

# Anderson Township

## 2021 COMPREHENSIVE PLAN

DECEMBER 2021



**Anderson Tomorrow**

Shaping our Community for Future Generations



## A MESSAGE FROM THE STEERING TEAM

The Anderson Tomorrow Steering Committee is delighted to be a part of presenting the Anderson Tomorrow 2021 Comprehensive Plan for Anderson Township.

Anderson Township is unique in its proactive and inclusive approach to planning for the future of the township. The planning started with intensive research into the demographics of our area, important trends and a deep review of progress on the 2016 plan. That was followed by bringing together the Steering Committee – a diverse group of residents and owners of businesses in Anderson. Over 8 months the plan was developed and then shared with the community with several rounds of input from residents via social media, websites and online meetings where residents offered thoughts and comments on the plan and the plan evolved as input was gathered.

This plan is practical and visionary, looking at today and tomorrow. This will serve as the guide for the next 20 years with developmental reviews every 5 years and will ensure we remain a vibrant, inclusive, safe and multigenerational community. Guided by the plan we will continue to grow as a community where businesses can thrive and residents enjoy positive cultural, educational, entertainment and recreational opportunities.

Many thanks to our consultants planning NEXT and McBride Dale Clarion, to the hundreds of Anderson residents who participated in the meetings and offered their input and to the Steering Committee members. All of this has resulted in plan that helps to ensure a vibrant and innovative Anderson Tomorrow!

# ACKNOWLEDGMENTS

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# INTRODUCTION



## OVERVIEW

Anderson Tomorrow was a process to update the Township's comprehensive plan. This update takes a strategic approach to updating the previous 2016 plan focusing on topics such as mobility, economic vitality, housing, people, land use and development and natural resources.

### Background

With a population of approximately 44,100, Anderson Township is one of Ohio's largest and most progressive townships. In 2005, the Township adopted its first comprehensive plan that would help guide officials in making decisions for modernizing the community.

Sticking to its progressive planning efforts, the Township updated the plan for the first time in 2011. It was once again updated in 2016 to reflect new priorities and initiatives. Now, due to the accomplishment of many of the initiatives laid out in the 2016 plan, this 2021 edition aims to ensure that it remains an actively used document. A number of initiatives discussed in the plan have been ongoing and will continue to be a priority moving forward.

### What is a Comprehensive Plan?

A comprehensive plan looks at the various elements of the Township and creates a series of broad policies to help guide future decisions about the physical, economic and social aspects of the community. Comprehensive plans are general in nature and are purposely long-term by recognizing that some visions cannot be achieved immediately, but take years to accomplish.

Some planning efforts are localized and are undertaken by the Township, while others are regional and involve the Township as a player in multi-jurisdictional dynamics. The following section identifies a sampling of some of the plans and processes that are utilized in combination with this plan.

### How this plan is organized

This plan is organized into chapters by topic. Each chapter has three main sections:

1. Background Information
2. Future Outlook and Needs
3. Initiatives



#### SUSTAINABILITY

Sustainability is the ability of a community to meet the needs of the present population while ensuring that future generations have the same or better opportunities. Sustainability is a priority for the Township. This symbol identifies statements that support sustainability.



#### INCLUSION

Inclusion is the practice of providing equal access to opportunities and resources. Public input for this plan update highlighted the importance that Anderson Township should be a welcoming place for all. This symbol identifies statements that support inclusion in the community.

#### RELATED PLANNING EFFORTS

- > Public Art Master Plan (2021)
- > Kellogg Gateway Study (2021)
- > Clough Pike Corridor Study (2020)
- > Trails and Walkways Plan (2018)
- > Beechmont Plan (2018)
- > Ohio Riverfront Plan (2013)
- > ANCOR Plan (2013)

## ENGAGEMENT PROCESS

Anderson Tomorrow sought to engage all who had a stake in the wellbeing of the Township to come together to think about what's next for the community.

### Highlights

#### STEERING COMMITTEE

A Steering Committee was formed, following a call for volunteers, to ensure a broad representation of the community. The committee met five times throughout the process with Staff and the Planning Team to help provide input and direction on the plan's development.

#### LET'S GET CONNECTED!

Let's Get Connected! was the first round of public engagement for Anderson Tomorrow. The engagement included virtual meetings, two online surveys (one for high school and middle school students and one for the general public), paper copy surveys for senior center members and a student focus group meeting. This first round was designed to not only inform and educate the community about the planning process, but to allow the community to react to the existing 2016 comprehensive plan vision and provide input on new topics of interest for the plan update.

#### LET'S GET TOGETHER!

Let's Get Together! was the second round of public engagement. The engagement involved a one-day, in-person open house held at the Anderson Center, an online survey and a road show where materials and activities identical to the in-person open house were set up throughout the Township for residents to provide feedback on. The overall vision for the plan with proposed goals and initiatives for consideration was presented. Participants were asked to provide any final input on the content. In total, 150 residents were met with face-to-face to explain the proposed changes to the future land use map and how it affected their property.

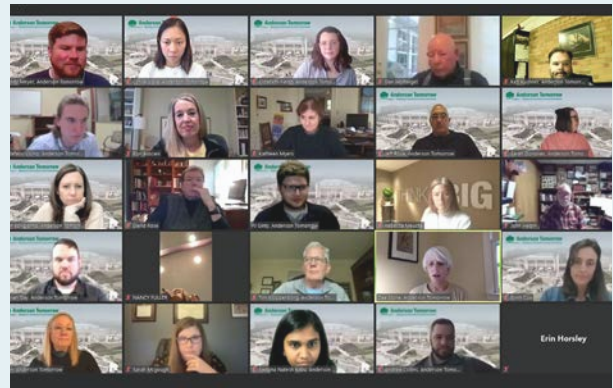
#### FUTURE LAND USE MAP PRESENTATION

As a follow up to the "Let's Get Together" Open House, Township staff sent mailings to over 3,500 property owners potentially affected by Future Land Use Map changes. The mailing included an invitation to a presentation on November 15th and provided a qr code to a short video. This presentation and question style meeting had 35 attendees, and the video itself had over 300 views.



## OUTREACH EFFORTS

- > Equipped the Steering Committee with a publicity toolkit
- > Worked with the Steering Committee to identify key stakeholder groups
- > Promoted Let's Get Connected! through the Anderson Insights
- > Published posts on Township social media
- > Sent email campaigns
- > Advertised with yard signs



**LET'S GET CONNECTED! VIRTUAL MEETING**

## ENGAGEMENT RESULTS

**~1,470** participants → **~8,000** total comments collected

- 94** virtual meeting attendees
- 733** online surveys
- 745** student surveys
- 6** student focus groups



**LET'S GET TOGETHER! OPEN HOUSE**



**STEERING COMMITTEE MEETING**



**FUTURE LAND USE PRESENTATION**

# VISION

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The Vision for the Future of Anderson is...

A vibrant community offering a high quality of life that is welcoming and attractive to all. Through an inclusive spirit, the Township embraces involvement by all its citizens, and through continuous planning is resilient and well positioned to adapt to whatever the future holds.



**Anderson Tomorrow**

Shaping our Community for Future Generations

# GOALS

The vision statement on the previous page and the following goal statements outline a desired target that, if pursued over the long-term, will contribute to the attainment of the community vision. The Plan's Goals are divided into eight themes, each having a dedicated chapter in this plan. The themes were developed originally as part of the 2011 Anderson Plan Update, re-affirmed in 2016 and then updated for this plan. The changes include: name changes, dividing of theme topics, and adding a new theme (quality of place).

## Mobility

- > Anderson Township's transportation network will be a multi-modal system that efficiently and effectively serves the residents and businesses.
- > Anderson Township will be a community with a model sidewalk and bike trail system connecting residents to businesses, schools, recreation, entertainment and other public uses.

## Economic Vitality

- > The Township should attract a variety of businesses to meet changing demographics and market demands. Focusing on an expanded tax base by increasing land developed with a mixture of non-residential uses will attract new business and promote / retain existing ones.

## Housing

- > The Township should encourage and promote diverse housing options to meet changing demographics and market demands.
- > The Township should ensure upkeep and maintenance of existing housing stock.

## People

- > The Township will be a welcoming place for all.
- > The Township will ensure a variety of resources to support resident needs.

## Quality of Place

- > The community will maintain a high quality of life that includes quality schools, entertainment, cultural activities, health care, religious offerings and a diverse parks, open space, and recreation system.
- > Anderson Township will foster a unique image as part of an overall identity that can be marketed regionally and nationally.
- > Anderson Township will be a community that strives to be sustainable and resilient in its practices by balancing the demand for development and activities with the needs of our environment. The Township recognizes that what we as a community do now will affect future generations of Township residents and businesses.
- > The historical resources of Anderson Township will be protected for future generations.
- > The Little Miami Riverfront will be preserved as a major natural resource in the community valued for its beauty, recreational qualities and limited development influences.

## Land Use and Development

- > Anderson Township will be a well-planned community with a mixture of parks, recreational uses, residential neighborhoods, commercial centers and an industrial base balanced with agricultural uses.
- > Anderson Township will continue to invest in resident-centric plans and studies relating to specific topics / geographic areas of the community that adhere to the guidance and intent of this comprehensive plan.
- > The Beechmont Corridor will be a viable and attractive destination for residents, as well as a regional destination for Greater Cincinnati.
- > The ANCOR Area will continue to be the Township's target site for future economic development and enhanced infrastructure.
- > The Ohio Riverfront will be a regional economic generator with a mixture of business activities focused on entertainment and river industries.
- > The Township will continue to partner with Hamilton County, the State of Ohio and the federal government as necessary for road, infrastructure and other improvements that will help the Township achieve the goals/objectives of the plan.

## Natural and Environmental Resources

- > The vast natural and environmental resources of Anderson Township will be protected for future generations.
- > The Township will continue to implement programs and policies that lead to a more sustainable Anderson Township.

## Community Assets and Services

- > The Township will provide high-quality services and facilities in locations that are convenient and accessible to residents.
- > Anderson Township will work with appropriate agencies to address necessary infrastructure improvements in a manner consistent with environmental and aesthetic priorities.



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# MOBILITY



# MOBILITY OVERVIEW

The Township's transportation network provides the routes to work, play, learn, worship and communicate with friends, family, and neighbors. This plan focuses on three major components of the transportation network—streets, mass transit and non-vehicular transit (sidewalks and bike paths).

## Goals

- > Anderson Township's transportation network will be a multi-modal system that efficiently and effectively serves the residents and businesses.
- > The Township will be a community with a model sidewalk and bike trail system connecting residents to businesses, schools, recreation, entertainment and other public uses.

### WHO IS RESPONSIBLE FOR WHAT?

Multiple agencies are involved in transportation and each has a responsibility for the effectiveness of the overall system.

**Anderson Township:** controls 121 miles of local streets that are primarily in subdivisions, sidewalks and the Anderson Trails network

**Hamilton County:** monitors, repairs and plans for 73 miles of county roads including Eight Mile Road, Clough Pike, Salem Road, Five Mile Road and others

**Ohio Department of Transportation (ODOT):** maintains and plans for 19.8 miles of state routes including Beechmont Avenue (SR 125) and Batavia Pike (SR 32). ODOT also maintains I-275 and U.S. 52 (Kellogg Avenue)

**Federal Government:** approves any changes or improvements for I-275 and U.S. 52

**Ohio-Kentucky-Indiana Regional Council of Governments (OKI):** maintains the regional long range transportation plan and provides federal funding for qualifying projects

**Southwest Ohio Regional Transit Authority (METRO):** provides fixed route and access paratransit services



# STREETS

The township's primary responsibility in transportation is maintaining the local street system (largely subdivision streets) and the sidewalk/trails network.

While not responsible for the county or state roads, the township has been very effective at working with other agencies to improve the overall transportation network. Street-related improvements that have occurred because the Township continues to be proactive in pursuing improvements that will benefit the entire community include:

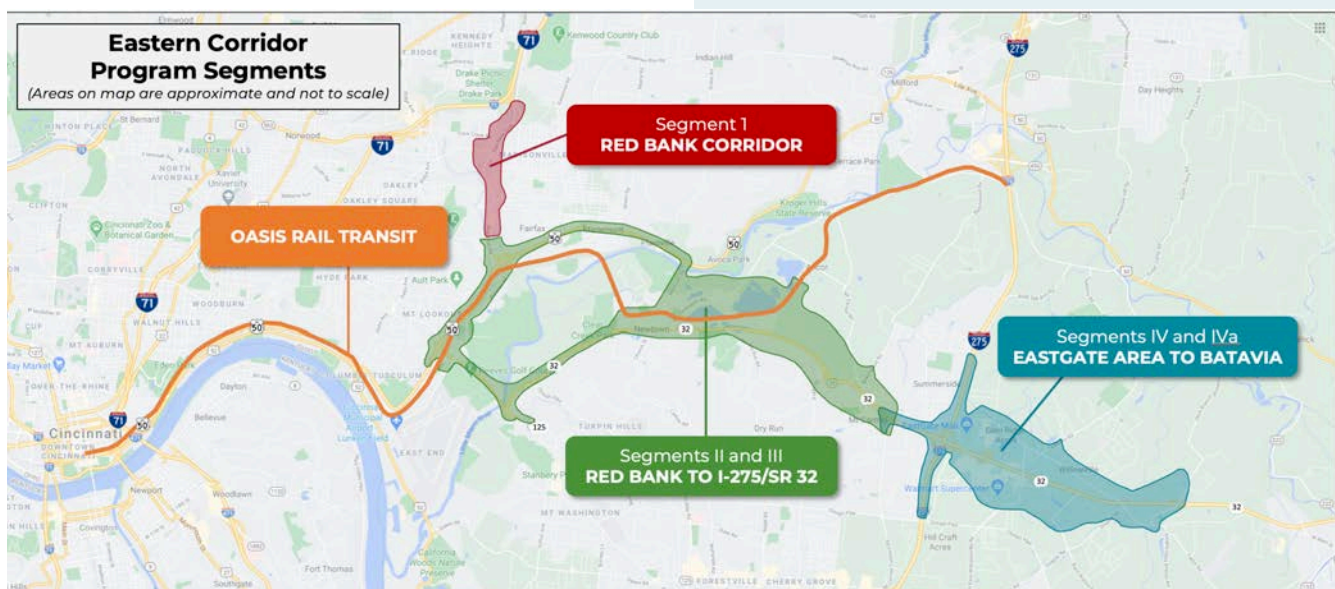
- Improved traffic safety along Beechmon Avenue with the implementation of access management improvements, sidewalks, bike lanes, striping, and streetscape improvements.
- Working closely with the Hamilton County Engineers Office and ODOT to construct the Continuous Flow Intersection (CFI) at Beechmont Avenue and Five Mile Road to help increase traffic flow through this heavily traveled intersection.
- Corridor improvements on Clough Pike and Salem Road.

- The planning, design, and funding of the Broadwell/ANCOR Connector, which will provide a more direct connection between S.R. 32 and the ANCOR Area

## The Eastern Corridor Study

Beyond the Township's work, the Eastern Corridor project (street, possible rail, and pedestrian transit) will affect the township's street network. The Eastern Corridor project has included improvements on S.R. 32 in Clermont County, additional lanes for Interstate 275 through Anderson Township, and improvements on Beechmont Avenue.

The Eastern Corridor Study has met with and surveyed residents of the affected area to determine what additional street improvements along county arterials and state highways should be built to help alleviate some traffic congestion on major east-west arterial and collector streets such as State Route 32. For the status of these projects and more information visit [www.easterncorridor.org](http://www.easterncorridor.org).



## EASTERN CORRIDOR PROGRAM STUDY AREAS

Eastern Corridor Study Areas designed to address current and future transportation needs.

Source: <http://easterncorridor.org/>



# MASS TRANSIT

The Southwest Ohio Regional Transit Authority (SORTA) provides mass transit for Anderson Township as part of its METRO. The METRO bus service provides cost-effective transportation from the Township to downtown Cincinnati and other areas of the region. In 2020, SORTA passed a 0.8% county sales tax to help fund the bus system and improve infrastructure.

With the passage of Issue 7 in the spring of 2020, Hamilton County voters approved a sales tax levy of 0.8 percent and a new funding source for Metro. With

improved funding, Metro is bringing to life its Reinventing Metro plan, offering the Greater Cincinnati region bold, new transit innovations that will help grow the regional economy and better connect our community to jobs, education, health care and entertainment.

With the approval of a new mixed-use development project at Anderson Center, a public-private partnership with Hills Properties will include a redeveloped park and ride within the development's parking garage.

