

# Anderson Township

## 2016 COMPREHENSIVE PLAN

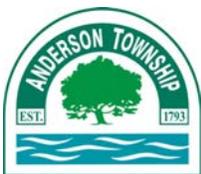
PUBLIC INPUT  
DRAFT

OCTOBER 11, 2016



**Anderson Tomorrow**

Shaping our Community for Future Generations



## A MESSAGE FROM THE STEERING TEAM

On behalf of the Anderson Tomorrow Steering Team, we present ideas, plans, and insights concerning the future of Anderson Township. This document incorporates input from many different sources including the public, Township staff, Steering Team members, market analysis studies and other data as well as stakeholder interviews. This plan process did not intend to result in a consensus document, but rather a collective set of recommendations for the future that will allow the Township to continue to be a premier community in the greater Cincinnati area.

Our township is unique in its proactive planning for projects and services. The exciting growth and development Anderson has experienced the past five years is a direct result of priorities set forth during this ongoing comprehensive planning process.

The 2016 Comprehensive Plan is both visionary and practical. It will serve as a guide for the next twenty years by providing the framework for a vibrant and safe multi-generational community. Guided by this plan, Anderson will continue to grow and evolve as a great place to live, where innovative businesses can thrive and residents enjoy cultural, educational, entertainment and recreational opportunities.

We are fortunate to live in a community that considers all its citizens valuable. Through the Anderson Tomorrow initiative, spanning over eight months, residents were invited to contribute, both in person and online. In-depth research studies determined concrete facts like demographics and trends, but individual insights were added for depth and context.

To encourage in-depth participation, a diverse group of residents, representing local businesses and organizations, worked together in monthly Steering Team meetings. To obtain residents' comments and suggestions, people were engaged using social media, web sites, and discussion meetings. The community as a whole was engaged using printed materials and local media outlets. The key to obtaining comments and feedback was the "What's Next" workshop. This meeting received the largest citizen turnout for any planning meeting ever held in Anderson Township. The information communicated through these efforts helped form the content and priorities for the plan.

We want to thank our consultants, Planning NEXT and McBride Dale Clarion and the hundreds of Anderson Township citizens who offered their time, ideas and participation in Anderson Tomorrow. We have come together to make Anderson Township the best it can be today —and even better tomorrow.

# ACKNOWLEDGMENTS

## STEERING TEAM

Elizabeth Barber  
Julie Bissinger  
Amy Broghamer  
Sandra Coleman  
Jeff Cowan  
Shane Deeds  
Catherine Di Biagio  
Clyde Dial  
Ron Edgerton  
Stephen Feagins  
Turpin Fischer  
Jennifer Flinchpaugh  
John (Jack) Gauche  
Aimee Goetz  
Julie Hein  
Mike Howard  
Jessica Hudson Bechtel  
Jason Kershner  
Pinky Kocoshis  
Ken Kushner  
Jon Lindy  
Brad McCombs  
Eric Miller  
Mike Mrozek  
Zach Peterson  
Michael Rimler  
Andy Smith  
Dee Stone  
Rick Toepfer  
Kathleen Wagoner  
Dominic Wolfer  
Anne Zimmerman  
Tom Zins

## TOWNSHIP STAFF

Paul Drury, AICP  
Steve Sievers, AICP  
Thomas Caruso  
Betty Cowan  
Jennifer Bakes (intern)  
Nathan Baker (intern)  
Sarah Donovan (intern)

## TOWNSHIP TRUSTEES

Andrew S. Pappas  
Dee Stone  
Joshua S. Gerth

## TOWNSHIP ADMINISTRATOR

Vicky Earhart

## TOWNSHIP FISCAL OFFICER

Kenneth G. Dietz

## CONSULTANTS

Planning NEXT  
McBride Dale Clarion  
DiSalvo Development Advisors, LLC.

# CONTENTS

- INTRODUCTION** ..... 1
  - Process
  - Vision and comprehensive plan goals
- TRANSPORTATION** ..... 10
  - Transportation Overview
  - Streets
  - Mass Transit
  - Non-Vehicular Transit
  - Future Outlook and Needs
  - Transportation Plan Initiatives
- ECONOMIC HEALTH** ..... 18
  - Economic Health Overview
  - Property Values and Tax Rates
  - Retail Market Conditions
  - Office Market Conditions
  - Future Outlook and Needs
  - Economic Health Plan Initiatives
- PEOPLE AND HOUSING** ..... 26
  - People and Housing Overview
  - Housing
  - Future Outlook and Needs
  - People and Housing Plan Initiatives
- QUALITY OF LIFE** ..... 34
  - Quality of Life Overview
  - Education
  - Parks and Recreation
  - Township Greenspace
  - Township Facilities
  - Future Outlook and Needs
  - Quality of Life Plan Initiatives
- LAND USE AND DEVELOPMENT** ..... 42
  - Land Use and Development Overview
  - Residential Uses
  - Commercial Uses
  - Industrial Uses
  - General Land Use
  - Institutional Land Uses
  - Transitional Land Uses
  - Incorporation of Other Planning Efforts
  - Future Outlook and Needs
  - Land Use and Development Plan Initiatives

