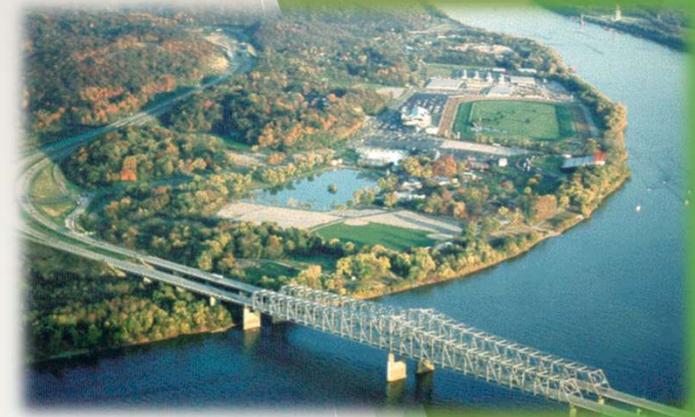


ANDERSON TOWNSHIP DEVELOPMENT & PLANNING UPDATE

March 2026

OVERVIEW

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



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 built a 224-unit upscale apartment community, which contains public parking / park and ride that opened in December 2025
- ▶ Traffic signal at Five Mile Road & Towne Center Way intersection became operational in May 2025



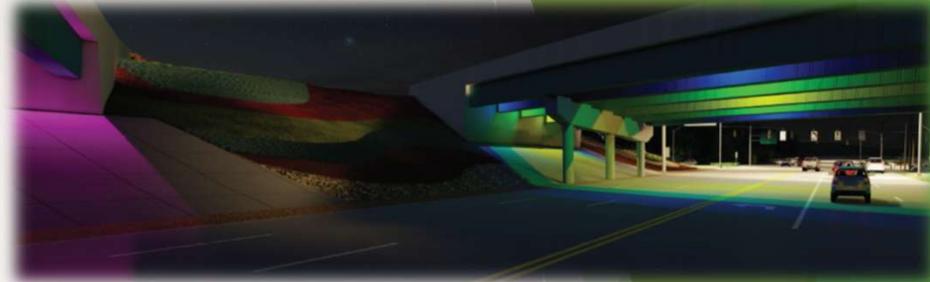
CLOUGH PIKE CORRIDOR STUDY

- ▶ The Study, adopted in January 2021, focused on:
 - ▶ Traffic signal operations, travel patterns & turning movements, and potential opportunities for intersection improvements and nonmotorized transportation
- ▶ Initial implementation 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:
 - ▶ Pedestrian Hybrid Beacon (HAWK, pedestrian-activated) signal installed at Endovalley and Juilf's Park completed fall 2025
 - ▶ Sidewalk along Clough Pike from Harmony to Copperleaf, with left turn lanes at Clough and Newtown, planned for this summer/fall
 - ▶ Engineering work starting for right turn lanes on Eight Mile to Clough Pike for construction in 2028



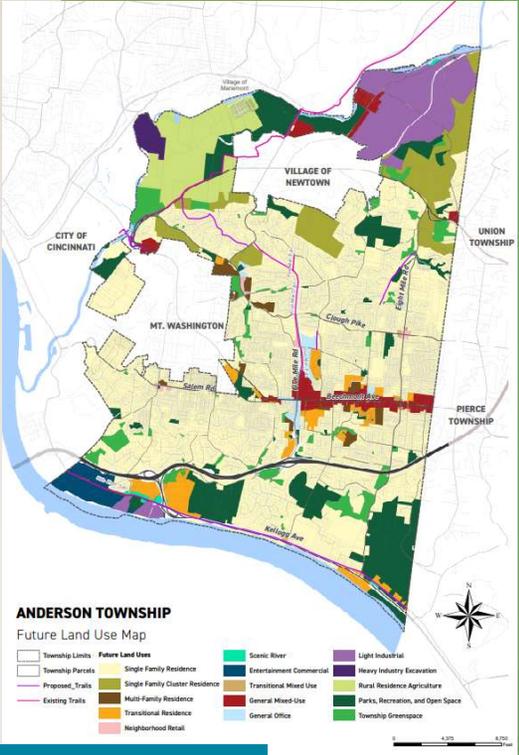
PUBLIC ART MASTER PLAN & APPENDIX

- ▶ 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 in late 2023
- ▶ 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 has been installed at the Towne Center in front of the AMC theater (photo on right, Artist: NK Design)