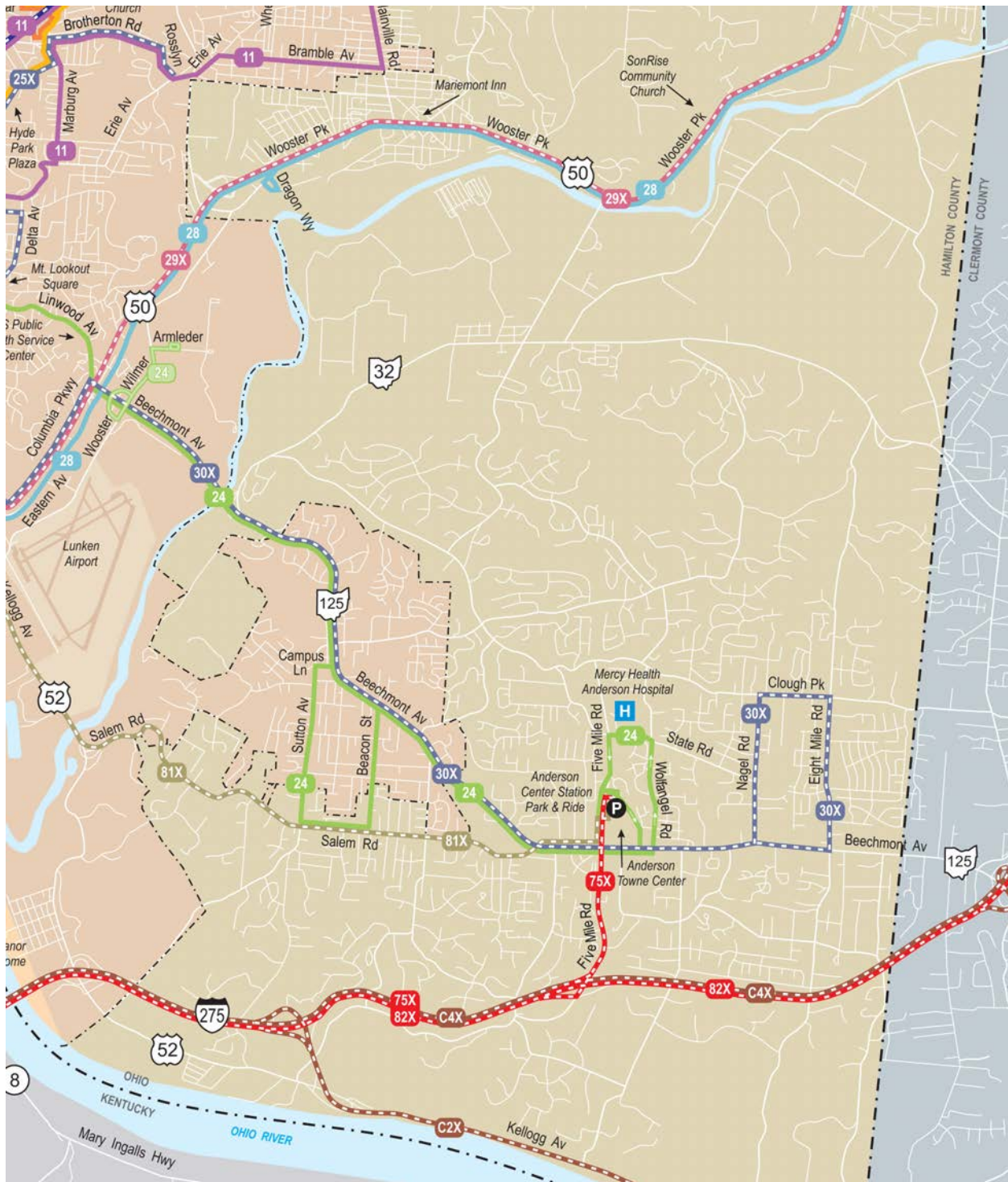


## What We Heard

Through community engagement, we heard that there is a general desire for more mobility alternatives. Public transit (i.e. metro bus line, light rail, improved bus system, etc.) was emphasized as the preferred alternative to vehicular mobility. Many residents also voiced a desire for improved pedestrian safety on residential streets as well as an improved streetscape for Beechmont Avenue.



Anderson Center Station provides Township residents easy and convenient access to the regional mass transit system.



## METRO ROUTES

Current METRO service map for Anderson Township.

Map updated August, 2015. Source [www.go-metro.com/riding-metro/maps-and-schedules](http://www.go-metro.com/riding-metro/maps-and-schedules)

Metro Bus Routes



Metro Express Bus Routes





## ACTIVE TRANSPORTATION

Walking and biking are popular forms of active transportation in the Township. Since the Anderson Trails Program was created in 1999, over 20 miles of sidewalks and trails have been built. The system includes the award-winning Five Mile Trail, which provides a vital non-vehicular link between the northern and central areas of the Township.

The core planning component of sidewalks and trails in Anderson Township is the Anderson Trails Plan, adopted in 1999 and updated every 5 years. That planning document identifies and prioritizes proposed sidewalk and bike trail improvements by evaluating the number of residents who will have access to destinations such as shopping, parks, churches and other public destinations. The most recent Trails/Walkways Plan update was completed in 2018.

The Township worked with developers to implement connections outside of proposed developments through the use of flexible zoning and incentives. The Anderson Trails program is effective for creating an alternative form of transportation for the largest number of residents.

### Future of Transportation

Transportation technologies are evolving at a rapid pace. The effects that these new technologies (self-driving cars, electric vehicles, micro-mobility, etc.) will have on the Township, at this point, are unsure. The Township should continue to monitor these changes to determine how, and if modifications need to be made to the zoning regulations, development practices or township facilities to meet these changing demands. At this time, though, it is recommended that the Township continues to focus on current strategies that focus on improved vehicular, bicycle and pedestrian networks. We know that these efforts are important today and will continue to be important in the future.

### The Ohio River Trail

The Ohio River Trail is an approximately 14 mile trail that will run along the Ohio River, connecting the trails near Lunken Airport (City of Cincinnati) with New Richmond to the east. A section of the trail has been built from Sutton Road to Five Mile Road. Preliminary engineering was completed to connect the trail to the Clermont County border. Township assisted the City of Cincinnati with connecting the trail from Sutton Road to Lunken Airport.

### The Little Miami Scenic Trail

The Little Miami Scenic Trail is a statewide trail system—also part of the Ohio to Erie Trail—that generally follows the Little Miami River and enters the Township at Newtown Road and Wooster Pike. This trail has been constructed by Great Parks and Anderson Township with ODOT funding. Construction is underway on a bridge across the Little Miami River to provide connectivity to the trails at Lunken Airport and Otto Armleder Park, as well as the Ohio River Trail. Anderson Township is currently leading the effort to then connect the Sktyop area and Mt. Washington community to this new Trail segment.



## FUTURE OUTLOOK AND NEEDS

As Anderson Township approaches full development, new street construction will be less common and the Township's focus will shift toward street maintenance and encouraging mass transit and non-vehicular options. Greater emphasis will be necessary to mitigate traffic congestion, access and general traffic flow issues along Beechmont Avenue, as well as the speed of traffic in some residential neighborhoods. Future transportation planning should involve identifying problems on secondary streets and prioritizing their importance.

The Township lacks sufficient street connectivity due to (1) subdivisions with limited access points and series of cul-de-sacs and (2) isolation created by having rivers surround three sides of the community. The Township should continue to work with developers, where possible, to minimize cul-de-sacs in any new residential developments and use existing dead-end streets for new roadway extensions.

Regional connectivity can be improved with the continued support of mass transit opportunities and with support of projects such as the Eastern Corridor improvements. Since the Township is only one of many participants in the transportation network, residents will continue to benefit from the Township's collaboration in planning efforts with the county, state, SORTA, and OKI in the creation of appropriate transportation connections such as the Broadwell/ANCOR Connector.

The Township will continue to educate people about the use of mass transportation and how mass transit and non-vehicular transportation are effective methods for reducing congestion in the community. Anderson Township should continue to work with SORTA to provide adequate routes and educate residents on the availability and benefits of the mass transit system.

## INITIATIVES

### 2.1 Partnership

**2.1.1** Coordinate with regional and state agencies on relevant transportation and connectivity efforts.

**2.1.2** Advocate for regional planning efforts related to the Eastern Corridor, the Ohio River Trail, and the Little Miami Scenic Trail.

**2.1.3** Partner with the Hamilton County Engineer's Office and the Ohio Department of Transportation (ODOT) to promote street connectivity as new development occurs and to improve existing arterials by integrating bicycle and pedestrian paths, such as Clough Pike, Salem Road, and Roundbottom Road.

**2.1.4** Continue to partner with METRO to encourage residents to utilize public transportation and ensure convenient transit access; and seek additional partnering opportunities to promote multi-modal transportation options.

**2.1.5** Continue to partner with community organizations to implement mobility initiatives.

## 2.2 Alternative Transportation

- 2.2.1** Encourage pedestrian amenities and safety improvements along the trails network and implement the recommendations of the Anderson Township Trails and Walkways Plan. Update the trails plan as needed.



- 2.2.2** Educate and promote multi-modal transportation options including mass transit, ride share, walking, bicycling, and other methods that may arise.

- 2.2.3** Install sidewalks on Beechmont Avenue where they currently do not exist to complete the pedestrian path along the corridor.



- 2.2.4** Continue to develop pedestrian and bicycle connections between neighborhoods and parks, schools, amenities, and business districts.



## 2.3 Vehicular Roadway

- 2.3.1** Maintain, monitor, and plan for Township streets and the overall road network (including sidewalks, trails, and bike lanes).



- 2.3.2** Continue long-term TIF forecasting for capital improvement projects.

- 2.3.3** Continue to advocate for the development of new road connections where needed, including the ANCOR Connector, to create new development areas, improve traffic flow, reduce congestion, or other similar reasons.

- 2.3.4** Continue to implement the recommendations of the Clough Pike Corridor Study, Kellogg Gateway Study, and the Beechmont Plan.

## 2.4 Accessibility

- 2.4.1** Support transportation improvements that are accessible to all.



- 2.4.2** Encourage the installation of Electric Vehicle Charging Stations throughout the Township. Monitor transportation advancements that may affect local traffic patterns or demands.



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# ECONOMIC VITALITY





## ECONOMIC VITALITY OVERVIEW

Anderson Township is and should remain a regional destination as long as the Township ensures continued economic prosperity and quality development. Due to the changing economic landscape resulting from the COVID-19 pandemic in 2020, office cultures, shopping preferences and lifestyle choices have changed. Future success requires the Township to be nimble and reactive to these trends and future changes.

### Goal

- > The Township should attract a variety of businesses to meet changing demographics and market demands. With a focus on an expanded tax base with an increasing amount of land developed for a mixture of non-residential uses, this will attract new businesses and promote and retain existing businesses.



Non-residential development is important to Townships as a source for new tax revenue while having less impacts on services and facilities, such as the school system.

Property taxes levied upon real property such as homes, buildings and land serve as the largest source of funding for Ohio's townships

### WHAT ANDERSON TOWNSHIP OFFERS BUSINESSES

- > Easy access to the interstate highway system
- > Partnership with Hamilton County Development Corporation
- > Tax Increment Financing (TIF) Economic Development Incentive for demolition on private property
- > No income taxes (townships in Ohio cannot currently collect income taxes)
- > Job creation tax credit program
- > Real property tax incentives for industrial businesses and larger office projects



# PROPERTY VALUE AND TAX RATES

The tables below summarize the economic analysis performed for the 2021 Anderson Plan Update.

## COMPARISON OF PROPERTY VALUATION

TOWNSHIP		2009	2015	2020	% CHANGE (2009-2020)
Anderson	Residential	\$1,136,147,000	\$1,090,921,700	\$1,284,227,360	13%
	Nonresidential	\$97,501,720	\$90,952,000	\$127,342,390	30.6%
Green	Residential	\$1,059,141,030	\$911,539,770	\$1,072,858,750	1.3%
	Nonresidential	\$101,405,970	\$97,930,760	\$156,046,440	53.9%
Colerain	Residential	\$1,017,620,830	\$859,094,040	\$1,063,013,810	4.5%
	Nonresidential	\$229,484,930	\$198,164,000	\$280,921,070	22.4%
Springfield	Residential	\$602,542,980	\$483,094,940	\$605,567,160	0.5%
	Nonresidential	\$65,571,520	\$55,299,580	\$90,832,980	38.5%

ABOVE: This table illustrates how the Hamilton County Auditor's valuation of residential and nonresidential properties has changed between 2009 to 2020 for five of Hamilton County's larger, more developed townships. Each township saw a decrease in valuation for both residential and nonresidential valuation from 2009 to 2015, but significant gains in valuation from 2015 to 2020. This is partially due to the rise in property values across the region (Hamilton County as a whole experienced a 15% spike in assessed valuation from 2017-2020 – source: Hamilton County Auditor). For residential uses, Anderson Township had the least amount of growth (tied with Green Township at 17.7%), with Springfield Township seeing the biggest increase. For nonresidential uses, Anderson Township once again had the lowest rate of growth at 28.5%, with Green Township experiencing a spike of 58.6%. The increases across the townships are impressive, with variations caused by the amount of buildable land, redevelopment potential and general demand. Anderson Township's rate of growth is indicative of a strong and stable economic landscape.

## 2021 EFFECTIVE TAX RATE COMPARISON

TOWNSHIP	SCHOOL DISTRICT	RESIDENTIAL OR AGRICULTURAL RATE	COMMERCIAL OR INDUSTRIAL RATE
Green	Oak Hills	61.0 mills	69.7 mills
Colerain	Northwest	73.0 mills	86.9 mills
Green	Cincinnati	73.8 mills	89.1 mills
Anderson	Cincinnati	77.2 mills	94.9 mills
Anderson	Forest Hills	77.3 mills	100.5 mills
Colerain	Mt. Healthy	77.9 mills	91.6 mills
Springfield	Princeton	79.6 mills	98.9 mills

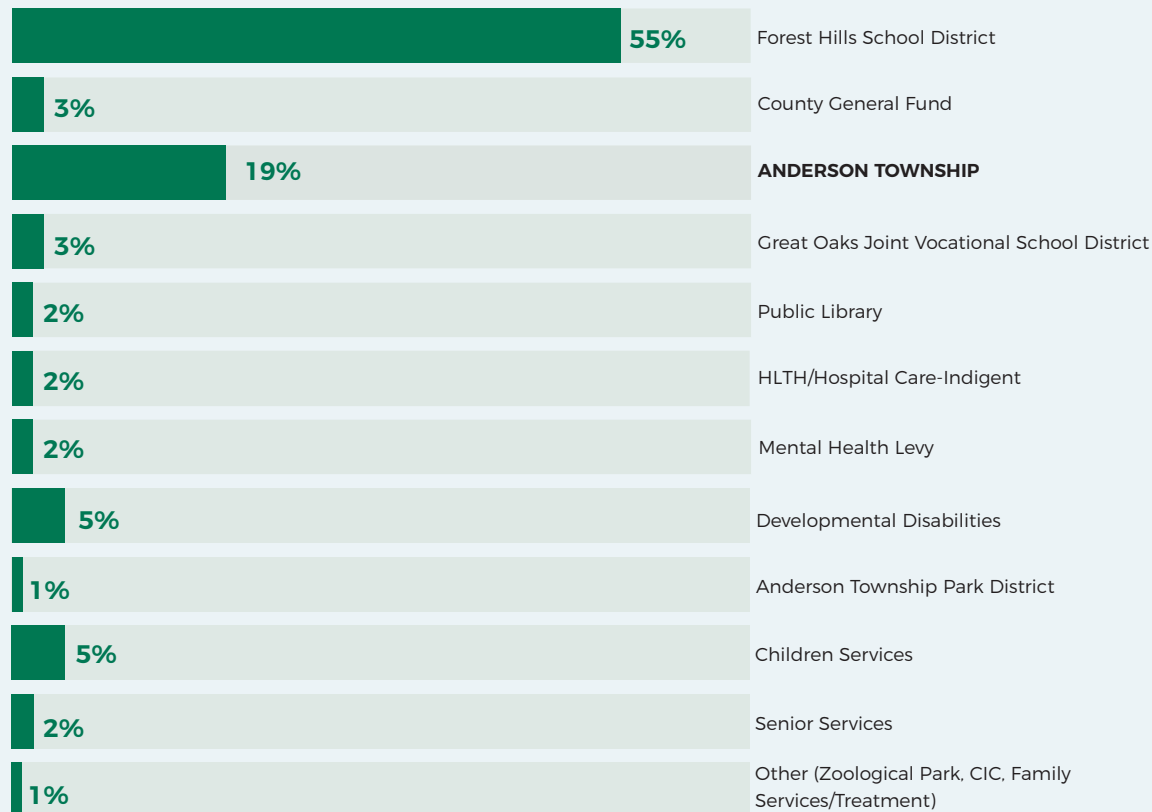
LEFT: This table compares the effective tax rates (the tax rate on your tax bill) of Hamilton County's five largest townships. For townships that have multiple school districts within the jurisdiction, this plan highlights the highest and lowest effective tax rates in the township. Townships aim to strike an appropriate balance between low taxes and effective public services.