**NATURAL AND ENVIRONMENTAL RESOURCES** ..... 55

- Natural and Environmental Resources Overview
- Water Resources
- Hillsides
- Future Outlook and Needs
- Natural and Environmental Plan Initiatives

**PUBLIC SERVICES** ..... 61

- Public Services Overview
- Public Safety
- Public Infrastructure
- Future Outlook and Needs
- Public Services and Facilities Plan Initiatives

**IMPLEMENTATION** ..... 69

1

# INTRODUCTION



## INTRODUCTION

Anderson Tomorrow was a process to update the Township's comprehensive plan. This update takes a strategic approach to updating the previous 2011 plan focusing on topics such as transportation, economic health, housing, quality of life and public facilities among others.

## BACKGROUND

With a large population of approximately of 43,500, Anderson Township is one of Ohio's largest and most progressive townships. In 2005, the Township adopted its first comprehensive plan to help guide officials in making decisions for the betterment of the community.

Sticking to its progressive planning efforts, the Township updated the plan for the first time in 2011. With the accomplishment of many of the initiatives laid out in the first update, this 2016 edition of the plan aims to ensure that it remains an actively used document.

## 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, recognizing that some visions cannot be achieved immediately but take years to accomplish.

Some planning efforts are localized, undertaken by the Township itself, while others are regional and involve the Township as a player in regional dynamics. The list of documents in the sidebar identifies an extensive sampling of some of the plans and processes that are utilized in combination with this plan.

## SUSTAINABILITY

The 2016 Plan omits the sustainability chapter that is found in the 2011 comprehensive plan. This was done to make sustainability throughout the plan. To call out the elements of sustainability, the use of the leaf symbol will identify the accompanying information as a statement of sustainability.

