELOPMENT CONTEXT



CURRENT CAPITAL IMPROVEMENT PROJECTS

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



Before



After

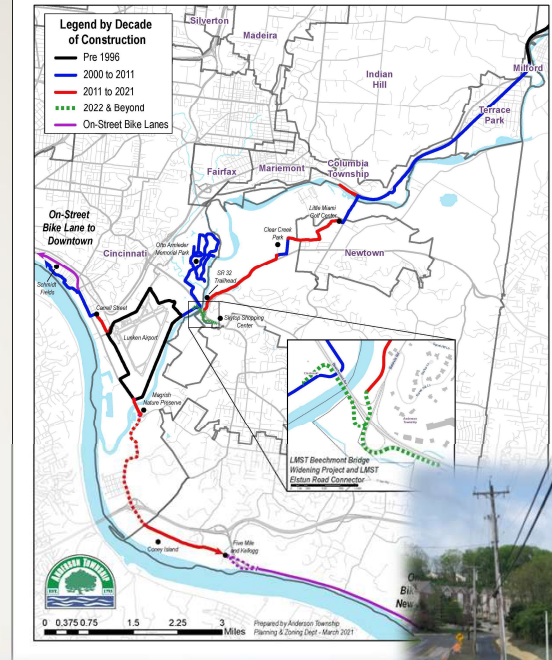


ANDERSON TRAILS REGIONAL IMPROVEMENTS

- ▶ 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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Little Miami Scenic Trail / Ohio River Trail Buildout



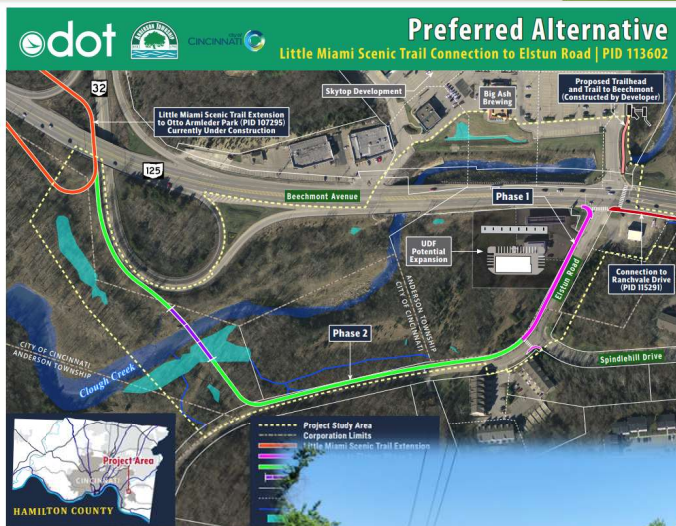
ANDERSON TRAILS – COMPLETED 2022-2024

- ▶ 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)



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 & Sutton Road Pre-planning
 - ▶ Sutton Road (North of Salem) Pre-planning
 - ▶ Little Dry Run (Blairhouse to Bridle)



CURB & SIDEWALK REPAIRS

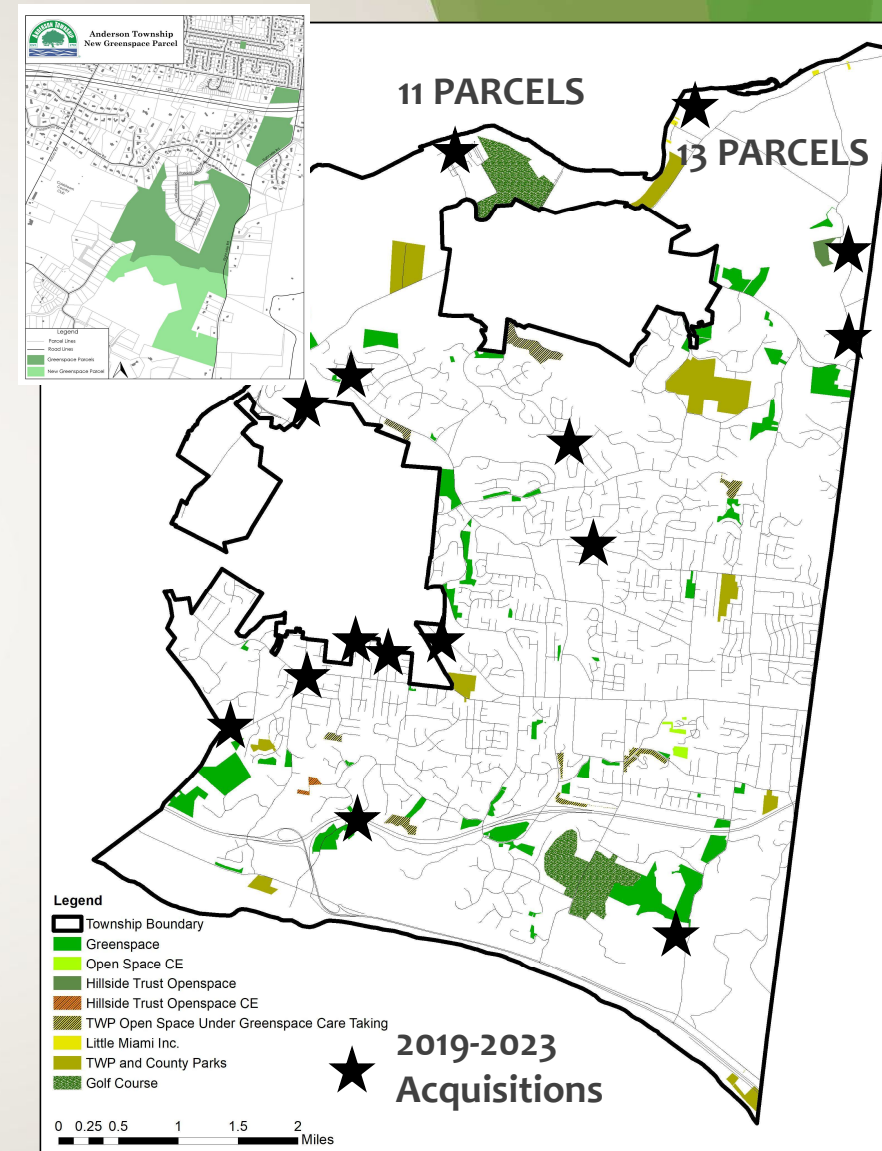
- ▶ Anderson Public Works managed curb and sidewalk repairs in 2024, with repaving in 2025, along more than 40 streets
- ▶ Extensive road and curb program, approximately \$3.1 Million for 2024
- ▶ Additional streets to see pavement maintenance next summer (concrete year 1, pavement year 2)
- ▶ Trees (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 (Eight Mile – 2025, Sutton – 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

Anderson Township Update



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 10,000 followers - facebook.com/AndersonTownshipOhio/

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