## DO YOU KNOW WHERE YOUR MONEY GOES?

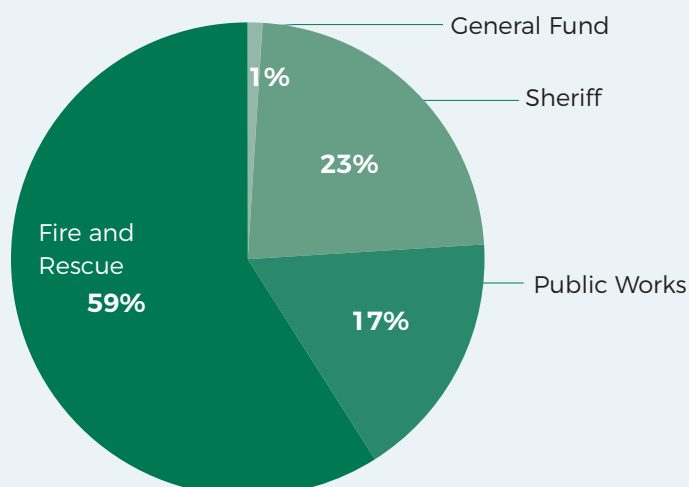
Local property taxes fund a number of services in Anderson including parks, roads, safety services, and more. Approximately 80% of the township's revenue stream is from property taxes. The township is facing a decline in its general fund, due to several key revenue streams that were cut by the state of Ohio.

Between 2006 and 2013, the general fund revenues averaged \$4.7 million. In 2014-2015, the average dropped to \$1.7 million. Since that time, it has rebounded, with an average of \$3.4 million between 2016 and 2020. Despite not being back up to where the fund was in early parts of 2010, the township has adjusted in order to continue providing the quality services and activities that residents have come to expect.

## TAXES COLLECTED ON A \$100,000 MARKET VALUE PROPERTY



## WHAT ANDERSON TOWNSHIP'S TAX REVENUE FUNDS



\* The funding for FHSD receives is consistent with other schools in the region. While it is the highest percentage in the table, this is consistent with other communities as well, not just an anomaly to Anderson Township.

\* General Fund - Senior Center, Drop Off Recycling Center, ACTV, Events, Street Lighting, Anderson Insights Newsletter, Planning and Economic Development Consultants, Building and Grounds Maintenance, Township Departments. (Planning and Zoning, Administrative, Fiscal)

## ECONOMIC TRENDS AND FACTORS

Anderson Township, along with the region as a whole, is experiencing a transition phase with regard to how people live their lives. The COVID-19 pandemic that began in 2020 has caused significant changes to how people work, eat, sleep, play and shop. More people are working at home now than ever before, which has further accelerated a shift from in-person shopping and dining to online alternatives. The long-term impacts on both shopping and employment are still unknown at this time. Due to the financial structure of the Township, there have not been significant impacts on the Township's revenue or operations. These society changes should be monitored, though, so that the Township can continue to address both the needs of the residents and the demands that may arise.

### What We Heard

Through community engagement, we heard that there was a strong desire for an increase in diverse and unique local businesses. This desire was driven by a perception that the Township has too many chain stores and that those chain stores offer similar products and services to each other.



## FUTURE OUTLOOK AND NEEDS

The continued economic prosperity and resiliency of the Township is critical to ensuring a successful community where people want to live, work, and spend time. Anderson Township has long promoted economic development activities with the support of the local and regional chambers of commerce and the establishment of an active Anderson Township Economic Development Committee in 2007. The Anderson Area Chamber of Commerce is involved with business networking and support, and the township fosters these efforts to advance the chamber's goals. The township, though, has limited involvement in recruiting and promotion of individual businesses to locate in the township.

The Township has, and continues, to make many strides to plan for future non-residential development in areas of the Township such as the ANCOR area and the riverfront. New development can help with diversifying the Township's tax base, making it more resilient when faced with outside forces such as the recent COVID-19 pandemic.

Where the Township can yield the most input into development (above and beyond what is required by the township's development regulations and guidelines) is when the township purchases or sells a piece of land that is to be developed. Since the adoption of the 2016 Plan, the Township sought to implement the goals and initiatives of that plan by selling and acquiring land for the purpose of mixed use, residential, and commercial developments. These new and upcoming developments are intended to meet the demand identified in the 2016 Plan including the need for more senior housing and multi-family residential. It also exemplifies the dedication that the Township has to the continued vitality of its economy.

Other such economic development activities include the Township's Tax Increment Financing District (TIF), which was adopted in 1994 for underutilized or new development properties. The funds generated under this program are used to facilitate capital improvements to enhance the quality of life in Anderson Township and improve the vitality of the township's businesses and industrial areas.

## INITIATIVES

### 3.1 Fiscal Health

**3.1.1** Continue long term financial projections while exploring additional revenue options to ensure the fiscal health of the Township.

**3.1.2** Implement the goals and objectives of all Township adopted plans.

**3.1.3** Continue to work with business owners, developers, brokers, and realtors to enhance and maintain relationships for the good of the Township.



### 3.2 Attraction and Promotion

**3.2.1** Attract and promote businesses and restaurants and encourage local entrepreneurial efforts in partnership with the Anderson Area Chamber of Commerce.



**3.2.2** Support the expansion of nonresidential uses provided they are compatible with adjacent land uses.

**3.2.3** Support local and regional economic development agencies and activities. Support the continuation of existing agricultural uses within the Township.

**3.2.4** Encourage environmentally sustainable business practices that balance ecological concerns with social and economic goals.



**3.2.5** Promote and support the development of a skilled workforce within the community.



**3.2.6** Make Anderson Township a destination by looking for opportunities to enhance social interaction.





4

# HOUSING



## HOUSING OVERVIEW

The housing data collected for the 2016 plan update indicated a growing need for diversity in housing options including multi-family units, senior housing options and redevelopment opportunities. The Township responded and in the past five years, including Township owned property close to 20 new residential developments have started or are in the development process. This includes 2 new senior living facilities, 1 expanded senior living facility and 14 single family communities. These new housing opportunities will provide additional options to allow existing residents to age in place while also attracting new residents to the Township.

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### Goals

- > Anderson Township is home to diverse housing options to meet changing demographics and market demands.
- > The Township will ensure upkeep and maintenance of existing housing stock



# HOUSING IN ANDERSON TOWNSHIP

According to the American Community Survey (2019) there was approximately 17,056 housing units within Anderson Township. Of those units, 96.5% are occupied and of those 84% are occupied by the owner. A high percentage of owner occupancy is often an indicator of stable neighborhoods with less potential for transition and deterioration. The predominant housing type in the township is the single-family detached home, with over 84.4% of the housing units falling within this category.

The Township is experiencing an increase in new residential development, with the adoption of several new developments in the past few years. They include 291 senior living units, 213 single family lots, and 715 multi-family units (both completed and in the pipeline). The Township has recognized

that residents want greater diversity in the housing stock, while still ensuring that new development is held to a high standard of construction and the size, density, and mass of the development is complementary to its surroundings.

In addition to constructing new residential units, it is also important to maintain and improve our existing housing stock. There are a number of resources available to residents that want to improve their properties. One example of this is the Hamilton County Home Improvement Program (HIP). This program provides homeowners with a low interest rate loan that can be used for minor remodels and upgrades.

## ANDERSON TOWNSHIP NEIGHBORHOODS

- > Beautiful homes situated on rolling hills, in landscaped subdivisions and on large green wooded estates
- > While 84% of residences in Anderson are single family homes, there are also apartments and townhomes
- > The Township is recognized for being a community of choice in Greater Cincinnati.
- > The Township was home to the 2021 Cincinnati Homerama at the Parkside Estates subdivision



## Housing Demographics

The following demographic information comes from the 2019 American Community Survey:

### INCREASING SHARE OF RENTERS

- > Overall occupancy rates are high among all ages of rental housing in the Anderson Township.
- > **Smaller Percentage of Multi-Family Units** – Of the occupied units within the Township, only 10.6% are multi-family, compared with 36.5% of the county's share
- > From 2010 to 2019, the percentage of renter-occupied households went from 11.5% of total households to an estimated 16%. This is consistent with the state and county.
- > The rental housing market is strong with an overall 96.5% occupancy level, but the limited availability restricts mobility of existing and prospective residents from out of town. A healthy market is considered to have an occupancy rate of 95%.

### What We Heard

Through community engagement, we heard that there was a desire for more diverse housing options. This desire was driven by a need for apartment housing for both young residents who decide to return or stay in Anderson as well as older residents who desire walkability or no longer need large single-family homes.

### HOUSING AGE IN ANDERSON TOWNSHIP

- > **Most Homes Built Between 1970 and 2000** – Largest growth in the housing stock occurred in the 70's and 80's (7,100 units). Very little subdivision activity occurred between 2010 and 2016, but housing construction has picked up in recent years.
- > Anderson Township has a high share of homeowners (84.0%) in comparison to Hamilton County (57.9%)

### HIGHER HOUSEHOLD INCOME IN ANDERSON TOWNSHIP

- > Household incomes in Anderson Township are approximately 1.8 times higher than Hamilton County as a whole
- > **Higher Median Household Income, Faster Growth** – \$100,641 in 2019, which is up 22.3% from 2010 (\$57,212 Hamilton County in 2019)
- > **Higher Median Home Values and Rent** – Home value (\$240,000) and rent (\$1,111) are both higher than the county equivalents of \$155,400 and \$810, respectively.
- > **Fewer Families in Poverty** – Only 4.2% of families below the poverty line, down from 7.3% in 2015 (14.5% Hamilton County) – as these numbers were estimated before the COVID-19 pandemic, the number of families in poverty may have increased due to related hardships.

### HOUSEHOLDS BY TENURE (2019, ESTIMATED)

Tenure	Hamilton County		Anderson Township	
	Number	Percent	Number	Percent
<b>Owner</b>	<b>220,053</b>	<b>57.9%</b>	<b>13,821</b>	<b>84.01%</b>
<b>Renter</b>	<b>159,349</b>	<b>42.1%</b>	<b>2,631</b>	<b>15.99%</b>
<b>Total</b>	<b>379,402</b>	<b>100.0%</b>	<b>16,452</b>	<b>100.0%</b>


## FUTURE OUTLOOK AND NEEDS


Anderson Township is experiencing new housing growth and development that will bring additional single-family, multi-family and senior living opportunities to the Township. This growth is consistent with the recommendations and findings of the 2016 plan update. While the impacts of this new growth are yet to be seen, the Township

should monitor the success of these new developments to better understand the demand for housing in the coming years. As new housing is built, it is imperative that the Township's existing property values are protected along with the character of the existing neighborhoods.


## INITIATIVES

### 4.1 Housing and Neighborhood


**4.1.1**  Monitor the health of existing neighborhoods. Identify and prioritize where Township resources should be targeted to strengthen neighborhoods and improve current housing stock.


**4.1.2**  Encourage the development of a variety of housing options, at varying price points, to attract and retain a diverse population and that include open spaces, sidewalks, trails, and other neighborhood scale amenities.

**4.1.3** Encourage the development and redevelopment of a variety of housing styles and densities in appropriate areas of the Township.

**4.1.4**  Engage local realtors, developers, and home builders for ideas for affordable housing incentives and programs.

### 4.2 Neighborhood Connectivity

**4.2.1**  Improve pedestrian connectivity between the Beechmont corridor and adjacent residential areas.

**4.2.2**  Add streetscaping and sidewalks in neighborhoods that current lack them.

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# 5 PEOPLE



## PEOPLE OVERVIEW

Understanding how population demographics and trends are a key component to planning for housing, services and infrastructure within the Township. This chapter summarizes the demographic profile of Anderson Township's population and provides a general analysis of recent trends and conditions.

### People Goals

- > Anderson Township will be a welcoming place for all.
- > The Township will ensure a variety of resources to support resident needs.

#### WHY RESIDENTS CHOOSE ANDERSON TOWNSHIP

- > Excellent school system
- > Excellent trails system
- > Ability to live near a variety of recreational facilities
- > Excellent services that create a safe and stable environment
- > Regional accessibility, proximity to airport and downtown





## Slower Growth

Over the last 50 years, Anderson Township has witnessed a continuous increase in new residents, unlike many surrounding communities and Hamilton County as a whole. However, continued outward growth of the region and diminishing amounts of developable land have contributed to decreasing growth rates over time.

### PLATEAUING POPULATION

- > Fastest growth period from 1970-2000, 15,000 new residents. Flat population growth between 2000 and 2010, followed by an increase of about 64 residents per year between 2010 and 2020.

### REGIONAL GROWTH

- > By 2040, the eight-county OKI region is forecasted to grow by 11% or by 200,000; Hamilton County is forecasted to shrink by 2% or 17,000.
- > Between 2015 and 2050, the combined population of all OKI counties is expected to grow and additional 11% from 2 million to 2.3 million, with most of the growth in the next decade.
- > Hamilton County grew for the first time since 1970 - up 3.5% from 2010 to 2020

### GROWTH IN THE PRINCIPAL CITY

- > Cincinnati's population increased 4.2% from 2010 to 2020, which is the first population increase since 1950.

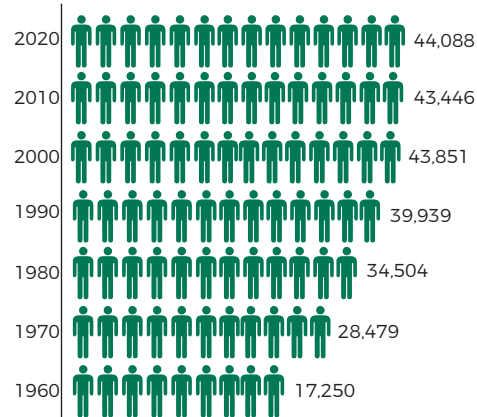
## An Aging Population

The age of a community's population plays an important role in planning for the future physical development of a place. For example, a community with a higher percentage of younger residents may require more schools and educational facilities, while an older population may need different housing options, additional services or mass transit opportunities.

- > Anderson Township has among the oldest population in the region.

### POPULATION CHANGE - 1960-2020

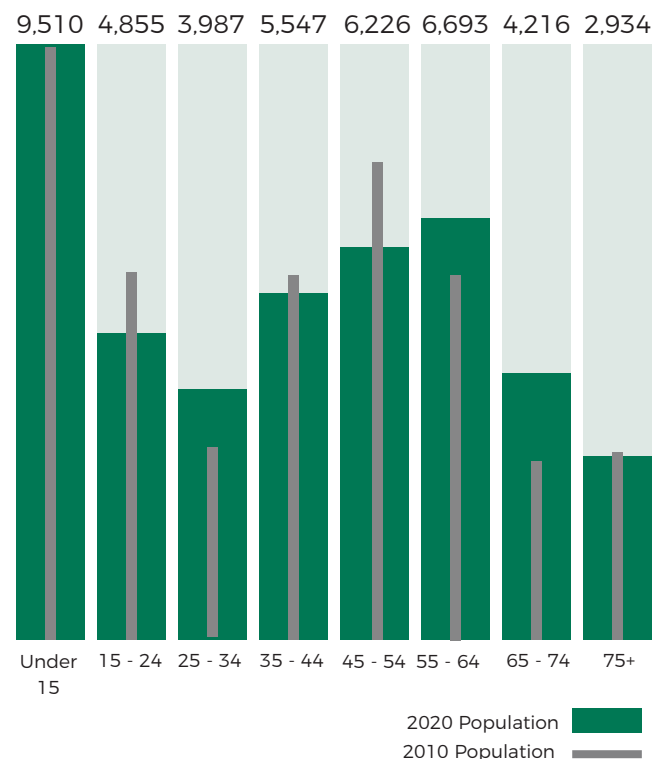
Anderson's total population change over the past five decades.



Source: Census.gov 2010 Decennial Census and 2020 Decennial Census

### ANDERSON AGE COHORT CHANGE - 2010-2020

Anderson's total population by age cohorts in 2010 and 2020.



Source: Census.gov 2010 Decennial Census and 2020 Decennial Census data

- > From 2010 to 2019, the median age in Anderson dropped from 42.1 to 41.5 years of age. This is a reversal of the trend prior to 2010.

#### **BABY-BOOMERS**

- > The fastest growing age cohort is between 65 and 74
- > More than 2,000 additional residents are approaching retirement age and 16.3 percent of the total population is now over the retirement age, up from 13.6 percent of the total population in 2010.

#### **PRIME WORKING AGE**

- > The number of residents of prime working age (25 to 44 year-olds) is growing slowly. Anderson Township and Hamilton County both had a 7% increase in this age group between 2010 and 2019.
- > 35 to 44 year-olds: The Township experienced a 5% decrease from 2010-2019, while Hamilton County saw only a 1% decrease and the state saw a 10% decrease. This translates to 310 fewer residents in this age group in Anderson Township today
- > 25 to 34 year-olds: From 2010-2019, the Township's population of 25-34 year-olds increased by 32% while the county population increased by 15% and state population decreased by 1.7% for this age group. Anderson Township has nearly 1,000 more residents in this age group today than in 2010. This indicates young families or people about to start a family, moving to the Township.