### HOW THIS PLAN IS ORGANIZED

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

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

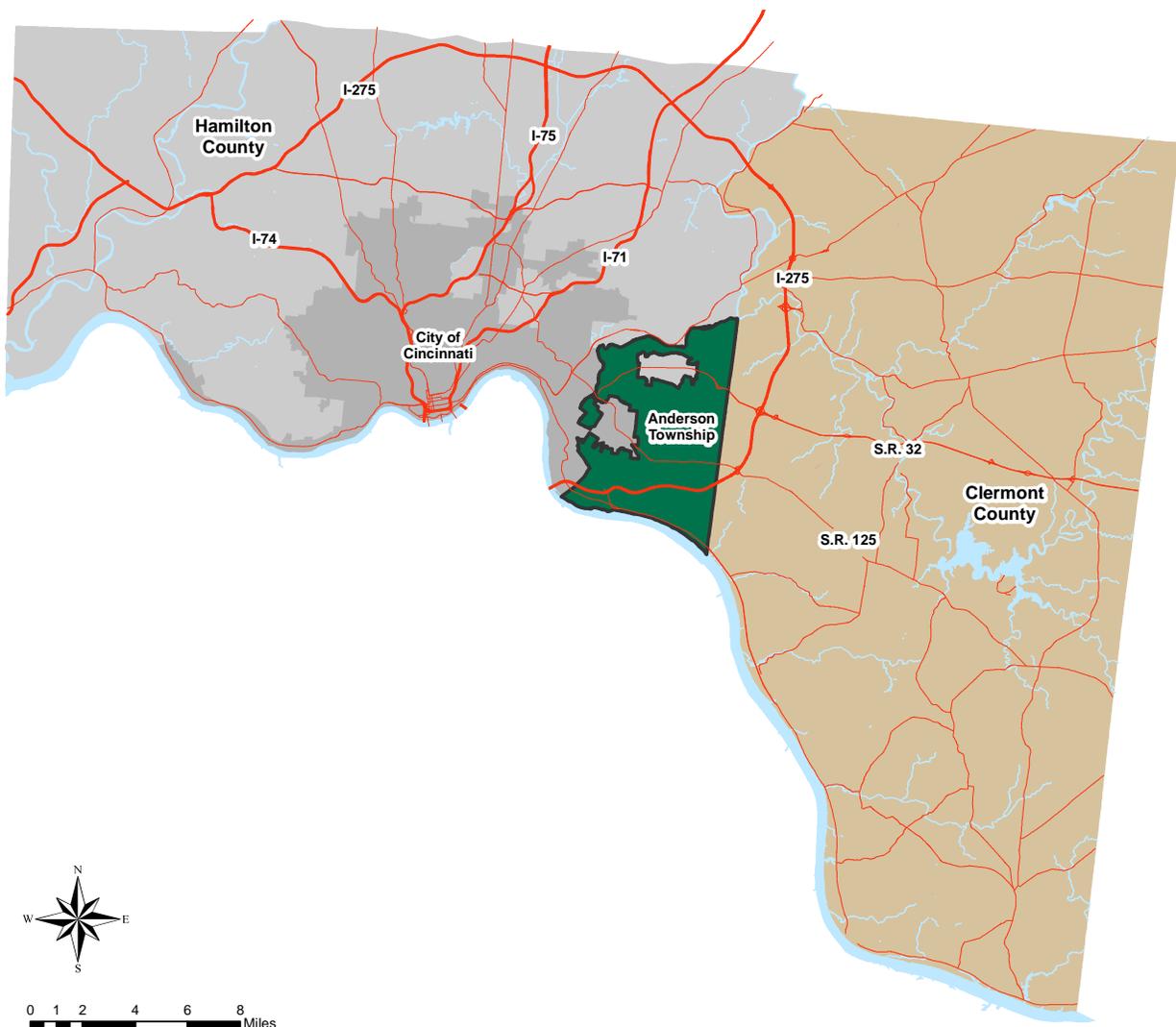
### RELATED PLANNING EFFORTS

- > ANCOR Area Plan
- > Ohio Riverfront Plan
- > Beechmont Plan
- > ANCOR Connector
- > Anderson Trails Update
- > Ohio River Trail
- > Little Miami Trail
- > Downtown Anderson Plan
- > Anderson Township Design Guidelines
- > Continuous Flow Intersection
- > Eastern Corridor Land Use Vision Plan and Multi-Modal Transportation Project
- > Hamilton County Thoroughfare Plan
- > Metropolitan Sewer District's Capital Improvements Plan
- > Clough Pike Business District

## MARKET ANALYSIS

A market analysis was completed for identification of general market conditions and a wide range of residential and commercial near-term (re)development opportunities in Anderson Township. The findings related to market opportunities should not be considered a directive on what type or quantity of development should occur, but rather a market reference for whatever future development is desired by the township and its residents.

During the course of work, a DDA representative met with the Anderson Township Economic Development Committee, and interviewed several local and regional residential and commercial brokers including, but not limited to, representatives of Coldwell Banker West Shell, HER Realtors, C-III Realty Services, and Equity. More than 50 rental housing leasing agents were contacted, of which a select group provided tenant mobility patterns.



# PROCESS

Anderson Tomorrow invited the citizens and anybody who cares about the Township to come together to think about what’s next for the community.

## PROCESS HIGHLIGHTS

1. A Comprehensive Plan Steering Team was formed, ensuring a broad representation of the community.
2. The Steering Team met on a regular basis to discuss and provide input and guidance on the planning process, background research and draft plan elements.
3. Stakeholder interviews were held to understand the interests of and gather input from various community representatives, regional agencies and other interest groups.
4. 130 people attended the “What’s Next?” workshop which gave anybody who cared about the Township a chance to provide ideas and input for all comprehensive plan elements.
5. 287 online survey responses were gathered via three online surveys focused on validating the Township’s vision and the two workshop activities; brainstorming and write the future headline for Anderson.
6. Social media updates, articles published in the Township newsletter and Anderson Insights, and emails from Township staff were all used during the process to keep the public informed and engaged. A project web address, [www.andersontomorrow.org](http://www.andersontomorrow.org) was created to link to the Township’s website, keeping all plan communications in one place.
7. The draft plan was reviewed by the Steering Team and the public for feedback and comments.
8. The plan will go through a formal adoption process.



# “Anderson Township is one of Ohio's Top Ten Family Friendly Communities”

- future headline by workshop participant



# “Anderson Blends Tradition with Planned, Successful Growth”

- future headline by workshop participant



## VISION

---

*Anderson Township continues to be one of the most desirable places to live and work in the Greater Cincinnati region. This desirability is an outgrowth of Anderson's history, geography, relationship to the greater metropolitan area, governance and services. The Township continues to be a vibrant community with quality lifestyle choices, valued public services and a strong business foundation that embraces involvement by its citizens who help set the course for the future.*

## 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 2016 Anderson Plan Update goals are divided into seven themes from the 2011 Anderson Plan Update. These goals, along with the vision statement were developed as part of the 2011 planning process and re-affirmed with the public as part of this 2016 plan update.

### TRANSPORTATION

- > 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 HEALTH

- > Anderson Township will have an expanded and diverse tax base with an increasing amount of land developed for a mixture of nonresidential uses with a focus on attracting new businesses and promoting existing businesses.

### PEOPLE AND HOUSING

- > The Township will be comprised of high-quality neighborhoods with diverse, well-maintained housing.
- > The Township should provide a variety of businesses and housing options to meet changing demographics and market demands.

### QUALITY OF LIFE

- > Residents 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 have 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. 