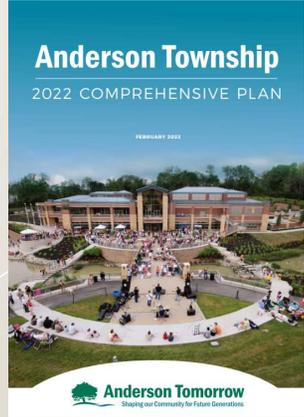


ANDERSON PLAN IMPLEMENTATION COMMITTEE & UPDATE

- ▶ A combination of the Economic Development, WeTHRIVE! and TAC groups
- ▶ Purpose of the committee is the production and development of initiatives for goals in the 2022 Comprehensive Plan
- ▶ Committee focus has been mobility, sidewalks, recycling efforts, native plantings and workforce development
- ▶ Committee has a strong emphasis on continuing work outside of the quarterly meetings, including “homework/individual work” and subgroup meetings.
- ▶ **NEW COMPREHENSIVE PLAN UPDATE OCCURS THIS YEAR!**



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, owned by Anderson Township, to be constructed this summer/fall:
 - ▶ Anderson RecPlex (Beechmont Avenue)
 - ▶ Five Mile Trailhead (Newtown Road)
 - ▶ Anderson Center (Five Mile Road)
 - ▶ Bauer Preserve (Nagel Road & Clough Pike)



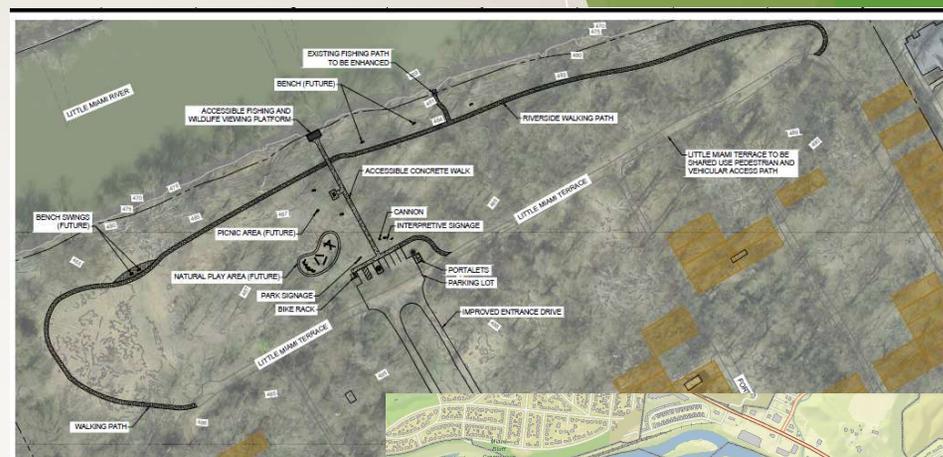
I-275 & FIVE MILE

- ▶ Additional economic development in the Township's core (daytime population) has resulted in additional traffic at I-275 & Five Mile interchange, especially during am and pm commutes
- ▶ With Kellogg improvements completed, 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 changes in attempt to coincide with ODOT's 2026 resurfacing in this area



OLD FORT RIVERFRONT PLANNING

- ▶ “Old Fort” Area of Anderson Township located on the Little Miami River, northwest of Newtown, was a seasonal “country club”, that ultimately was home to year around residents and seasonal flooding
- ▶ Anderson Township, working with FEMA and other partners, began acquiring properties and removing structures in the 1990s
- ▶ Anderson now focusing on creating passive open space area on its property on the river
- ▶ Concept plan being developed for input this spring and possible opening the areas to the public as early as late this year, including nature trail, overlook, fishing access, etc.