### **What We Heard**

Through community engagement, we heard that there was a strong desire for additional inclusion initiatives in the community. While these initiatives should stand on their own, this desire is also reflected in the other areas. For example, a more diverse housing stock can improve income diversity and diverse mobility options can help improve age and income diversity.




## FUTURE OUTLOOK AND NEEDS


Anderson Township is experiencing an increase in retirement-age adults and millennials. This is due to the baby boomer generation and their children. Similarly, both groups of people have similar desires when it comes to housing and lifestyle choices. Trends are moving towards low-to-no maintenance developments, smaller footprints, convenient locations with walkable amenities and dynamic spaces that are welcoming community participation. In recent

years the Township has responded to these trends with the development of new housing units of varying sizes, scales and types. The Township, though, should continue to monitor the population trends (including growth, ages, and people moving in and out of the Township) to determine what is needed next to continue to attract a variety of people, at different stages of life.


## INITIATIVES


### 5.1 Community Attraction


**5.1.1**  Promote the Township's vision in order to attract and retain new residents by creating videos, writing articles, or posting stories about local destinations showcasing diversity within the Township.

**5.1.2**  Support the establishment of neighborhood services, preservation efforts, and activities that promote a sense of community.

### 5.2 Community Service and Activity

**5.2.1**  Provide public services and programmed activities that can cater to people of all ages and with all levels of abilities.

**5.2.2**  Promote programs and partnerships with other agencies that will contribute to the health and wellness, community stewardship, spirituality, and education of the community.

**5.2.3**  Provide safe and easy access to amenities within the Township.

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6

# QUALITY OF PLACE



## QUALITY OF PLACE AND OVERVIEW

Anderson Township strives to be a first-rate community that supports a variety of housing, public, commercial and employment uses that cater to the local and regional community by providing attractive opportunities to live, work and play. As new development and re-development occurs in the Township, it is important to produce attractive, dynamic places that expand pedestrian facilities, public gathering areas, entertainment opportunities and other community facilities.

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### Quality of Place Goals

- > The community will maintain a high quality of life that includes quality schools, entertainment, and cultural activities, health care, religious offerings, and a diverse parks, open space, and recreation system.
- > Anderson Township will foster a unique image that can be marketed to the region and the nation and is part of an overall identity.
- > Anderson Township will be a community that strives to be sustainable and resilient in its practices by balancing the demand for development and activities with the needs of our environment, recognizing that what we as a community do now will affect future generations of Township residents and businesses.
- > The historical resources of Anderson Township will be protected for future generations.

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### What We Heard

Through community engagement, we heard that there was a general desire to maintain and improve the strong amenities that Anderson has (schools and parks) as well as a desire to add additional cultural events/activities and gathering spaces. There was also a perception that the quality of life in Anderson was strongly tied to its resilience and environmental sustainability.



## THIRD PLACES

'Third places' is a term that was coined by sociologist Ray Oldenburg and refers to places where people spend time, can exchange ideas, have a good time and build relationships outside of home ('first place') and work ('second place'). These places are important as they can strengthen the sense of community and can bring people together. This is even more important now, as people everywhere are feeling more and more isolated due to the effects of the ongoing COVID-19 pandemic.

The Township already has many 'third places' where people can gather and interact

including parks, trails, the senior center, the RecPlex, Anderson Center, historic landmarks and entertainment / commercial destinations. It is important to consider, though, how to expand or enhance these existing areas while also creating new options. Additional year-round programming, amenities, or facilities could provide new opportunities for people to get together. Additionally, new and re-development projects should incorporate public gathering spaces, outdoor dining spaces, expanded pedestrian paths and similar elements that further enhance this concept within the Township.

## QUALITY OF DEVELOPMENT

What a development looks like and how it is constructed are key components to the visual appeal of a community. The Township has been committed to enhancing its visual landscape as new development and redevelopment projects occur. This can contain a range of elements including reducing the number of curb cuts on high-traveled thoroughfares, improving the quality of building design and materials, siting buildings closer to the road, reducing the number of expansive parking lots and their visibility from

the street, increasing the amount of open space and providing significant landscaping within a development.

The Township should continue to monitor its development regulations and design guidelines to ensure that these documents reflect how the Township desires future development to look and feel. The recommendations contained within this plan are nothing without the implementation of regulations that establish those desired requirements.

## SUSTAINABILITY

The concept of "sustainability" involves the ability of a community to meet the needs of the present population while ensuring that future generations have the same or better opportunities. Sustainability is vital in this day and age. We as a culture are consuming resources at a faster rate than we are replenishing those same resources.

Sustainability has become an interesting concept for the Township that more and more citizens advocated for in 2016. Many residents desire changes that encourage clean and green businesses along with the ability to have transit options in the Township beyond the automobile.

These type of concerns have led to an increasing number of communities incorporating recommendations for sustainable practices within their comprehensive plans and land use regulations. Communities such as Anderson Township are taking a proactive approach to renewable energy by making provisions for the use of solar panels throughout the community. Unfortunately, many issues tied to sustainability such as air quality, biodiversity, ozone depletion, climate change, food production and more are global in nature. It is often difficult to identify how local planning policies can address these issues.

## FUTURE OUTLOOK AND NEEDS


Continuing to maintain and improve the quality of life and the desirability of places within the Township will require long-term preservation goals and strategies. Future needs will include physical improvements to facilities, as well as short-term strategies to promote


services and enhance activities. As time goes on, the Township should monitor the usage of its 'third places' to determine how to improve or expand upon them in order to continue improving the Township's sense of community.

## INITIATIVES

### 6.1 Branding and Promotion

- 6.1.1** Continue to promote and program the Township's historical resources, in conjunction with the Anderson Township Historical Society.
- 6.1.2** Implement and enhance gateway features that identify Anderson Township.





- 6.2.5**  Create opportunities for 'third places' at both public and private properties, such as the Anderson Center, Towne Center, and Parks.

- 6.2.6**  Balance the preservation of the Little Miami Riverfront as a natural resource while supporting recreational uses that have minimal impact on the scenic quality of the river

### 6.2 Recreational and Cultural

- 6.2.1**  Promote a variety of arts and cultural programs as well as the venues to encourage performances. Expand partnerships with park districts, Senior Center, visual arts organizations, schools, and other organizations.
- 6.2.2** Promote year-round recreational opportunities and entertainment in the Ohio Riverfront Area.
- 6.2.3**   Encourage new amenities and activities (i.e., walkable development, gathering spaces that will make Anderson a more attractive community for new businesses and residents.
- 6.2.4** Promote the development of new public art installations around the Township and implement the Anderson Township Public Art Master Plan recommendations.

### 6.3 Sustainability

- 6.3.1**   Educate Township residents and businesses about sustainable practices that are allowed including personal gardens, community gardens, accessory dwelling units, variety of housing types, and the installation of solar panels.
- 6.3.2**  Review and update the Township's Zoning Resolution, as needed, to promote the adaptive reuse of vacant retail or office buildings to other uses that may not have been previously considered.
- 6.3.3**  Incentivize energy efficient improvements through partnering with existing programs. Also look for ways to broaden reach of energy efficient incentives to rental properties and owners without ability to fully fund improvements up front.

# 7

## LAND USE AND DEVELOPMENT



## LAND USE AND DEVELOPMENT OVERVIEW

A comprehensive plan establishes a vision for the future physical development of an area in the form of a Future Land Use Map and its related development policies. The future land use map within this plan is accompanied by a development character framework and guidelines for decision-makers when evaluating potential development opportunities in the Township.

### Goal

- > Anderson Township will be a well-planned community with a mixture of parks, recreational uses, residential neighborhoods, commercial centers and an industrial base balanced with agricultural uses.
- > Anderson Township will continue to invest in resident-centric plans and studies relating to specific topics / geographic areas of the community that adhere to the guidance and intent of this comprehensive plan.
- > The Beechmont Corridor will be a viable and attractive destination for residents, as well as a regional destination for Greater Cincinnati.
- > The ANCOR Area will continue to be the Township's target site for future economic development and enhanced infrastructure.
- > The Ohio Riverfront will be a regional economic generator with a mixture of business activities focused on entertainment and river industries.
- > The Little Miami Riverfront will be preserved as a major natural resource in the community that is valued for its natural beauty, recreational qualities, and limited development influences.

### FUTURE LAND USE MAP

The future land use plan incorporates recommendations of previous and current planning efforts including, but not limited to, the ANCOR Plan, Ohio Riverfront Plan, Beechmont Avenue Plans, Clough Pike Corridor Plan, and the Eastern Corridor Program. The future land use plan also recognizes the influences of major developments and trends in the community. For example, Mercy Anderson Hospital has spurred new office developments all along the Five Mile Corridor, and an aging population is beginning to push for some alternative housing opportunities beyond single-family detached housing. Both the community trends and the objectives of the plan were

the driving force behind the development of the Future Land Use Plan Map.

The decision-making bodies of the Township should use this section in conjunction with all other sections of this plan in making decisions regarding the future of Anderson Township. The proposed land uses are purposely site-specific to provide clear definition to the public and to the Township. There can always be unforeseen changes in trends; therefore, the Township has implemented a process for amending the plan upon the request of property owners or their representatives.



## The Beechmont Plan

Numerous studies have been conducted on the Beechmont Corridor, yet it remains one of the most challenging elements of the Township and one that garners a variety of opinions. The Beechmont Plan consolidated four previous planning documents into one plan - Beechmont Vision Plan, Beechmont Corridor Update Plan, Downtown Anderson Plan, and Landscape Plan. The Beechmont plan addresses several issues including safety and congestion, signage, access management, design guidelines, corridor improvement, sidewalks, streetscape elements, overhead utilities, neighborhoods and continuous flow intersection.

The Beechmont Vision Plan split the Beechmont Corridor into 6 distinct neighborhoods, each having its own characteristics and development patterns. One of these neighborhoods includes the Downtown Anderson Area. This area is home to the Anderson Towne Center and discusses concepts such as the downtown, streetscape improvements, public/private plazas, site planning and design, architecture, and highly encouraged mixed-use.

## Ohio Riverfront Plan

The Ohio Riverfront Area Plan was updated in 2013 as a key recommendation of the 2011 Comprehensive Plan Update. The plan outlines a vision for strengthening the function, appearance, and economic potential of the Riverfront Area while preserving the unique character and important natural resources present in Anderson Township. The plan aims to implement a series of objectives that will help the Riverfront Area live up to its potential:

- > Continue to establish Anderson Township's riverfront as a regional entertainment destination while also protecting existing residential character and creating diverse new housing options.
- > Enhance and preserve natural areas, environmentally sensitive lands, and scenic views along the riverfront and from the uses on the hilltops.
- > Ensure Anderson Township's regulations and other tools contain the necessary updates to implement the updated Ohio Riverfront Plan.
- > Encourage mixed uses that are year round and those that promote the area as a destination within Anderson Township, Cincinnati and the larger region.
- > Attract and retain uses that increase the tax base of Anderson Township while remaining compatible with existing uses and limit environmental impacts such as noise, light, vibration, and traffic congestion.
- > Maintain sufficient infrastructure that provides for a multi-modal, safe and efficient infrastructure system that supports future land use growth.
- > Provide diverse housing options that are compatible with existing housing development within the land available in the study area.
- > Assure public services match the level of growth within the study area.

As development occurs on the riverfront, it is important to keep in mind that the Ohio Riverfront Plan has identified a perceived market for the following uses in the Riverfront area: water based facilities to support recreational boating; empty nester and senior housing; upscale dining options; office campuses; convenience stores; gasoline stations; and fast food options.

## The ANCOR Plan

Following a recommendation of the 2011 Comprehensive Plan Update, the ANCOR Area Plan was developed and adopted in 2013. The ANCOR Area has long been identified as an industrial center of Anderson with a focus on job creation and economic growth. The plan was written to address a more detailed existing conditions assessment, land use and economic information, property owner input, and future development considerations in the northeast corner of Anderson Township. As the largest undeveloped industrial zoned land in Hamilton County, the plan identified the following:

### ANCOR Area Strengths

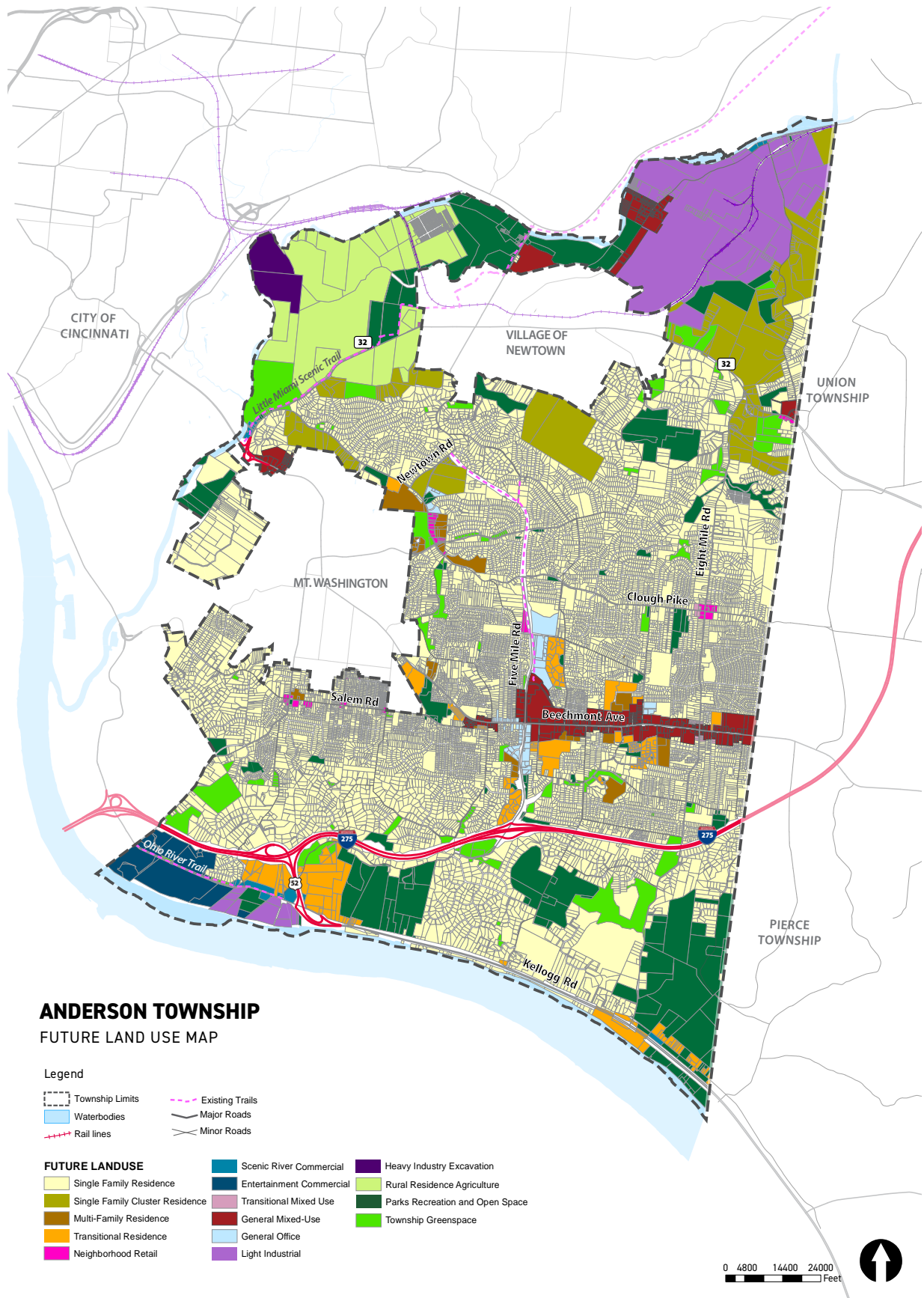
- > Large undeveloped and under-developed acreage exists.
- > Limited number of large landowners.
- > Strong skilled workforce available in adjacent communities.
- > Ability to create more potentially developable land by reclaiming lakes and infill development.
- > Infrastructure improvements are coming.
- > Core business exists here.
- > Attractive valley, river, lakes setting.
- > Opportunities for active and passive recreation exist.

### ANCOR Area Weaknesses:

- > Lack of connectivity and accessibility limits growth.
- > Environmental issues such as flood plain, and steep slopes limits developable land.
- > Final timing and scope of Eastern Corridor is not clear.
- > Potential for annexation.
- > Nonprofit Community Investment Corporation does not yet exist.

### Common Findings for ANCOR Area:

- > Connectivity/Transportation is lacking.
- > Development could follow if access is improved.
- > Limited potential for business attraction exists.
- > Uncertainty for future limits decision making and drives potential users to other markets.
- > Eastern corridor project could provide high benefit-to-cost ratio for this area.



# RESIDENTIAL USES

## Single Family Residence

Low-density detached housing and related compatible uses including neighborhood-serving schools, parks, churches, and public facilities.