## LAND USE AND DEVELOPMENT

- > Anderson Township will be a well-planned community with a mixture of agricultural uses, residential neighborhoods, commercial centers, and an industrial base balanced with public uses, parks, and recreational uses.
- > The historical resources of Anderson Township will be protected for future generations. 
- > Anderson Township will continue to undertake detailed plans and studies related to specific topics or geographic areas of the community as necessary to adhere to the guidance and intent of this comprehensive plan.
- > Beechmont Avenue will be a viable and attractive destination for local residents and a regional destination for the larger community.
- > The ANCOR Area will continue to be the Township's target site for future non-retail economic development opportunities.
- > 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. 
- > The Ohio Riverfront will be a regional economic generator with a mixture of business activities focused on entertainment and river industries.

## NATURAL AND ENVIRONMENTAL RESOURCES

- > The vast natural and environmental resources of Anderson Township will be protected for future generations. 

## PUBLIC SERVICES AND FACILITIES

- > The Township will provide high-quality services in locations that are convenient and accessible to local 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.

*This page intentionally left blank...*

2

# TRANSPORTATION



## TRANSPORTATION OVERVIEW

The transportation network provides the routes to work, play, learn, worship, and communicate with friends, family, and neighbors. The 2016 Plan focuses on three major components of the transportation network—streets, mass transit, and non-vehicular transit (sidewalks and bike paths).

### GOALS

- > The transportation network will be a multi-modal system that will efficiently and effectively serve the residents and businesses.
- > The Township will be a community with a model sidewalk and bike system that connect 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 all 73 miles of county roads including Eight Mile Road, Clough Pike, Salem Road and 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):** oversees regional projects such as Ohio River Trail and Eastern Corridor Project

**Southwest Ohio Regional Transit Authority:** provides bus and other mass transit options



## STREETS

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

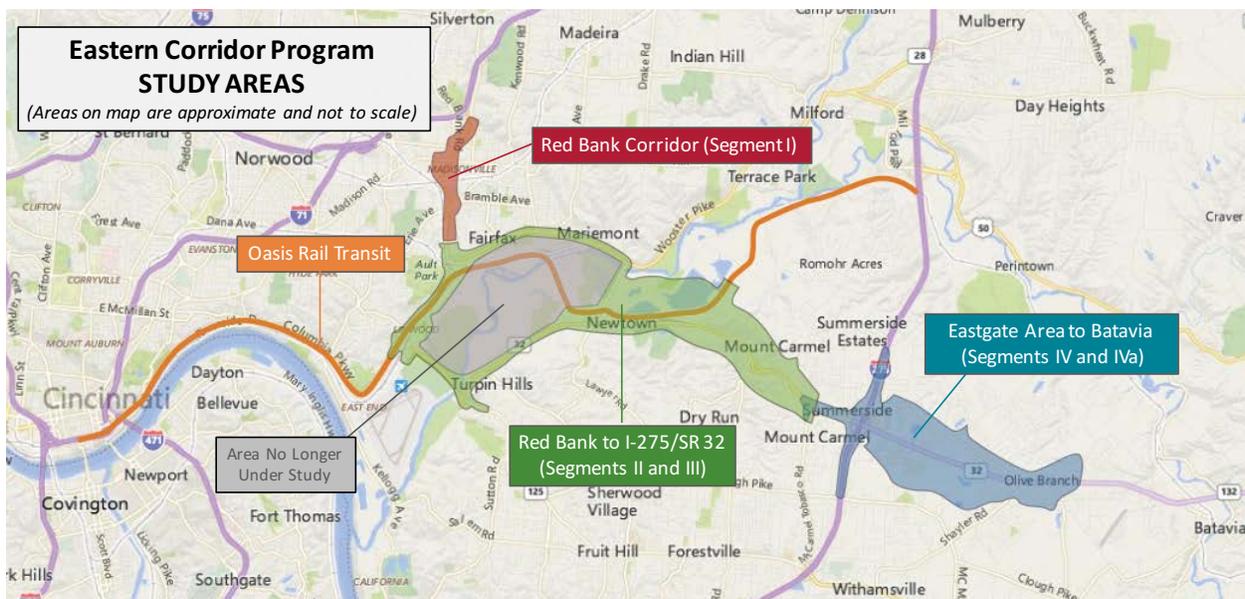
While not responsible for the county or state roads, the Township has been very effective at working with other agencies to improve the overall transportation network. Street-related improvements that have occurred because the Township continues to be proactive in pursuing improvements that will benefit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

- > Improving traffic safety along Beechmont Avenue with address signs and the implementation of access management improvements.
- > Working closely with the Hamilton County Engineers Office and ODOT to finalize the design and build the Continuous Flow Intersection (CFI) at Beechmont Avenue and Five Mile Road to help increase traffic flow through this heavily traveled intersection.
- > 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.
- > Corridor improvements on Clough Pike and Salem Road.