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
- ▶ In 2026, construction is planned to commence 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



PRIVATE DEVELOPMENT ACTIVITY

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



Anderson Township Update



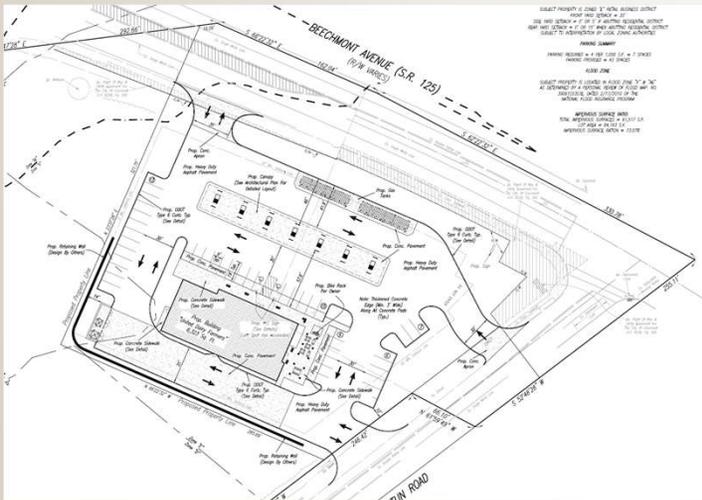
COMPLETED NEW CONSTRUCTION / RENOVATION

- ▶ 7Brew Coffee (7743 Beechmont Ave)
- ▶ Nothing Bundt Cakes (7474 Beechmont Ave)
- ▶ Contrast Studios (7426 Beechmont Ave)
- ▶ Anderson Carryout (8006 Beechmont Ave)
- ▶ Consume (8320 Beechmont Ave)
- ▶ Leaf to Ash Cigar Lounge (6183 Salem Rd)
- ▶ Kings Furniture & Mattress (8576 Beechmont Avenue)
- ▶ Inner Light Therapy, Anderson Wellness Center (7733 Beechmont Avenue)



NEW BUILDING TENANTS / EXPANSION UNDER CONSTRUCTION

- ▶ MVCA High School Building (8550 Broadwell Rd)
- ▶ United Dairy Farmers (5275 Beechmont Ave)
- ▶ LaRosa's/Big Ash (5230 Beechmont Ave)
- ▶ Origin Salon (5202 Beechmont Ave)