## Single Family Cluster Residence

Low-density detached housing where the lots are clustered together in order to preserve environmental resources such as hillsides or floodplains, and related compatible uses including neighborhood-serving schools, parks, churches, and public facilities.



## Multi-Family Residence

High-density attached housing and related compatible uses including neighborhood-serving schools, parks, churches, and public facilities.



## Transitional Residence

Moderate-density, detached or attached housing that provides a transition between single-family residential and other types of development, where such uses will effectively terminate the spread of higher intensity uses and conserve the adjacent residential neighborhoods. Related compatible uses include neighborhood-serving schools, parks, churches, and public facilities and does not include office, commercial, and industrial uses.



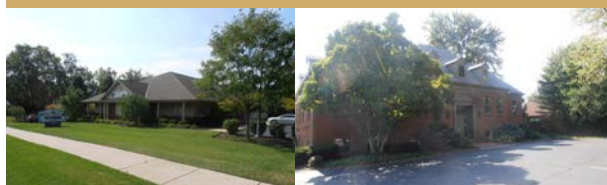
## Rural Residence/Agriculture

Low-density, single-family detached housing and agricultural uses that are generally associated with a rural environment, and related compatible uses including neighborhood-serving schools, parks, churches, and public facilities. These uses are within the designated floodplain where high-density uses of any type are inappropriate.



## Transitional Mixed-Use

Moderate-density detached housing, low-intensity office uses (such as the conversion of single-family residences to non-residential uses), and other similar uses that provide a transition between residential uses and other types of development. Related compatible uses include neighborhood-serving schools, parks, churches, and public facilities.





# COMMERCIAL USES

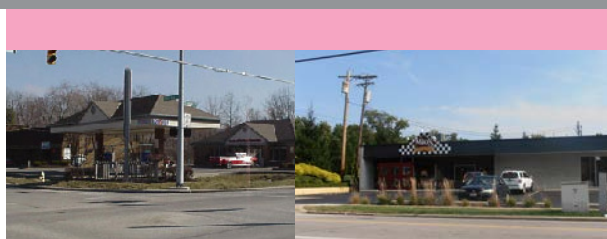
## General Office

Office uses (including medical office and hospitals), public services, and related compatible uses at intensities consistent with surrounding development. Related compatible uses include neighborhood-serving schools, parks, and churches.



## Neighborhood Retail

Low-intensity neighborhood-oriented retail and service uses, that provide a transition between residential uses and other types of development, or that are compatible in terms of use and scale to adjacent residential neighborhoods.



## General Mixed Use

Community and regional oriented businesses, offices, and services that are located primarily along major thoroughfares. These uses may be located in individual-user buildings, multi-tenant buildings, or mixed-use buildings. Buildings are encouraged to be located close to the road with the majority of parking located to the side and rear of buildings. Residential uses may be located in mixed-use buildings but should only be located on the second floors or higher or behind non-residential buildings.



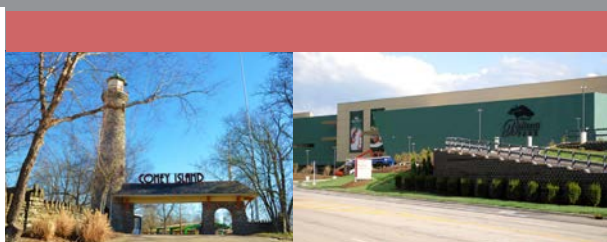
## Scenic River Commercial

Areas designated to have mixed-uses oriented toward tourism, pedestrian and bike travel on trails, and related uses with local neighborhood access. This land use designation shall encourage an architectural style and scale in keeping with the river vernacular character and proportioned to pedestrian/bike trail users.



## Entertainment Commercial

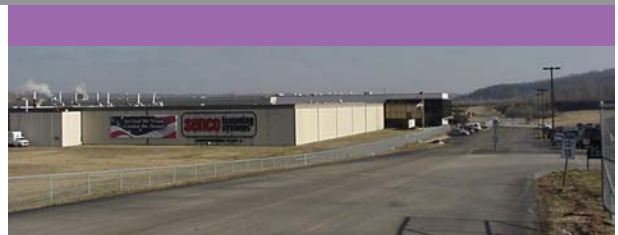
Commercial attractions and event destination uses (e.g., Belterra Park, Riverbend, and Coney Island) that provide space for adequate facilities and multimodal access (i.e., river access). May also include hospitality and appropriate service facilities such as hotels and restaurants, or campus style office uses (north of Kellogg Avenue).



## INDUSTRIAL USES

### Light Industrial

Smaller scale industrial uses such as warehouses, storage, limited manufacturing, research and development, transit terminals, distribution, and wholesaling activities that are in enclosed facilities without offensive emissions or nuisance.



### Heavy Industry/Excavation

Larger scale industrial uses or excavation uses that may include intensive manufacturing activities and may contain outside storage.



## OPEN SPACE AND GREEN SPACE

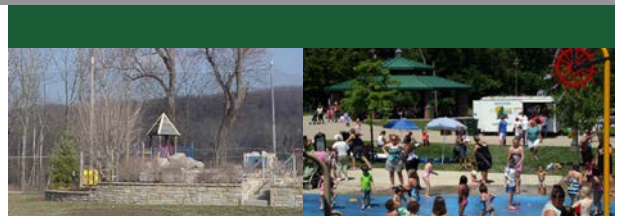
### Township Greenspace

Township-owned land, water, or wetlands not for the purpose of recreation, but for the purposes of protecting and preserving the natural, scenic, open, or wooded condition of land, water, or wetlands against modification or encroachment resulting from occupation, development, or other use.



### Parks, Recreation & Open Space

Public and private parks, playgrounds, private open space, public green space (excluding Township-owned Greenspace), golf courses, and other recreational uses.



# GENERAL LAND USE

When faced with land-use related decisions, decision-makers should consider the following guidelines:

- > All new development or redevelopment should reflect the foundational goals of this Comprehensive Plan. The goals provide broad guidelines for all decisions.
- > Density and development standards should be evaluated in a case-by-case manner in accordance with the character. These areas are defined by the Future Land Use Plan.
- > Unless otherwise noted, lot sizes and subdivisions should be compatible with adjacent developments in terms of lot sizes, density, character, and scale. New development or redevelopment should not be detrimental to the general character of the surrounding neighborhoods.
- > New development should take into consideration that the development of vacant or agricultural land will result in some level of increased traffic and/or impacts on community services.
- > If the overall proposed development is compatible with adjacent developments, flexibility should be given in the actual lot size and site layout when environmental resources (e.g., river conservation area, floodplains, and steep hillsides) are preserved. Flexibility should be given even if the preserved areas would otherwise be considered as “unusable” or “undevelopable” under standard development procedures.
- > Sidewalks and walkways should be encouraged within any development and connect to adjacent sidewalks, mass transit stops, shopping, parks, institutional or other nonresidential uses and services.
- > Landscaped buffers should be used as a natural separation between developments of different intensities (e.g., between a multi-family apartment building and a single-family subdivision).

## What We Heard

Through community engagement, we heard that there was a desire to improve connections between land uses as well as general walkability within the community. Residents wanted to be able to walk from residential areas to schools, parks, and retail areas.





# TRANSITIONAL LAND USES

Several areas in the Township currently provide a transition from residential to nonresidential uses and/or are appropriate areas for the Transitional Residential or Transitional Mixed Use land use types. Transition areas create a land use buffer between higher and lower intensity land uses. Following are guidelines for evaluating potential development in these areas.

## Transitional Mixed Use

- > Ensure proposed use reflects the foundational Comprehensive Plan goals. The goals provide broad guidelines for all decisions.
- > Maintain the residential character of the structure through the preservation of the front and side façades.
- > Maintain the front yards of these uses as yard space and do not convert to parking or other service uses beyond what is permitted for a typical residential use.
- > Ensure the overall density of the development is compatible with adjacent developments in terms of lot sizes, density, character and scale.
- > Proposed uses may include attached residential housing units, provided that the units are attached alongside walls and are not stacked condominiums or apartment buildings with separate units on separate floors. In cases of attached units, the building facades should be staggered or offset, and the rooflines should help distinguish the individual units.

## Transitional Residential

- > Ensure proposed use reflects the foundational goals of the Comprehensive Plan. The goals provide broad guidelines for all decisions.
- > Ensure the overall density of the development is compatible with adjacent developments in terms of lot sizes, density, character, and scale.
- > The proposed uses may include attached residential housing units.
- > Sidewalks and walkways should be provided to connect the development to adjacent sidewalks, mass transit stops, shopping, parks, institutional or other nonresidential uses and services.
- > Landscaped buffers should be provided along boundaries with residential subdivisions.
- > This proposed use will provide higher density housing options for millennials and empty nesters.





# FUTURE OUTLOOK AND NEEDS

Anderson Township has always been proactive in its planning efforts. Since the 2005 Township-wide comprehensive plan, the Township has pursued individual area plans. These area plans focus on specific land use issues and geographic areas including all of the special areas outlined in the previous pages. Other special areas such as the Salem Business District have been studied for possible special area plans. The Township


should continue to pursue these types of planning efforts and evaluate how Township zoning regulations limit or encourage desired land use and character. The following land use and development plan initiatives identify some potential future efforts that will help implement the related goals and policies.

## INITIATIVES


### 7.1 Continuous Monitoring

- 7.1.1** Develop area plans that address specific areas of the Township that need a more detailed analysis and evaluation.
- 7.1.2** Implement recommendations of the comprehensive plan and any area plans that may be developed.
- 7.1.3** Continue to evaluate and update this plan on a regular basis to ensure that it remains a current representation of the Township's vision and coordinates with regional planning efforts.
- 7.1.4** Review and update the Township's Zoning Resolution, as needed to ensure that it is up to date.
- 7.1.5** Balance land uses in a manner consistent with the economic and aesthetic priorities identified in this plan and other associated studies.

### 7.2 Preservation

- 7.2.1**  Protect single family neighborhoods from higher intensity uses by implementing landscape buffers or the development of transitional uses.



- 7.2.2**  Consider the preservation of designated open space for new developments and land use changes.

### 7.3 Development

- 7.3.1**  Encourage mixed use developments along primary commercial corridors that are also tied into the sidewalk, trail, and transit system.
- 7.3.2**  Continue to undertake economic development activities to help fill any vacant storefronts and businesses.
- 7.3.3**  Incorporate residential uses, within the Beechmont corridor, to help provide the critical mass of population needed to support local and regional businesses in the Township.
- 7.3.4**  Facilitate infrastructure enhancements in the ANCOR Area that will help increase economic development opportunities for the Township, while minimizing environmental impacts.
- 7.3.5** Balance land uses in a manner consistent with the economic and aesthetic priorities identified in this plan and other associated studies.

## 7.4 Regional Coordination Initiatives

**7.4.1** Communicate and coordinate with neighboring communities to address mutual land use impacts.



**7.4.2** Work with Hamilton County, the State of Ohio, and the federal government, as applicable, for road, infrastructure, and other improvements that will allow the Township to achieve the goals and objectives of this plan.



# 8

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## NATURAL AND ENVIRONMENTAL RESOURCES





## NATURAL AND ENVIRONMENTAL RESOURCES OVERVIEW

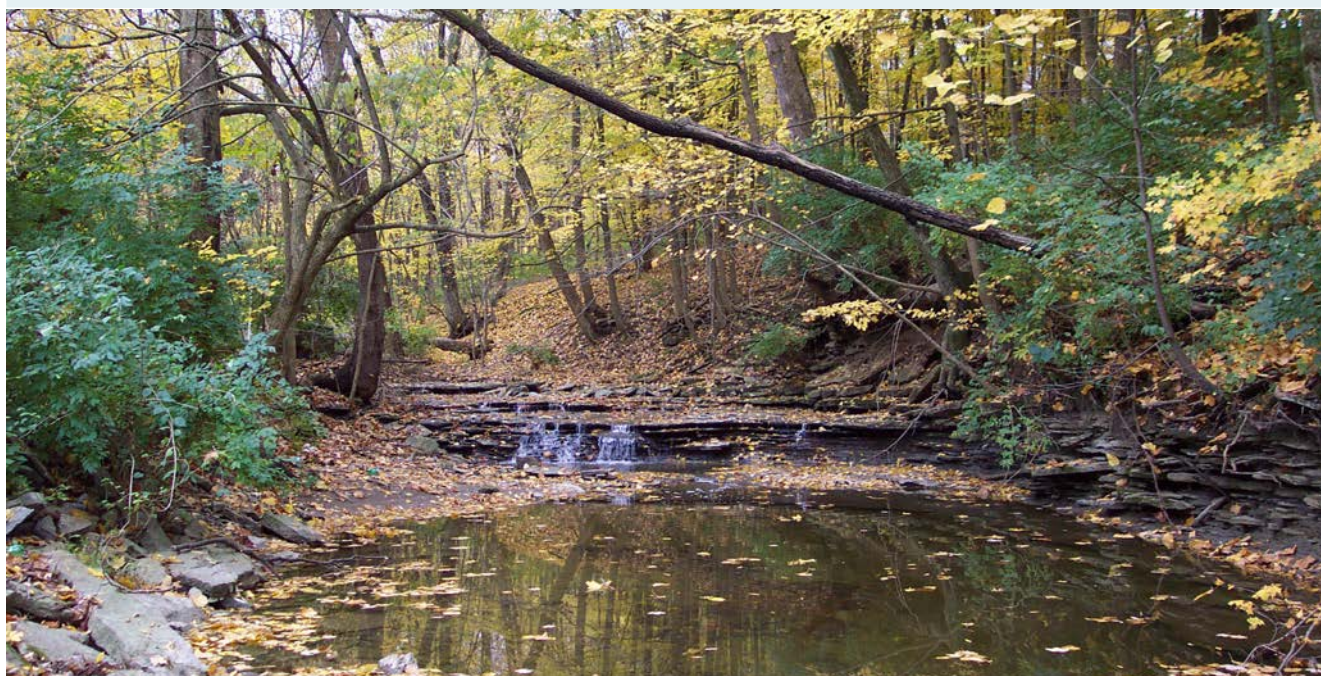
The preservation of natural and environmental resources in the Township has come to the forefront of importance in recent years as development continues to encroach upon many of the area's remaining natural places. Such concern led to the development of the Greenspace program in 1990 and the Township's longstanding support of natural resource preservation. This plan's recommendations recognize the importance and impact of natural resources. The following subsections provide a summary analysis of water resources and hillsides - two of the most prevalent and documented resources in the Township.

### Goals

- > The vast natural and environmental resources of Anderson Township will be protected for future generations.
- > Continue to implement programs and policies that lead to a more sustainable Anderson Township.

#### ANDERSON TOWNSHIP'S NATURAL RESOURCES

- > Anderson Township is the first township in Ohio to have a township-sponsored Greenspace Program. The program has 699 acres of greenspace.
- > Water resources include the Little Miami River, Ohio River and Greater Miami Sole Source Aquifer
- > Anderson Township's hillsides are a beautiful amenity as well as a natural resource to protect





# WATER RESOURCES

Several major water resources are located within Anderson Township, including the Little Miami River, the Ohio River and the Greater Miami Sole Source Aquifer. Since the aquifer is not visible, most residents are unaware of its existence within the Township. The aquifer is a vital water resource because it provides more than 50% of the drinking water for the area of land covering the aquifer. Fortunately for the Township, much of the aquifer lies underneath a major floodplain of the Little Miami River and is therefore unlikely to see a significant amount of impact from development. Consideration of water resources as they relate to this planning effort are described in the categories of floodplain and wetlands.

## Floodplain

The most effective strategy for floodplain protection is to maintain a floodplain in a natural state to the fullest extent possible. Preservation will minimize the potential for future property damage. Developing properties in a floodplain can cause unforeseen consequences downstream. Fortunately, the Township has already taken actions to manage the floodplain by acquiring and demolishing structures within the floodplain along the Little Miami River. Continued efforts such as these will help control flooding damage from the river for the long-term future of the Township.

## Stormwater Drainage

An increasing issue within the Township is stormwater drainage. As new development occurs, there is less ground to absorb water and more hard surfaces (streets, buildings, driveways, etc.) channel water away from the natural drainage paths. Since 1996, the Hamilton County Department of Public Works has tried to address these problems by reviewing stormwater drainage during subdivision review of new nonresidential developments. These regulations mandate the post-development runoff cannot exceed the pre-development levels. However, new development regardless generally adds impervious surface area, and the vast majority of development in the Township occurred prior to 1996, without any provisions for stormwater management. Thus, while the continual addition of open space areas and other efforts have helped ensure space for stormwater to be absorbed, minimal improvements were made with new developments to keep stormwater drainage

in check. Anderson Township took numerous efforts over the years, including encouraging and constructing green infrastructure in developments, among other efforts. More recently, in 2019 the Township took on an even more active role in stormwater management beginning with the inspection of more than 125 private detention basins. The Township also worked with a consultant to identify which basins could provide the most benefit to the community, if maintained properly and possibly retrofitted to meet current standards. Nearly all of these detention basins lie on private property, and ongoing maintenance of basins is not regulated by any government entity. This effort, though, resulted in improvements to nearly half of the basins that were not operating correctly. In addition, in the last year the Township undertook the dredging of Anderson Lake at Anderson Center, to restore its original holding capacity, and worked with Harmony at Anderson Senior Living to construct an innovative stormwater bypass/holding basin along Clough Creek. The Township plans on continuing this active role in stormwater management in to the coming years to address this important, Township- wide issue.