### 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 Beechmont Avenue and Clough Pike.



### EASTERN CORRIDOR PROGRAM STUDY AREAS

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

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

## MASS TRANSIT

Mass transit in Anderson Township primarily takes the form of the Southwest Ohio Regional Transit Authority's (SORTA) METRO bus service. The METRO bus service provides cost-effective transportation from the Township to downtown Cincinnati and to other areas of the region. Anderson Township has some of the highest ridership numbers for the METRO bus system.

Based on the extensive METROMoves planning process in the early 2000's, the Township developed the new transit hub at the Anderson Center Station (shown below). This new transit hub replaced several temporary park and ride lots in the nearby vicinity.

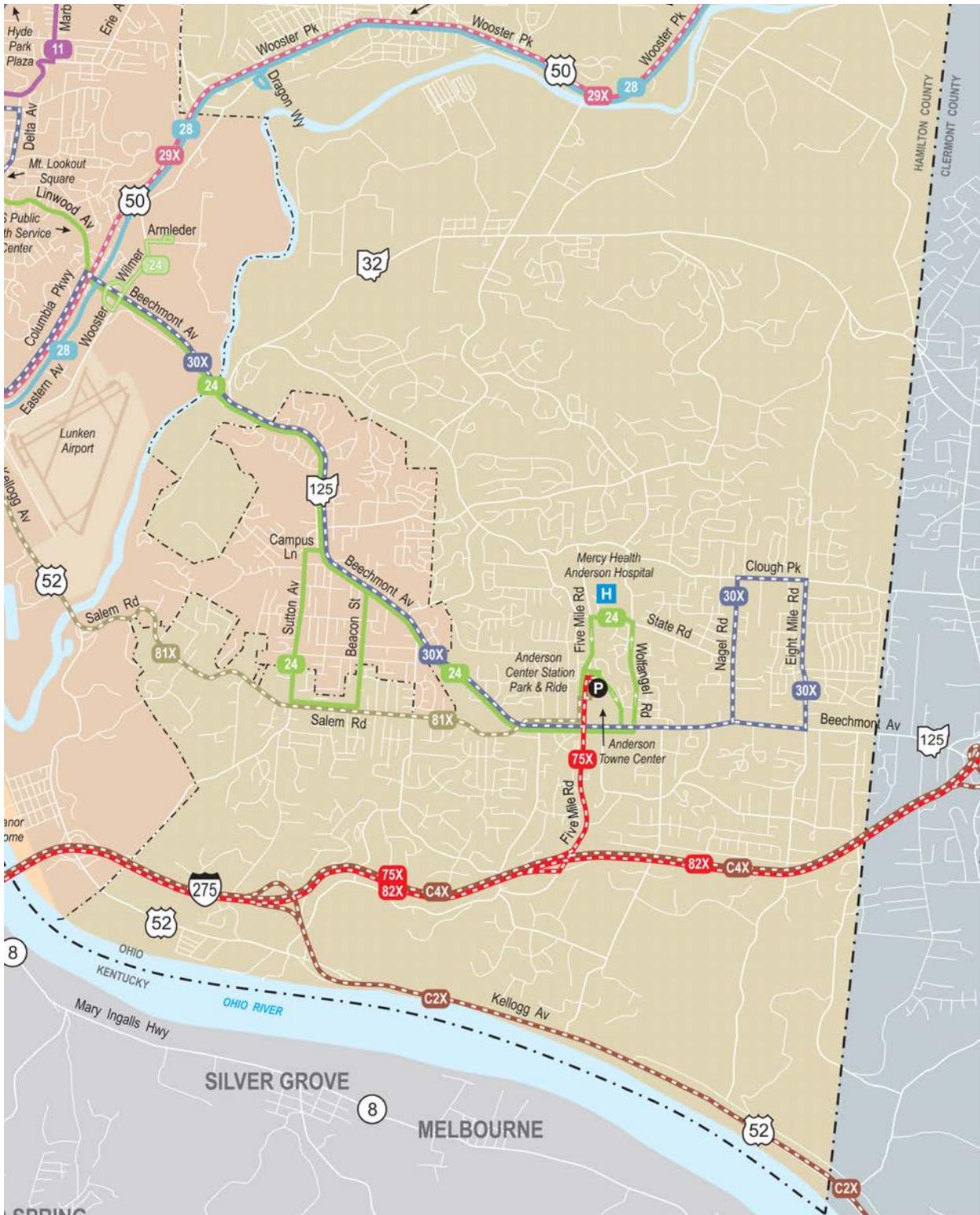
Currently passenger rail service is not available within Anderson Township or the greater region, however there are discussions regarding a unique opportunity for mass transit. Running through Newtown and the Township's northern areas is the proposed Oasis Line. The potential conversion of the Oasis Line into light rail or passenger rail could be a tremendous asset for the community.