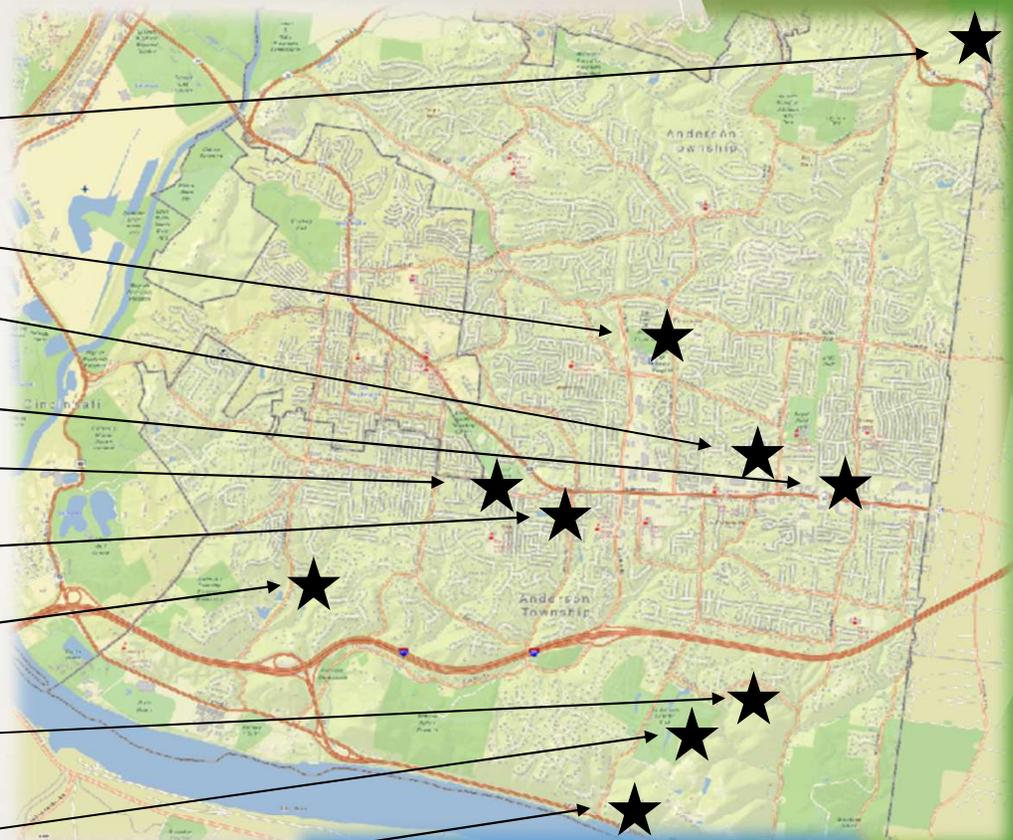


Anderson Township Update

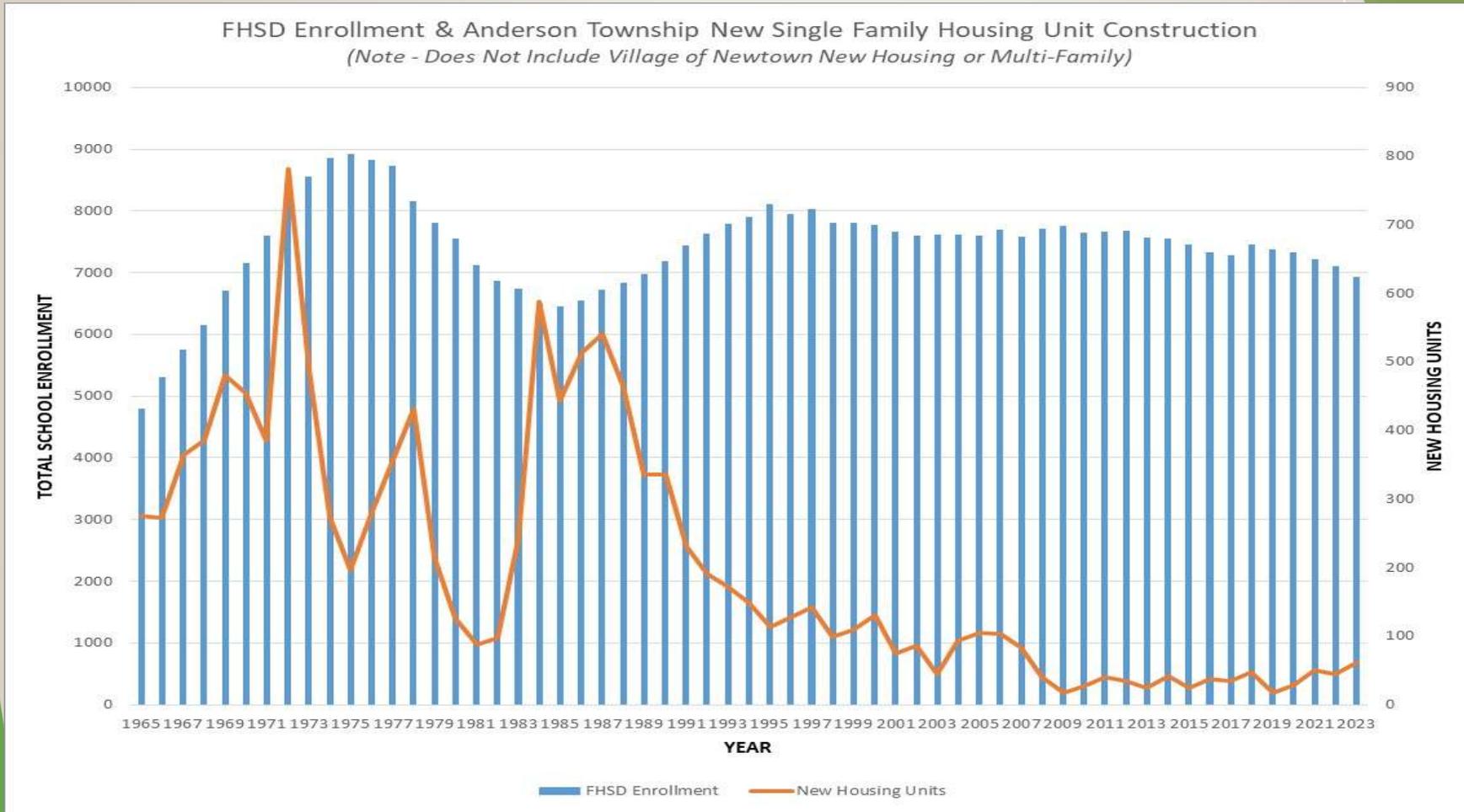


SUBDIVISION DEVELOPMENT – HOMES UNDER CONSTRUCTION

- ▶ 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



CURRENT CAPITAL IMPROVEMENT PROJECTS

- ▶ Anderson Trails Regional Improvements
- ▶ Anderson Trails Completed 2023-2025
- ▶ Anderson Trails Current Projects
- ▶ Curb & Sidewalk Repairs
- ▶ Roadway Repairs