## Wetlands

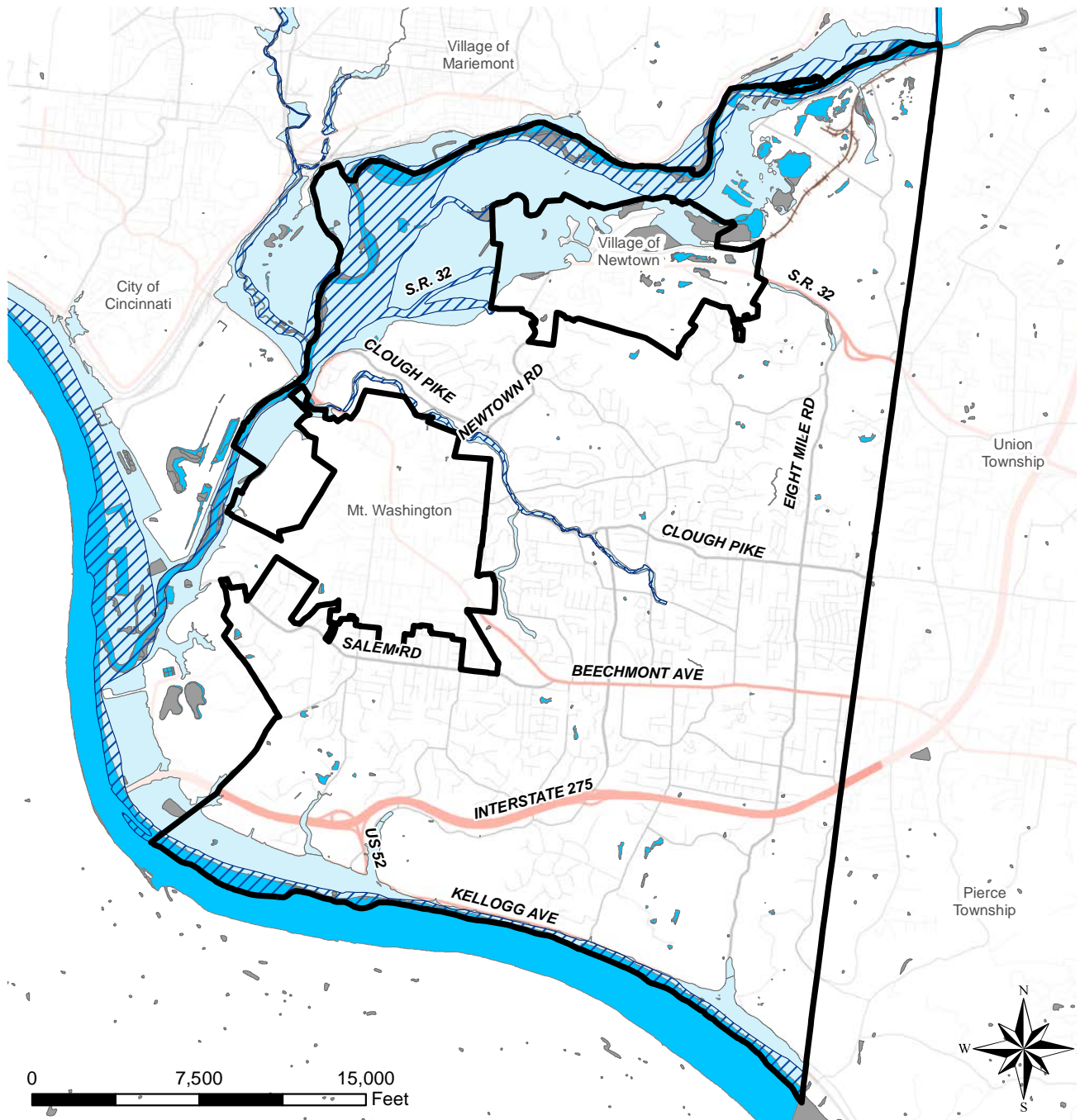
A developer or builder who proposes to drain or fill a wetland is required under most circumstances to apply for a permit from the U.S. Army Corp of Engineers. The Corps is responsible for formally identifying wetlands and determining any necessary mitigation actions such as locating a new wetland in the community.

There are essentially two types of wetlands in the Township:





- > Natural wetland areas located primarily along the Little Miami River and in some limited areas throughout the Township. In general, these areas are less than 0.5 acre in size and present a limited constraint to development.
- > Man-made wetlands, as seen in areas of excavation in the ANCOR Area, are generally larger than natural wetlands.

### What We Heard

Through community engagement, we heard that there was a general desire for environmental protection and sustainability to be considered in all Township decisions. There was also a strong desire for hillside and wetland protection to continue as they are perceived as strengths of the community.



### WATER RESOURCES MAP

-  Floodway (8)
-  Rivers, Ponds, and Lakes
-  Wetlands (U.S. Fish and Wildlife Mapping)
-  100-Year Floodplain

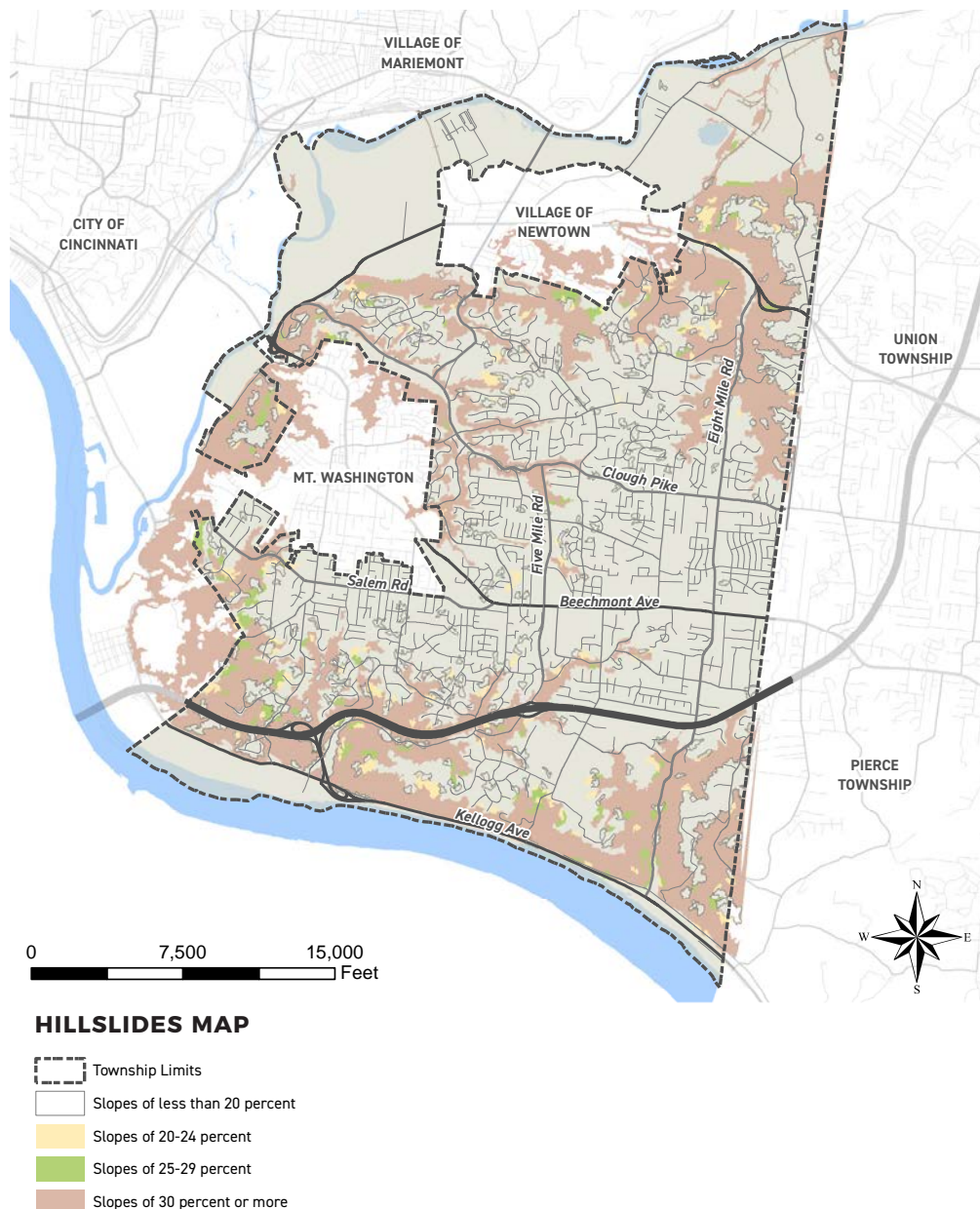
# HILLSIDES

The hillsides and slopes of Anderson Township and Hamilton County are some of the most beautiful in the region. These hillsides and steep slopes are some of the last natural areas left in the Township.

When Anderson Township experienced a large boom in development during the 1970s and 1980s, most developers avoided the hillsides due to increased costs of development. Now, with improved engineering capabilities, there is a potential for development on almost all

degrees of slope. While development on the hillsides is not prohibited outright, there is a continued desire to protect the hillsides both for their aesthetic qualities and for safety reasons.

Development on slopes greater than 20% is strongly discouraged. When development does occur on steep slopes, flexibility should be given for the clustering of homes and lots to preserve the vegetation and the natural slope of the hillsides.





# TOWNSHIP GREENSPACE

Anderson Township is unique in that it is the first township in Ohio to have a township-sponsored greenspace program, Township Greenspace. In fact, members of the community lobbied the state to enact the legislation that would allow the Township to acquire land for permanent preservation. While the levy expired in 2000 and no longer generates revenue, it provided funds for the purchase of hundreds of acres of property. As of 2021, the Township had 72 separate parcels totaling over 699 acres under protection of the Township Greenspace program since its inception in 1990.

The Anderson Township Greenspace Advisory Committee advises the Township in determining which properties to purchase by evaluating properties against an established list of criteria.

These criteria include:

- > Natural Quality
- > Visual Quality
- > Visibility
- > Development Potential
- > Buffer
- > Geographical Balance
- > Maintenance
- > Cost
- > Linkage to Other Green Areas
- > Critical Greenspace




# FUTURE OUTLOOK AND NEEDS


The environmental resources in Anderson Township are not only a natural asset, but also a component of the Township's identity. The rivers provide the Township with spectacular vistas and vegetated hillsides. The Township


must continue to find methods of preserving these environmental resources while also balancing the overall needs of the community and property owners.


## INITIATIVES

### 8.1 Natural Resources


 **8.1.1** Consider the impact to natural land environmental resources with all planning efforts undertaken by the Township.


 **8.1.2** Update the zoning designations for the Riverfront and floodplain areas to ensure resource protection standards, hillside development, and floodplain regulations.


 **8.1.3** Preserve and protect the natural and environmental resources found throughout the community including, but not limited to, water resources, trees, vegetation, hillsides, air quality, and other valuable resources.

 **8.1.4** Preserve floodplain areas for safe flood control in accordance with local, state, and federal laws.


### 8.2 Green Development


 **8.2.1** Allow for flexibility with developments to enable cluster designs that preserve existing hillsides, large stands of trees and vegetation, and other environmental features.


 **8.2.2** Encourage the preservation of open spaces and green spaces in new developments.


 **8.2.3** Encourage and support pervious/permeable parking lots to control flooding problems during severe rain events.


### 8.3 Resiliency

 **8.3.1** Encourage recycling and the safe use and appropriate disposal of solid waste and hazardous materials by all generators in the Township.

 **8.3.2** Continue to seek additional funding avenues and preservation techniques (e.g., conservation easements) that will allow for the permanent acquisition of land and buildings with significant natural resources beyond the Greenspace Program.

 **8.3.3** Evaluate the Township's Greenspace Program to ensure that it is operating the best it can. Ensure that maintenance and donations are consistent with Greenspace priorities.

 **8.3.4** Continue the Fall Planting Program for Street Trees – evaluate previous tree plantings to ensure effectiveness.

 **8.3.5** Recognize the ongoing impacts of climate change and take a proactive stance in mitigation efforts.



# 9

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## COMMUNITY ASSETS AND SERVICES



## COMMUNITY ASSETS AND SERVICES OVERVIEW

Anderson Residents have identified the Township's schools, parks, recreation, Greenspace and public services as key aspects of the overall quality of life. The Anderson Township Park District and Great Parks of Hamilton County continue to expand and enhance their individual facilities and programming to better serve the year-round and wide-ranging interests in the Township and the region.

Anderson Township provides an extensive amount of services with one of the lowest effective residential tax rates of the surrounding area by consistently identifying opportunities for collaboration with regional agencies and adjacent communities that allow the Township to achieve some economy of scale.

Instead of its own separate police force, the Township contracts with the Hamilton County Sheriff and participates in regional activities such as the Planning Partnership and the County Stormwater District. The Township should continue to review various options of sharing costs of public services through coordination and cooperation with other groups outside of Anderson Township.

The roles and powers of the Township are generally dictated by the Ohio Revised Code. Limited home rule, adopted by the Township in 2003, adds flexibility to these powers. The Ohio Revised Code also limits the Township in certain roles such as approving subdivision plans, levying income taxes, and other roles that a city or village may have.

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### Goals

- > The Township will provide high-quality services and facilities in locations that are convenient and accessible to residents.
- > Anderson Township will work with appropriate agencies to address needed improvements to the overall infrastructure system in a manner consistent with environmental and aesthetic priorities.

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### What We Heard

Through community engagement, we heard that there was a desire for continued refinement and maintenance of public services and infrastructure in the community. Stormwater management is a consistent concern point.



## ANDERSON TOWNSHIP SERVICES

Anderson Township is a major provider of many services within the community:

- > Maintenance of Township roads, ditches and drains
- > Fire protection
- > Paramedic Services
- > Police Protection
- > Township cemeteries
- > Planning and Zoning
- > Township building maintenance
- > Support of senior services
- > Budgeting and overall coordination of activities within the Township
- > Public events
- > Economic Development



## PUBLIC SAFETY

### Police Protection

Law enforcement services in Anderson Township are provided by the Hamilton County Sheriff's Office District 5 headquarters at two locations throughout the township. On-site at Anderson Center (7850 Five Mile Road) is the township's Crime Prevention Officer and Community Resource Officer. Also open to serve the public is the Sheriff's District 5 substation, located at the Anderson Township Operations Center. Deputies offer small-town personal contact, while also contributing resources available in a large law enforcement organization. The community has one of the most active Neighborhood Watch programs in the Midwest, with more than 110 active groups.

### Fire and Safety Services

The Anderson Township Fire and Rescue Department is a highly trained department providing fire protection and emergency medical services to Township residents and businesses. Like other departments and agencies, the department must work within their budget constraints to provide adequate coverage to the entire Township.

### ANDERSON TOWNSHIP FIRE AND RESCUE

Currently, the Fire and Rescue Department works out of four fire stations located at:

- > Station 6 - 7954 Beechmont Avenue
- > Station 10 - 6211 Salem Road
- > Station 22 - 7036 Main Street, Newtown
- > Station 101 - 6880 Hunley Road

Anderson Township has a solid mutual aid relationship with its neighbors, including the City of Cincinnati and Union Township. Each of these communities responds to the Township if the need arises; likewise, Anderson Township responds to their calls in times of need.

Anderson Township provides service on-contract to the Village of Newtown. This mutual response ensures that there is no lack of protection for residents.

# PUBLIC INFRASTRUCTURE

## Public Works

The Anderson Township Public Works Department serves residents by providing quality maintenance of the Township's infrastructure, buildings and equipment fleet.

Whether you enjoy the natural beauty of Anderson Township's Greenspace, travel the public streets, use public recycling or attend an event in one of the historical or newer Township facilities, you benefit from the services provided by the Public Works Department.

## Infrastructure

Available infrastructure (water, sewer, roads, etc.) is critical for promoting and encouraging new growth and expansion. This is as true in Anderson Township as it is in any community. As an example, limited development in the ANCOR Area, in the northeast part of the community, has been due to the lack of access to sanitary sewer service and sufficient access to major collector and arterial roadways.