*Each day over 250 Anderson residents ride the SORTA buses into downtown Cincinnati and other locations within the region.*



*Anderson Center Station provides Township residents easy and convenient access 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)



## NON-VEHICULAR TRANSIT

Walking and biking are popular forms of active transportation and recreation in the Township. Since the Anderson Trails Plan was developed in 1998, over 20 miles of sidewalks and trails have been built, including 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 tool for sidewalks and trails in Anderson Township is the Anderson Trails Plan, which 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, etc. The most recent Trails/Walkways Plan update was completed in 2013.

The Township has worked with developers to encourage connections outside of a development through flexible zoning or zoning incentives for the new connections. The Anderson Trails program is effective for creating an alternative form of transportation for the largest number of residents.

The Township has also been involved in expanding regional trail projects including those featured below:

### WHAT WE HEARD

While not necessarily providing means of transportation, unpaved trails are a highly valued amenity by the community. Currently there are unpaved trails in Woodland Mound Park and the Withrow Nature Preserve, as well as in some Greenspace parcels, but there is still a desire for a larger unpaved trail system. Unpaved trails are easier on walkers or joggers, but are also more natural and often fit with the surrounding areas. The Township continues to look at creating some unpaved trails along the Little Miami River, as this is the last natural area of the Township with minimum development. Such plans may fit in with the long-term acquisition of properties for green space, parks, or as part of a planned development where the river corridor is preserved indefinitely.



### THE OHIO RIVER TRAIL

The Ohio River Trail is an approximately 14 mile multi-use trail that will run along the Ohio River (through Anderson Township), connecting the trails near Lunken Airport (City of Cincinnati) with the Village of New Richmond to the east. A 1.4 mile section of the trail has been built from the Cincinnati City limit at Sutton Road to Five Mile Road. Preliminary engineering is underway to complete the trail to the Clermont County border.



### 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, entering the Township at Newtown Road and Wooster Pike. This trail has been constructed from the Great Parks of Hamilton County Little Miami Golf Center to a new trailhead just east of the Beechmont Ave/ SR32 interchange. Regional engineering is being conducted to construct a bridge across the Little Miami River to connect this trail to the trails at Lunken Airport, which will then connect the Ohio River Trail.



## FUTURE OUTLOOK AND NEEDS

As Anderson Township approaches full build-out, new street construction will be less common and the Township's focus will need to be on maintaining the current street network and encouraging use of mass transit and non-vehicular transit options. Further focus will be necessary to mitigate traffic congestion, access and general traffic flow issues along Beechmont Avenue and the speed of traffic in some residential neighborhoods. Future transportation planning should involve the identification of specific problem streets beyond the major thoroughfares, and prioritization of their importance when implementing solutions.

Lack of street connectivity is an issue due to 1) subdivisions consisting of a series of cul-de-sacs with only one access point to a major roadway, and 2) isolation from being surrounded by rivers on three sides of the community. The Township should work with developers, where possible, to minimize the number of cul-de-sacs in any new development 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, the Township will continue to benefit from collaboration in planning efforts with the county, state, SORTA, and OKI in the creation of appropriate transportation connections.

The Township should also take a stronger role in educating people about the use of mass transportation and how non-vehicular transportation are effective methods for reducing traffic 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 system. The Township will continue to actively be engaged in the support of mass transit.

## TRANSPORTATION INITIATIVES

**2.1 Update the Anderson Trails Plan. Prioritize projects for pedestrians and bicyclists within the Township.**

**2.2 Coordinate with regional and state agencies. Advocate for regional planning efforts related to the Eastern Corridor, the Ohio River Trail, and Little Miami Trail.**

**2.3 Encourage pedestrian amenities and safety improvements along the trails network.**

**2.4 Monitor traffic congestion in the Township. Partner with Hamilton County and ODOT to promote street connectivity as new development occurs.**

**2.5 Educate about and promote multi-modal transportation options including mass transit, walking and bicycling.** 

**2.6 Maintain, operate and plan for local streets and the overall road network.**

**2.7 Continue long term TIF forecasting for capital improvement projects.**

- 2.8** Continue to advocate for the development of new road connections. Including the ANCOR Connector and improvements to existing arterials, such as Clough Pike, Salem Road, and Roundbottom Road and integrate bicycle and pedestrian trails within such projects.
  
- 2.9** Continue to Implement the Safe Routes to School Plan.
  
- 2.10** Support transportation improvements that are accessible to all.
  
- 2.11** Install a dedicated bike lane and sidewalks on Beechmont Avenue.

3

# ECONOMIC HEALTH



## ECONOMIC HEALTH OVERVIEW

Economic evaluation for the 2016 Plan included examining the Township's tax revenue sources, comparing the ratio of total residential values to total nonresidential with similar Ohio townships and conducting retail and office market studies of Anderson's Commercial Trade Area.