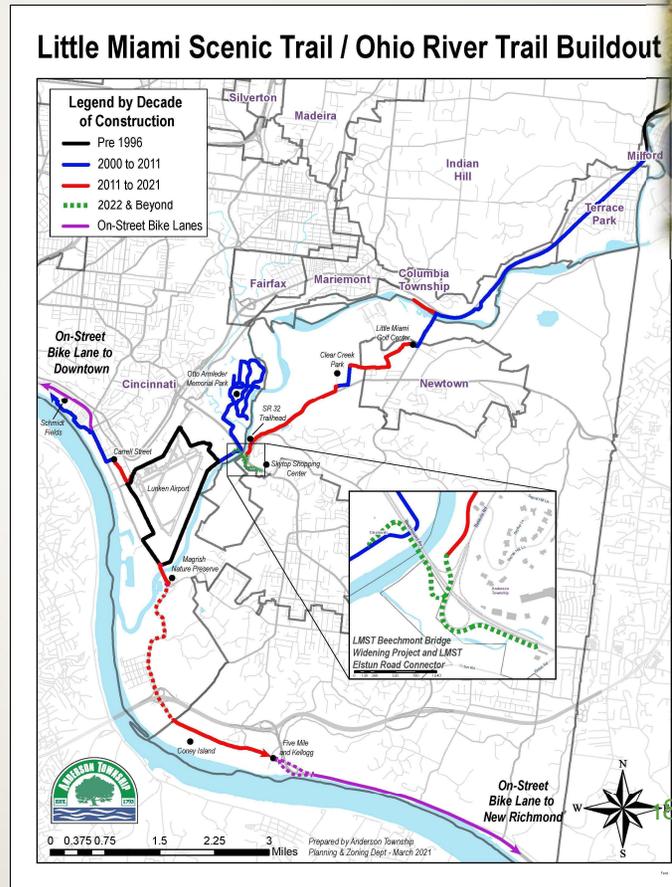


Anderson Township Update



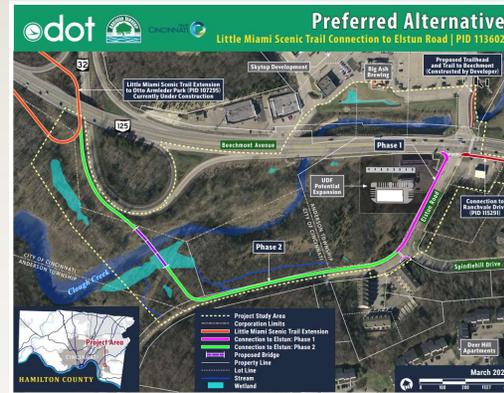
ANDERSON TRAILS REGIONAL IMPROVEMENTS

- ▶ 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 2023-2025

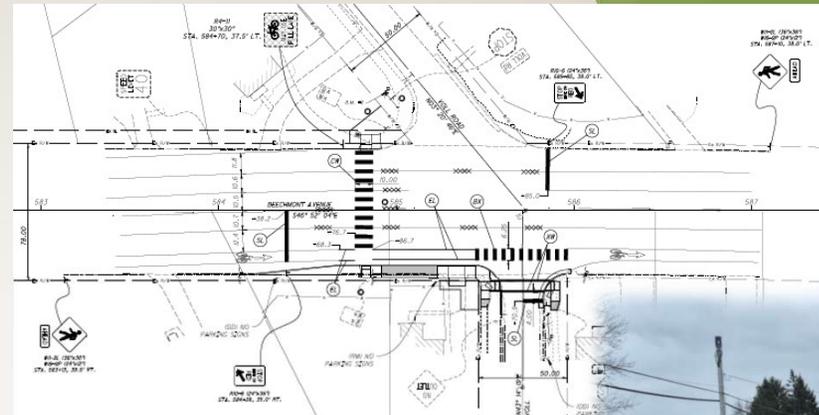
- ▶ Voll Road North of Beechmont
- ▶ Reconfiguration of Nagel Middle School crosswalk
- ▶ Rambling Hills Drive
- ▶ Little Dry Run & Lawyer (to Concordgreen Dr.)
- ▶ Updated crosswalk markings near Summit Elementary
- ▶ Forestlake to Eight Mile Greenway
- ▶ Pavement Markings @ Stop Signs
- ▶ Ten Additional RRFBs (Crosswalk Flashers)
- ▶ Clough Pike & Wolfangel Road area
- ▶ Clough Pike & Endovalley Drive / Juilf's Park PHB (Pedestrian Hybrid Beacon)
- ▶ Elstun Road – Beechmont Ave. to Little Miami Trail



ANDERSON TRAILS CURRENT PROJECTS

- ▶ Sidewalk or Trail Construction:
 - ▶ Clough Pike – Copperleaf to Newtown Rd.
 - ▶ Birney Lane Near Hitchingpost
- ▶ Trails Planning/Engineering underway on:
 - ▶ Birney Road near Bennett Road
 - ▶ Beechmont & Voll Crosswalk
 - ▶ Sutton Road (North of Salem)
 - ▶ Little Dry Run (Blairhouse to Bridle)
 - ▶ Pre-planning: Forest Road near Meadowland, Evanor/Forestlake, Bridges (Gamwell to Whispering Pines), Newtown Road Near Bartles, Beechmont Between Nagel and Eight Mile

Anderson Township Update



CURB & SIDEWALK REPAIRS

- ▶ Anderson Public Works managed curb and sidewalk repairs in 2026, with repaving in 2027, along more than 30 streets
- ▶ Extensive road and curb program, approximately \$2.6 Million for 2026
- ▶ 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



Anderson Township Update



ROADWAY REPAIRS

- ▶ Currently soliciting information for 2026 projects from ODOT, county engineer's offices, neighboring communities and utilize providers for 2026
- ▶ For 2026, Sutton Road is planned for resurfacing by the Hamilton County Engineer's Office
- ▶ ODOT is planning resurfacing on I-275 between US 52 and Asbury Road in 2026, and bridge work with lane restrictions and roadway closures on Beechmont Levee in 2026-2027
- ▶ Greater Cincinnati Water Works to be relocating lines on Salem, east of Sutton, in advance of 20217 repaving
- ▶ Other electric and gas utility work planned across the community by Duke