### ANDERSON TOWNSHIP INFRASTRUCTURE

Within Anderson Township, there are six major components to the infrastructure system including:

- > Transportation (multi-modal)
- > Sanitary Sewers
- > Water
- > Natural Gas
- > Electric
- > Stormwater Drainage



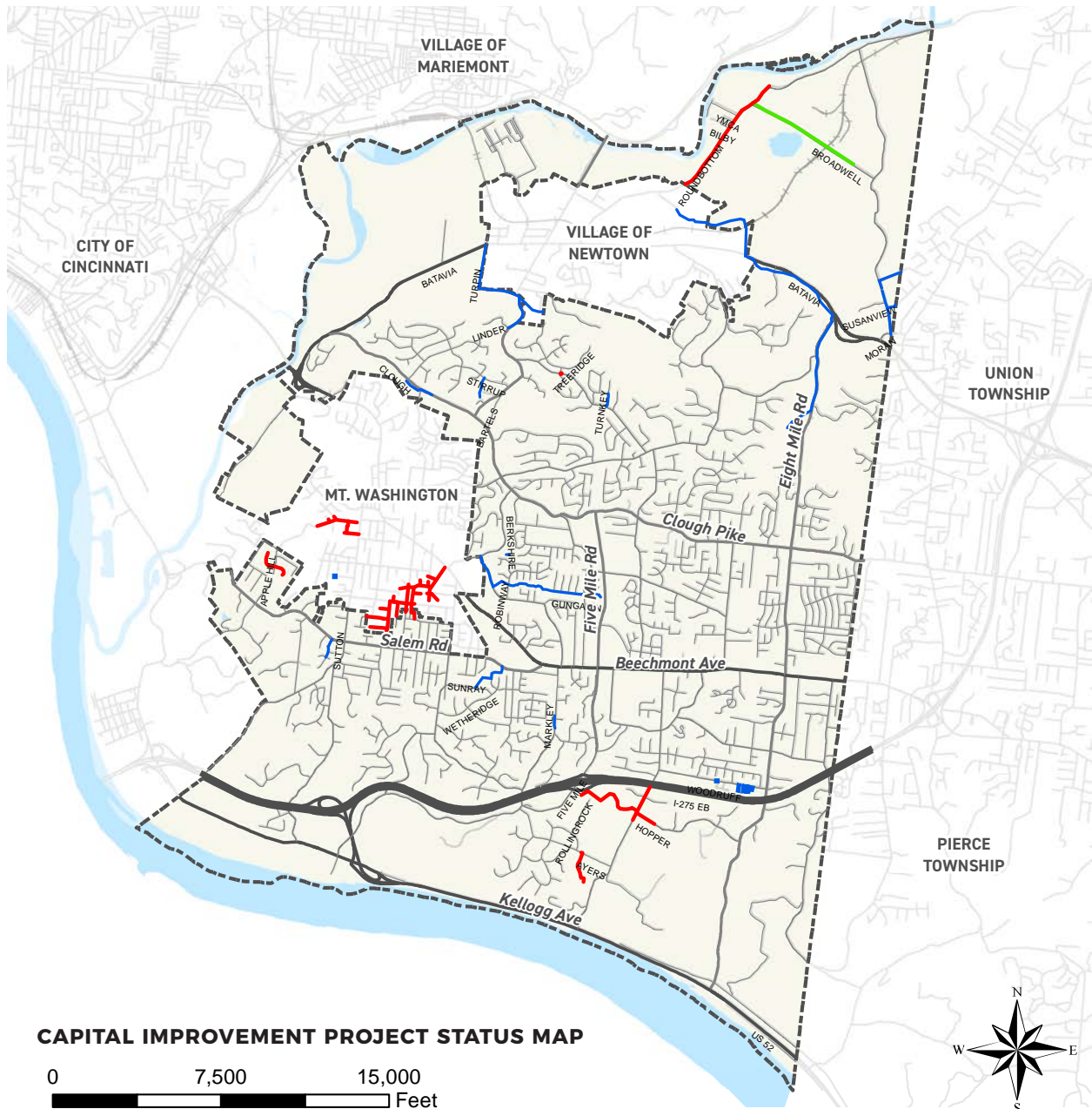
## Sanitary Sewer

Sanitary sewage is a significant factor in defining what areas of a community can or should develop. Where there is a lack of sanitary sewers, property owners must rely on septic systems, package plants and other on-site sanitary systems. A vast majority of property owners in Anderson Township have direct access to the Metropolitan Sewer District (MSD) of Greater Cincinnati centralized sewer system.

There are two significant areas of the Township that are not currently served by the centralized MSD system:

- > The northern area of the Township, generally north of Batavia Pike (State Route 32), and more specifically in the general ANCOR Area where MSD is currently constructing improvements.
- > The southern portion of the Township, south of Interstate 275

MSD has identified a number of future and active projects within Anderson Township on its Capital Improvement Projects map on the following page.





## Water

Access to potable water is vital to every type of land use. In Anderson Township, most property owners have access to the Greater Cincinnati Water Works (GCWW) system, which is the centralized water system for the county and other parts of the region.

Most of Anderson Township has reasonable access to the GCWW water system. While there is a significant capacity to handle most types of development in the Township,

## Natural Gas

Natural gas is often a desired infrastructure amenity but is not required for some types of development. A significant portion of Anderson Township has access to natural gas through gas mains provided by Duke Energy Corporation. The southern portion of the Township is the only major area of the community that does not have access to natural gas. A recent main installation on Kellogg Road provided access to the southwest portion of the township. There are no known plans for major improvements to the natural gas system in Anderson Township.

## Electric

Electricity is a necessary infrastructure component for homes and businesses in the Township. Duke Energy Corporation is responsible for installing new power lines and upgrading the overall system. There are no current plans nor apparent need to upgrade the power system in Anderson Township. The ANCOR Area appears to be the only portion of the Township that may require system upgrades to better accommodate future industrial development.

## Broadband

Anderson Township residents and business owners rely on high speed broadband internet connectivity as an essential service. According to the Federal Communications Commission (FCC) nearly 100% of Hamilton County residents can be serviced by three or more broadband providers. The Township has excellent access to broadband connectivity that aid in the communication and flow of information.





# EDUCATION

Anderson Township is well known for the high quality schools, both public and private, that attract many residents to the area. Within the Township, residents can choose to send their children to the Forest Hills Local School District (public) or to the Immaculate Heart of Mary (Catholic primary school) all of which are located within the Township itself.

The largest public school system that covers all residences in the Township is the Forest Hills Local School District (FHLSD). The system is comprised of the schools listed in the table below, which also shows the changing enrollment from the student numbers in the 2010-11 school year to the most recent enrollment figures.

The following table illustrates change in enrollment since 2010:

FOREST HILLS LOCAL SCHOOL DISTRICT ENROLLMENT			
	2010-2011	2019-2020	% Change
Ayer Elementary School	712	612	-14.04%
Maddux Elementary School	625	530	-15.20%
Mercer Elementary School	846	706	-16.55%
Sherwood Elementary School	603	637	5.64%
Summit Elementary School	618	638	3.24%
Wilson Elementary School	716	713	-0.42%
Nagel Middle School	1168	1128	-3.42%
Anderson High School	1324	1265	-4.46%
Turpin High School	1183	1098	-7.19%
<b>DISTRICT TOTAL</b>	<b>7795</b>	<b>7327</b>	<b>-6.00%</b>

## Forest Hills Local School District Enrollment

The overall trend in enrollment has been a slow decline in numbers since the 1995-1996 school year. This declining enrollment is one indicator of the decreasing size of households and an aging population. People are continuing to live in the Township even after their children leave the school system and at the same time, there are, on average, fewer children in a household.

On November 4, 2014, district residents approved the passage of Issue 4. Funds from this bond issue have allowed the district to move forward in addressing facilities issues at every school in the district by extensively renovating eight neighborhood schools and building a new school to replace Wilson Elementary. It also:

- > improved learning environments for all students
- > provided more secure entrances and security features at every school
- > increased handicap-accessibility and meet current ADA codes
- > added climate-control features to our schools, including air conditioning systems at four schools that do not currently have AC
- > provided flexible learning spaces for innovative learning at every school
- > upgraded technology at every school
- > relieved traffic congestion at many schools

## PARKS AND RECREATION

Parks and recreational facilities are always a core element of a community. The Anderson Township Park District (ATPD) and Great Parks of Hamilton County (GPHC) are the two major providers of park and recreational land in the Township with additional facilities provided by private or non-profit groups such as the YMCA, tennis/swim clubs, and private golf courses.

In 1975, the residents voted to create the ATPD to develop a system of parks within the Township. The ATPD is a separate entity from Anderson Township and governed by its own Board of Park Commissioners, not by the Board of Township Trustees. The Board of Township Trustees appoints the five member Board of Park Commissioners to three-year terms

The ATPD is responsible for managing Broadwell Woods owned by GPHC. GPHC is the other major provider of park and

recreational uses in Anderson Township. GPHC owns several parcels of land within the Township and Broadwell Woods, as well as properties along the Little Miami River.

GPHC encourages the acquisition and preservation of land for park and conservation purposes. The Park District has identified the Little Miami River Corridor as a priority area due to its close proximity to a large population. This coincides with efforts by the Township and GPHC to acquire land along the Little Miami River for parks and conservation uses.

### ANDERSON TOWNSHIP PARKS

The ATPD currently owns eight parks comprising 342 acres of land:

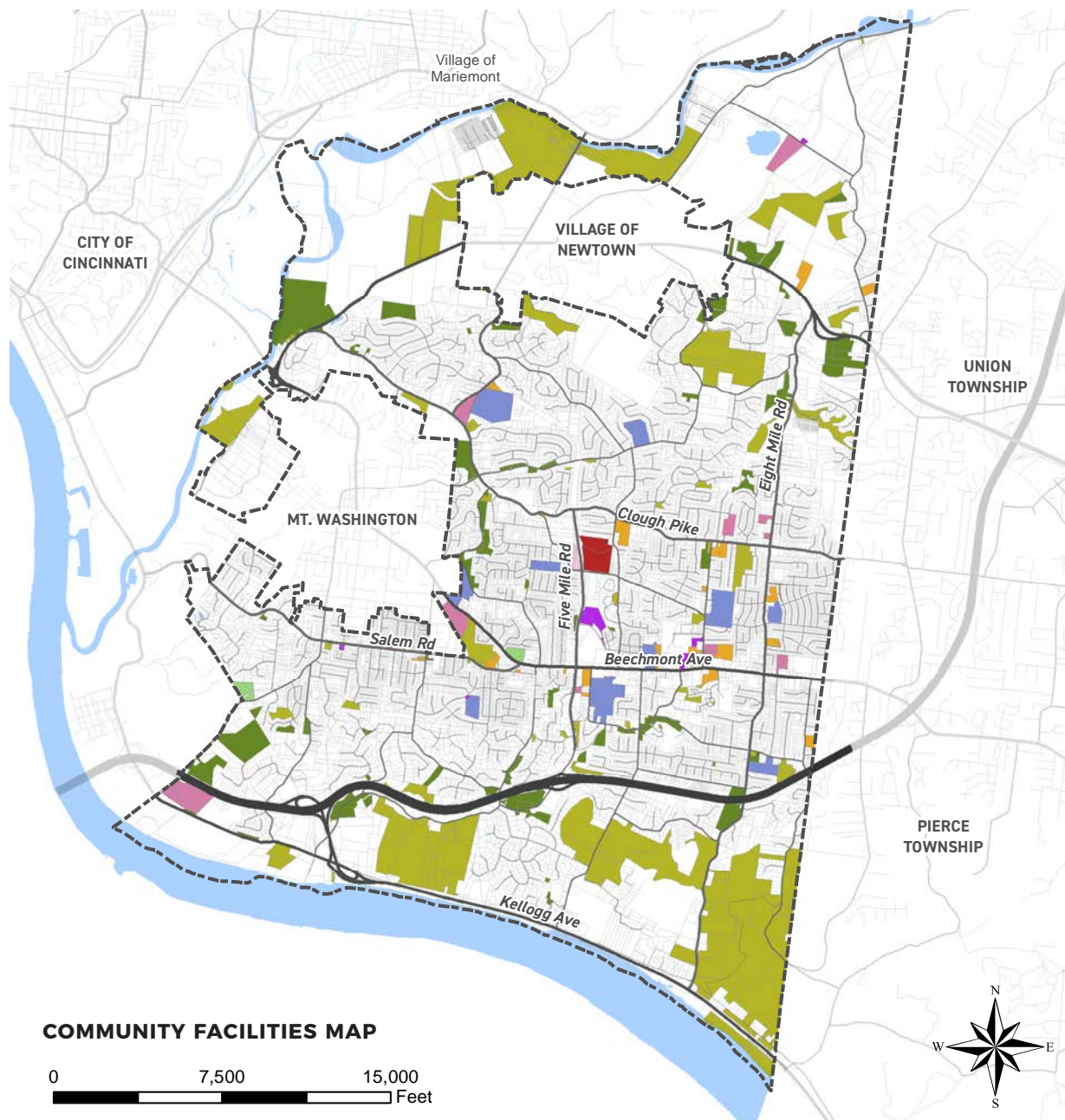
- > Beech Acres Park (26 acres)
- > Clear Creek Park (129 acres)
- > Juilfs Park (26 acres)
- > Kellogg Park (13.4 acres)
- > Laverty Park (9.2 acres)
- > Riverside Park (46 acres)
- > Veterans Park (12.1 acres)
- > W. M. Johnson Hills Park (136 acres)

The GPHC owns and operates three major regional parks within the Township:

- > Woodland Mound Park (984 acres)
- > Little Miami Golf Center (260 acres)
- > Withrow Nature Preserve (269 acres)



Anderson Township is known for its extensive trail network that connects to regional trail networks and community assets.



### COMMUNITY FACILITIES MAP

0 7,500 15,000  
Feet

Township Limits

Parcels

#### Community Facilities

Cemetery

Hospital

Library

Other Public or Institutional Use

Parks, Recreation, and Open Space

Religious Place of Worship

School

Township Greenspace

Township Property



## TOWNSHIP FACILITIES

**Anderson Center** is a state-of-the-art facility offering residents a place to not only take care of business but to also enjoy as a township amenity. It is a popular destination for entertainment, civic events and family gatherings. The facility provides a central location for Township residents and is home to Township government offices including Planning and Zoning, Fire and Rescue, Fiscal and Public Works. An attractive 223-seat theater is available for rental and is often used by local theater and music groups. Surrounding the facility, an interpretive nature trail links with the Five Mile Trail and Anderson Towne Center.

**Anderson's Senior Center** offers residents opportunities to learn, grow, socialize, and recreate. A growing number of activities at the Anderson Township Park District's RecPlex are also offered for seniors.

**The Heritage Center Arboretum**, owned by the Township and newly refurbished, is available to residents throughout the year for family reunions, holiday get-togethers, weddings, and other special events on a rental basis.

**The Ohio River Trail** is a proposed multimodal trail that will be 14 miles long, linking Cincinnati to Anderson Township and ends in the Village of New Richmond.

**Little Miami River Trail** was built using a federal Transportation Congestion Mitigation and Air Quality grant in 2015 and 2016. Regional efforts continue to try and connect it with the Ohio River trail.

**Bicentennial Green at Bauer Nature Preserve** is located at the corner of Clough Pike and Nagel Road, this 2 acre property is located next to an 8.2 acre property and is home to benches, gardens, and public art. The property was acquired in 1992 as part of the Anderson Township Greenspace program.

**Township Cemeteries** are maintained by the Public Works Department. Those cemeteries are Wolfangel Cemetery on Deaconsbench Court, the Asbury Cemetery on Forest Road, the Rose Hill Cemetery on SR 32, the Salem Methodist (Episcopal) Churchyard Cemetery at the corner

of Salem and Sutton Road, and the Bridges Cemetery, on Bridges Road near Clough Pike. Wolfangel cemetery is still active for burials and arrangements are made through the Public Works Department.

**Five Mile Trail** is one of the most popular paths in the township. It links the State Road-Five Mile Road area with Turpin High School and the Newtown Road area. In the past decade, the site has been home to thousands of walkers, joggers, strollers and bicyclists, plus a few 5K runs.

Since completion, the trail has enjoyed the addition of more parking and restrooms located at the trailhead on Newtown Road, connecting sidewalks along State, Clough, Hunley and Newtown roads with an access walkway to Lawyer Road, and the extension of the trail itself from State Road to the Anderson Towne Center.

The almost 2.5-mile path links several thousand homes to each other and with the Anderson Branch Library, Anderson HealthPlex, Anderson Hospital-Mercy Health, several schools, and provides easy walking access to Anderson Center and Anderson Towne Center. It has not only become the focus of the Anderson Trails network, but one of the most popular amenities in Anderson Township.






# FUTURE OUTLOOK AND NEEDS


As the Township grows and matures, there will be an increasing demand to maintain the high level of services that the Township provides. Expectations will also be high to preserve the


quality of neighborhoods, developments and natural areas. This requires diligent monitoring of the community and continued response to the needs of the citizens.

## INITIATIVES


### 9.1 Services and Amenities


**9.1.1**  Meet or exceed minimum standards for police, fire, and emergency medical services in staffing and response times while balancing the demand for affordable property taxes.