### GOAL

- > The Township will have an expanded and diverse tax base with an increasing amount of land developed for a mixture of nonresidential uses with a focus on attracting new businesses and promoting existing businesses.

#### WHAT ANDERSON TOWNSHIP HAS TO OFFER BUSINESSES

- > Easy access to the regional and federal interstate system
- > No income taxes (townships in Ohio cannot currently collect income taxes)
- > Relatively low property tax rates as compared to other townships in Hamilton County



Economic development is important to townships because it brings in new tax revenues and has less impact on services and facilities, such as the school system, than residential land uses.

This effect occurs because the largest source of funding for services in Ohio townships is the property tax levied upon real property, specifically homes, land, and buildings.

## PROPERTY VALUE AND TAX RATES

The following tables represent a summary of the economic analysis performed for the 2016 Anderson Plan Update.

### COMPARISON OF PROPERTY VALUATION

Township		2005	2009	2015	% Change (2009-2015)
Anderson	Residential	\$1,070,829,090	\$1,136,147,000	\$1,090,921,700	-4%
	Nonresidential	\$99,084,230	\$97,501,720	\$90,952,000	-7%
Green	Residential	\$1,068,705,690	\$1,059,141,030	\$911,539,770	-14%
	Nonresidential	\$98,407,310	\$101,405,970	\$97,930,760	-3%
Colerain	Residential	\$1,010,368,020	\$1,017,620,830	\$859,094,040	-16%
	Nonresidential	\$215,559,930	\$229,484,930	\$198,164,000	-14%
Sycamore	Residential	\$438,809,960	\$460,509,520	\$439,302,780	-5%
	Nonresidential	\$202,530,350	\$226,683,840	\$202,025,880	-11%
Springfield	Residential	\$599,628,240	\$602,542,980	\$483,094,940	-20%
	Nonresidential	\$67,074,840	\$65,571,520	\$55,299,580	-16%

*This table illustrates changes in Hamilton County Auditor's valuation of residential and nonresidential properties has changed from 2005 to 2009 to 2015 for five of Hamilton County's larger, more developed townships. All the surveyed townships saw a decrease in valuation for both residential and nonresidential valuation from 2009 to 2015. Anderson, though, saw the least amount of decrease in residential valuation and the second lowest decrease in nonresidential valuation which seems to speak to the strength of both the residential and nonresidential market in the Township.*

### 2016 EFFECTIVE TAX RATE COMPARISON

Township	School District	Residential or Agricultural Rate	Commercial or Industrial Rate
Green	Oak Hills	65.0 mills	70.0 mills
Colerain	Northwest	70.5 mills	80.4 mills
Anderson	Forest Hills	71.4 mills	90.2 mills
Delhi	Oak Hills	74.7 mills	80.0 mills
Anderson	Cincinnati	75.0 mills	90.9 mills
Springfield	Princeton	80.0 mills	93.8 mills
Colerain	Mt. Healthy	84.0 mills	90.4 mills
Springfield	Winton Woods	96.4 mills	111.0 mills
Sycamore	Cincinnati	70.0 mills	82.0 mills
Sycamore	Deer Park	71.5 mills	82.0 mills
Sycamore	Reading	72.0 mills	94.5 mills
Sycamore	Princeton	63.7 mills	78.1 mills

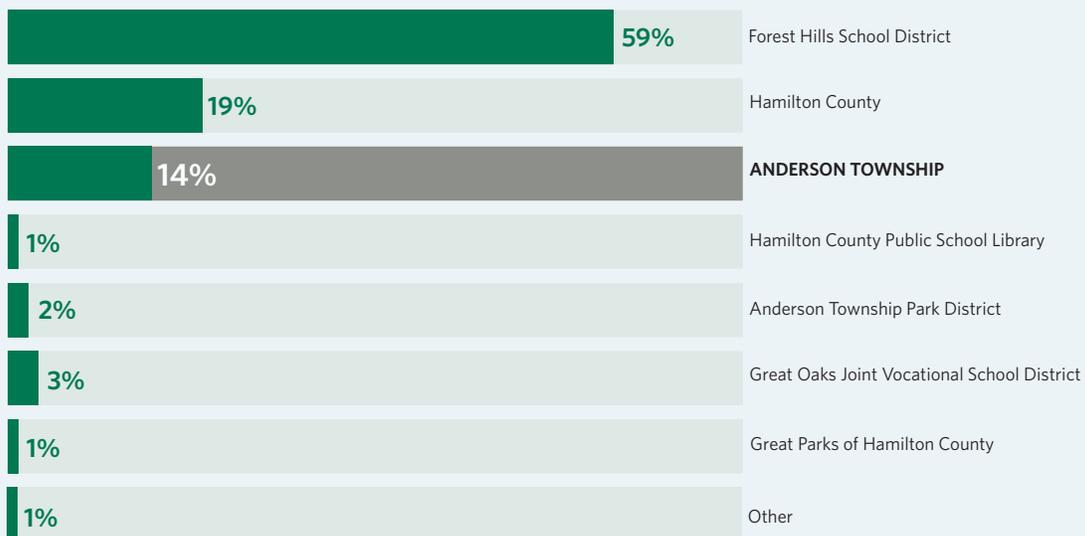
*This table shows a comparison of effective tax rates (the tax rate on your tax bill) of Hamilton County's five largest townships. For townships that have multiple school districts within the jurisdiction, this plan highlights the highest and lowest effective tax rates in the Township. Townships aim 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 83% (63% property tax + 19% Tax Incremental Financing) 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 being cut by the state of Ohio.