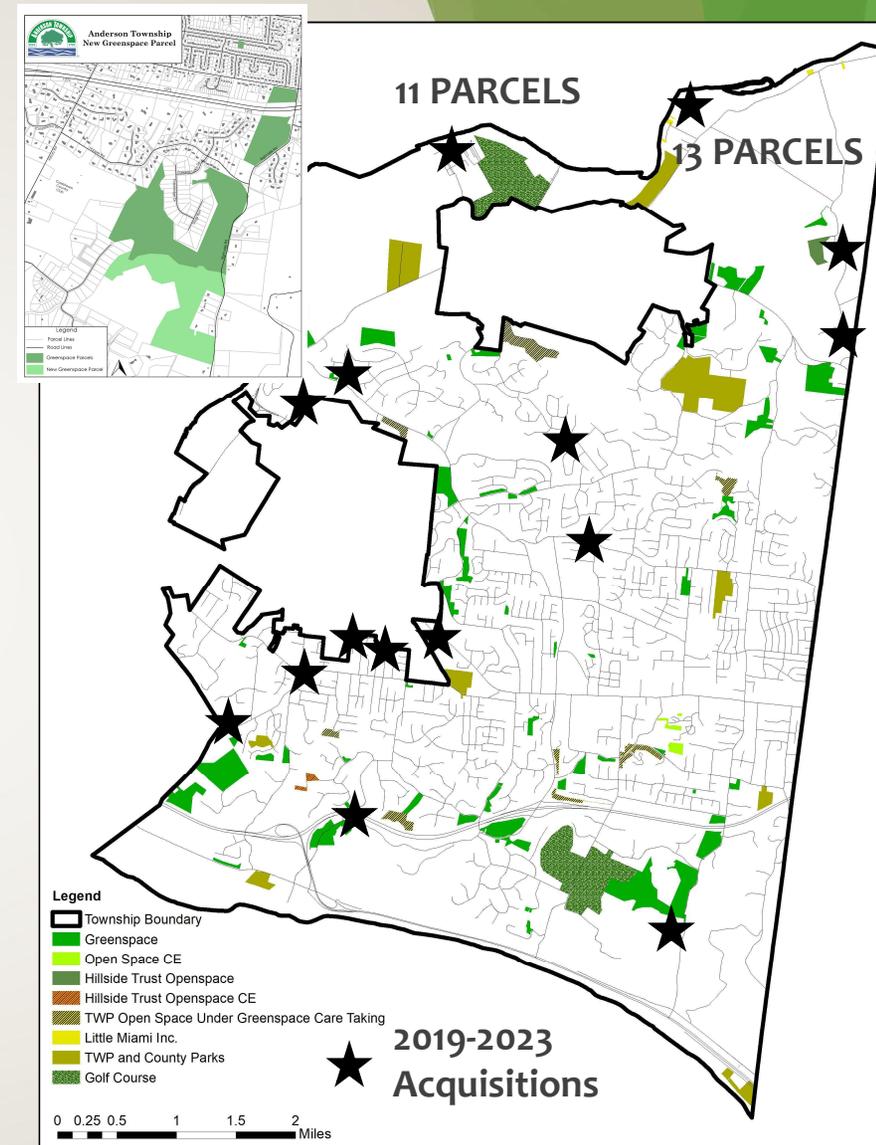
Anderson Township Update



TOWNSHIP PROPERTY

- ▶ Township's Greenspace Program began in 1990 - turned 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 12,500 followers - facebook.com/AndersonTownshipOhio/

Anderson Township Update



Anderson Township, Ohio - Government

12K followers • 5 following

Welcome to the official Facebook page for Anderson Township, Ohio, named as one of the Greater Cincinnati Area.

Government organization

12,000  **LIKES**
ON FACEBOOK

24