**9.1.2**  Identify opportunities to consolidate and improve efficiencies for community facilities and services.

**9.1.3**  Collaborate with law enforcement on programs that will improve safety in the community while also creating better methods of interaction with the citizens.


**9.1.4** Continue to implement best practices in the development approval process to make it as simple, efficient, and timely as possible.


**9.1.5**  Communicate township-wide planning efforts to encourage public participation.

**9.1.6**  Continue working with Hamilton County EMA to update the Township's Emergency Plan to enhance Disaster Preparedness


**9.1.7**  Continue to collaborate with community institutions, such as Forest Hills School District, to enhance the excellent school and educational opportunities.

**9.1.8** Continue to collaborate with parks and recreation organizations such as Anderson Park District and Great Parks of Hamilton County to promote and enhance the community and regional park systems.


**9.1.9**  Promote the Heritage Center Arboretum as a community asset and educational opportunity.


**9.1.10**  Identify ways the Township's operations and new developments can be more energy efficient.

### 9.2 Infrastructure

**9.2.1**  Develop infrastructure and programs that reduce the Township's carbon footprint.

**9.2.2** Support Hamilton County's water quality program and work with the Greater Cincinnati Water Works to ensure the continuation of a high-quality water distribution system.

**9.2.3**  Cooperate and coordinate with MSD, EPA, and the Hamilton County General Health District on sanitary sewer infrastructure deficiencies and encourage the reduction of on-site sanitary sewer systems, local treatment systems, and lift stations where feasible.

**9.2.4**  Support the development of state-of-the-art telecommunication systems and other technologies.

**9.2.5** Invest in and develop stormwater detention basin functionality strategies for both public and private stormwater detention basins.

**9.2.6** Identify and promote ways the Township's operations and new developments can be more energy efficient.



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# IMPLEMENTATION



## OVERVIEW

Each section of this plan identifies specific initiatives for the implementation of the goals and vision of that section. The implementation matrix highlights each of these initiatives and identifies who is responsible for implementation and the associated priority level.

### General implementation strategies

- > **Involve the Public** in Township affairs, whether it be input for the comprehensive plan or guidance on the design of a new development or public improvements.
- > **Cooperate with Regional Planning Efforts** as the Township is not an isolated community; what impacts the region, impacts the Township. The Township has and should continue to immerse themselves in regional plans and agencies.
- > **Zoning Administration** is one of the strategies in which the Township can take the lead and can implement policies and guidelines that will aid in the implementation of Township plans.
- > **Coordinate Public and Private Improvements** to help achieve certain goals. An example of this is the Township worked with the State to change a law in order to finance demolition on private property to assist in the redevelopment of the Anderson Towne Center.

- > **Citizen Volunteer Committees** have been formed as a way to involve the public in many of Anderson's top issues. These committees provide an outlet for community members to focus on specific issues to help guide Anderson's procedures and policies.

#### ANDERSON TOWNSHIP COMMITTEES

- > Board of Zoning Appeals
- > Economic Development Committee
- > Greater Anderson Township Betterment Commission
- > Greenspace Advisory Committee
- > Senior Center Advisory Committee
- > Tree Committee
- > Transportation Advisory Committee
- > Zoning Commission
- > WeTHRIVE! Anderson



# IMPLEMENTATION MATRIX

> **Immediate:** Initiate as soon as possible

> **Short Term:** 1-2 years

> **Medium Term:** 3-5 years

> **Long Term:** More than 5 years

## 2.0 Transportation

### 2.1 Partnership

CODE	INITIATIVE	TIMEFRAME
2.1.1	Coordinate with regional and state agencies on relevant transportation and connectivity efforts.	Ongoing
2.1.2	Advocate for regional planning efforts related to the Eastern Corridor, the Ohio River Trail, and the Little Miami Scenic Trail.	Ongoing
2.1.3	Partner with the Hamilton County Engineer's Office and the Ohio Department of Transportation (ODOT) to promote street connectivity as new development occurs and to improve existing arterials by integrating bicycle and pedestrian paths, such as Clough Pike, Salem Road, and Roundbottom Road.	Ongoing
2.1.4	Continue to partner with METRO to encourage residents to utilize public transportation and ensure convenient transit access; and seek additional partnering opportunities to promote multi-modal transportation options.	Immediate
2.1.5	Continue to partner with community organizations to implement mobility initiatives.	Ongoing

### 2.2 Alternative Transportation

CODE	INITIATIVE	TIMEFRAME
2.2.1	Encourage pedestrian amenities and safety improvements along the trails network and implement the recommendations of the Anderson Township Trails and Walkways Plan. Update the trails plan as needed.	Short-term
2.2.2	Educate and promote multi-modal transportation options including mass transit, ride share, walking, bicycling, and other methods that may arise.	Short-term
2.2.3	Install sidewalks on Beechmont Avenue where they currently do not exist to complete the pedestrian path along the corridor.	Medium-term
2.2.4	Continue development of pedestrian and bicycle connections between neighborhoods and parks, schools, amenities, and business districts.	Ongoing

## 2.3 Vehicular Roadway

CODE	INITIATIVE	TIMEFRAME
2.3.1	Maintain, monitor, and plan for Township streets and the overall road network (including sidewalks, trails, and bike lanes).	Ongoing
2.3.2	Continue long-term TIF forecasting for capital improvement projects.	Ongoing
2.3.3	Continue to advocate for the development of new road connections where needed, including the ANCOR Connector, to create new development areas, improve traffic flow, reduce congestion, or other similar reasons.	Long Term
2.3.4	Continue to implement the recommendations of the Clough Pike Corridor Study, Kellogg Gateway Study, and the Beechmont Plan.	Medium-term

## 2.4 Accessibility

CODE	INITIATIVE	TIMEFRAME
2.4.1	Support transportation improvements that are accessible to all.	Ongoing
2.4.2	Encourage the installation of Electric Vehicle Charging Stations throughout the Township. Monitor transportation advancements that may affect local traffic patterns or demands.	Short-term

# 3.0 Economic Vitality

## 3.1 Fiscal Health

CODE	INITIATIVE	TIMEFRAME
3.1.1	Continue long term financial projections while exploring additional revenue options to ensure the fiscal health of the Township.	Ongoing
3.1.2	Implement the goals and objectives of all Township adopted plans.	Ongoing
3.1.3	Continue to work with business owners, developers, brokers, and realtors to enhance and maintain relationships for the good of the Township.	Ongoing

### 3.2 Attraction and Promotion

CODE	INITIATIVE	TIMEFRAME
3.2.1	Attract and promote businesses and restaurants and encourage local entrepreneurial efforts in partnership with the Anderson Area Chamber of Commerce.	Ongoing
3.2.2	Support the expansion of nonresidential uses provided they are compatible with adjacent land uses.	Ongoing
3.2.3	Support local and regional economic development agencies and activities. Support the continuation of existing agricultural uses within the Township.	Ongoing
3.2.4	Encourage environmentally sustainable business practices that balance ecological concerns with social and economic goals.	Ongoing
3.2.5	Promote and support the development of a skilled workforce within the community.	Medium-term
3.2.6	Make Anderson Township a destination by looking for opportunities to enhance social interaction.	Short-term

## 4.0 Housing

### 4.1 Housing and Neighborhood

CODE	INITIATIVE	TIMEFRAME
4.1.1	Monitor the health of existing neighborhoods. Identify and prioritize where Township resources should be targeted to strengthen neighborhoods and improve current housing stock.	Medium-term
4.1.2	Encourage the development of a variety of housing options, at varying price points, to attract and retain a diverse population and that include open spaces, sidewalks, trails, and other neighborhood scale amenities.	Ongoing
4.1.3	Encourage the development and redevelopment of a variety of housing styles and densities in appropriate areas of the Township.	Ongoing
4.1.4	Engage local realtors, developers, and home builders for ideas for affordable housing incentives and programs.	Medium-term

## 4.2 Neighborhood Connectivity

CODE	INITIATIVE	TIMEFRAME
4.2.1	Improve pedestrian connectivity between the Beechmont corridor and adjacent residential areas.	Medium-term
4.2.2	Add streetscaping and sidewalks in neighborhoods that current lack them.	Medium-term

# 5.0 People

## 5.1 Community Attraction

CODE	INITIATIVE	TIMEFRAME
5.1.1	Promote the Township's vision in order to attract and retain new residents by creating videos, writing articles, or posting stories about local destinations showcasing diversity within the Township.	Short-term
5.1.2	Support the establishment of neighborhood services, preservation efforts, and activities that promote a sense of community.	Short-term

## 5.2 Community Service and Activity

CODE	INITIATIVE	TIMEFRAME
5.2.1	Provide public services and programmed activities that can cater to people of all ages and with all levels of abilities.	Short-term
5.2.2	Promote programs and partnerships with other agencies that will contribute to the health and wellness, community stewardship, spirituality, and education of the community.	Ongoing
5.2.3	Provide safe and easy access to amenities within the Township.	Ongoing



## 6.0 Quality of Place

### 6.1 Branding and Promotion

CODE	INITIATIVE	TIMEFRAME
6.1.1	Continue to promote and program the Township's historical resources, in conjunction with the Anderson Township Historical Society.	Ongoing
6.1.2	Implement and enhance gateway features that identify Anderson Township.	Medium-term

### 6.2 Recreational and Cultural

CODE	INITIATIVE	TIMEFRAME
6.2.1	Promote a variety of arts and cultural programs as well as the venues to encourage performances. Expand partnerships with park districts, Senior Center, visual arts organizations, schools, and other organizations.	Immediate
6.2.2	Promote year-round recreational opportunities and entertainment in the Ohio Riverfront Area.	Medium-term
6.2.3	Encourage new amenities and activities (i.e., walkable development, gathering spaces that will make Anderson a more attractive community for new businesses and residents.	Ongoing
6.2.4	Promote the development of new public art installations around the Township and implement the Anderson Township Public Art Master Plan recommendations.	Short-term
6.2.5	Create opportunities for 'third places' at both public and private properties, such as the Anderson Center, Towne Center, and Anderson Park District.	Medium-term
6.2.6	Balance the preservation of the Little Miami Riverfront as a natural resource while supporting recreational uses that have minimal impact on the scenic quality of the river.	Ongoing

### 6.3 Sustainability

CODE	INITIATIVE	TIMEFRAME
6.3.1	Educate Township residents and businesses about sustainable practices that are allowed including personal gardens, community gardens, accessory dwelling units, variety of housing types, and the installation of solar panels.	Immediate
6.3.2	Review and update the Township's Zoning Resolution, as needed, to promote the adaptive reuse of vacant retail or office buildings to other uses that may not have been previously considered.	Immediate

6.3.3 Incentivize energy efficient improvements through partnering with existing programs. Also look for ways to broaden reach of energy efficient incentives to rental properties and owners without ability to fully fund improvements up front.

Medium-term

## 7.0 Land Use and Development

### 7.1 Continuous Monitoring

CODE	INITIATIVE	TIMEFRAME
7.1.1	Develop area plans that address specific areas of the Township that need a more detailed analysis and evaluation.	Medium-term
7.1.2	Implement recommendations of the comprehensive plan and any area plans that may be developed.	Ongoing
7.1.3	Continue to evaluate and update this plan on a regular basis to ensure that it remains a current representation of the Township's vision and coordinates with regional planning efforts.	Medium-term
7.1.4	Review and update the Township's Zoning Resolution, as needed to ensure that it is up to date.	Ongoing
7.1.5	Balance land uses in a manner consistent with the economic and aesthetic priorities identified in this plan and other associated studies.	Ongoing

### 7.2 Preservation

CODE	INITIATIVE	TIMEFRAME
7.2.1	Encourage mixed use developments along primary commercial corridors that are also tied into the sidewalk, trail, and transit system.	Ongoing
7.2.2	Continue to undertake economic development activities to help fill any vacant storefronts and businesses.	Ongoing

### 7.3 Development

CODE	INITIATIVE	TIMEFRAME
7.3.1	Encourage mixed use developments along primary commercial corridors that are also tied into the sidewalk, trail, and transit system.	Medium-term
7.3.2	Continue to undertake economic development activities to help fill any vacant storefronts and businesses.	Ongoing

7.3.3	Incorporate residential uses, within the Beechmont corridor, to help provide the critical mass of population needed to support local and regional businesses in the Township.	Medium-term
7.3.4	Facilitate infrastructure enhancements in the ANCOR Area that will help increase economic development opportunities for the Township, while minimizing environmental impacts.	Medium-term
7.3.5	Balance land uses in a manner consistent with the economic and aesthetic priorities identified in this plan and other associated studies.	Ongoing
<b>7.4 Regional Coordination Initiatives</b>		
CODE	INITIATIVE	TIMEFRAME
7.4.1	Communicate and coordinate with neighboring communities to address mutual land use impacts.	Ongoing
7.4.2	Work with Hamilton County, the State of Ohio, and the federal government, as applicable, for road, infrastructure, and other improvements that will allow the Township to achieve the goals and objectives of this plan.	Ongoing

## 8.0 Natural and Environmental Resources

### 8.1 Natural Resources

CODE	INITIATIVE	TIMEFRAME
8.1.1	Consider the impact to natural land environmental resources with all planning efforts undertaken by the Township.	Ongoing
8.1.2	Update the zoning designations for the Riverfront and floodplain areas to ensure resource protection standards, hillside development, and floodplain regulations.	Immediate
8.1.3	Preserve and protect the natural and environmental resources found throughout the community including, but not limited to, water resources, trees, vegetation, hillsides, air quality, and other valuable resources.	Short-term
8.1.4	Preserve floodplain areas for safe flood control in accordance with local, state, and federal laws.	Ongoing

## 8.2 Green Development

CODE	INITIATIVE	TIMEFRAME
8.2.1	Allow for flexibility with developments to enable cluster designs that preserve existing hillsides, large stands of trees and vegetation, and other environmental features.	Ongoing
8.2.2	Encourage the preservation of open spaces and green spaces in new developments.	Ongoing
8.2.3	Encourage and support pervious/permeable parking lots to control flooding problems during severe rain events.	Short-term

## 8.3 Resiliency

CODE	INITIATIVE	TIMEFRAME
8.3.1	Encourage recycling and the safe use and appropriate disposal of solid waste and hazardous materials by all generators in the Township.	Ongoing
8.3.2	Continue to seek additional funding avenues and preservation techniques (e.g., conservation easements) that will allow for the permanent acquisition of land and buildings with significant natural resources beyond the Greenspace Program.	Short-term
8.3.3	Evaluate the Township's Greenspace Program to ensure that it is operating the best it can. Ensure that maintenance and donations are consistent with Greenspace priorities.	Short-term
8.3.4	Continue the Fall Planting Program for Street Trees – evaluate previous tree plantings to ensure effectiveness.	Ongoing
8.3.5	Recognize the ongoing impacts of climate change and take a proactive stance in mitigation efforts.	Immediate

# 9.0 Community Assets and Services

## 9.1 Services and Amenities

CODE	INITIATIVE	TIMEFRAME
9.1.1	Meet or exceed minimum standards for police, fire, and emergency medical services in staffing and response times while balancing the demand for affordable property taxes.	Ongoing
9.1.2	Identify opportunities to consolidate and improve efficiencies for community facilities and services.	Short-term



9.1.3	Collaborate with law enforcement on programs that will improve safety in the community while also creating better methods of interaction with the citizens.	Ongoing
9.1.4	Continue to implement best practices in the development approval process to make it as simple, efficient, and timely as possible.	Ongoing
9.1.5	Communicate township-wide planning efforts to encourage public participation.	Ongoing
9.1.6	Continue working with Hamilton County EMA to update the Township's Emergency Plan to enhance Disaster Preparedness	Ongoing
9.1.7	Continue to collaborate with community institutions, such as Forest Hills School District, to enhance the excellent school and educational opportunities.	Ongoing
9.1.8	Continue to collaborate with parks and recreation organizations such as Anderson Park District and Great Parks of Hamilton County to promote and enhance the community and regional park systems.	Ongoing
9.1.9	Promote the Heritage Center Arboretum as a community asset and educational opportunity.	Short-term
9.1.10	Identify ways the Township's operations and new developments can be more energy efficient.	Ongoing

## 9.2 Infrastructure

CODE	INITIATIVE	TIMEFRAME
9.2.1	Develop infrastructure and programs that reduce the Township's carbon footprint.	Medium-term
9.2.2	Support Hamilton County's water quality program and work with the Greater Cincinnati Water Works to ensure the continuation of a high-quality water distribution system.	Ongoing
9.2.3	Cooperate and coordinate with MSD, EPA, and the Hamilton County General Health District on sanitary sewer infrastructure deficiencies and encourage the reduction of on-site sanitary sewer systems, local treatment systems, and lift stations where feasible.	Ongoing
9.2.4	Support the development of state-of-the-art telecommunication systems and other technologies.	Medium-term
9.2.5	Invest in and develop stormwater detention basin functionality strategies for both public and private stormwater detention basins.	Short-term
9.2.6	Identify and promote ways the Township's operations and new developments can be more energy efficient.	Ongoing