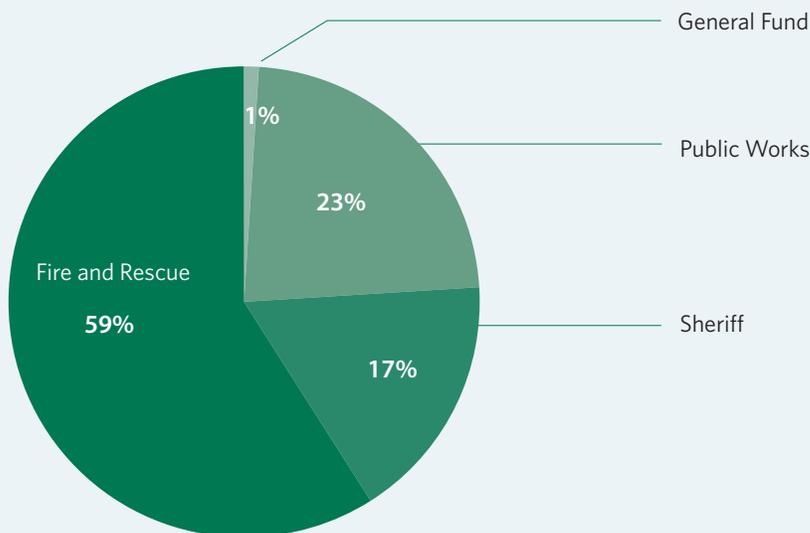
Between 2006 and 2013, the general fund revenues averaged \$4.7 million. In 2014-2015, the average dropped to \$1.7 million. The Township is currently examining strategies to overcome these budget constraints in order to continue many of the Township services and quality of life offerings that residents have come to expect.

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



*\* 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.*

### WHAT ANDERSON TOWNSHIP'S TAX REVENUE FUNDS



*\* 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.*

## RETAIL MARKET CONDITIONS

In the Market Study performed for the 2016 Plan, a total of 2.1 million square feet of for-lease retail space was identified in Anderson Township's Commercial Trade Area (CTA).

The CTA is the specific geographic area, as determined during the course of analysis, which contains commercial space likely to be considered as an alternative to commercial space within the study area. The CTA generally represents a 10-minute drive time area from Anderson Towne Center. Specifically, the CTA is bounded by the Little Miami River to the north; Hamilton/Clermont County limits and Interstate 275 to the east; and the Ohio River to the south and west.

Most consumers of retail within Anderson Township are also expected to originate from this area.

The current vacancy rate for retail space is 8.6%. This is considered a relatively low vacancy rate indicative of a strong retail market.

The following tables summarize the findings of the retail market conditions in Anderson Township, indicating a demand for new retail, restaurants and a modest amount of office space within the next five years.

### FOR-LEASE RETAIL SPACE INVENTORY, VACANCY AND LEASE RATES, JUNE 2016

	Number of Buildings	Total Square Feet (SF)		Vacancy Rate	Triple Net Per SF
		Inventory	Vacant		Asking Rate
5,000 to 14,999	87	715,054	62,390	8.7%	\$12.50 - \$24.00
15,000 to 24,999	12	227,954	12,937	5.7%	\$10.00
25,000 to 49,999	3	95,938	16,239	16.9%	\$16.00 - \$18.00
50,000 to 99,999	4	245,381	28,624	11.7%	Negotiable
100,000 to 200,000	5	653,706	56,206	8.6%	\$10.00 - \$12.00
200,000+	1	203,545*	8,019	3.9%	Negotiable
<b>Total</b>	<b>112</b>	<b>2,141,578</b>	<b>184,415</b>	<b>8.6%</b>	<b>\$10.00 - \$24.00</b>

*\*Additional 102,216 square feet under construction at Anderson  
Source: Xceligent, Coldwell Banker West Shell and DDA*

### RETAIL ANALYSIS BY INDUSTRY REPRESENTATION

Significantly Under-Represented	Under-Represented	Slightly Under-Represented	Adequately Accommodated	Saturated
Full-Service Sit-Down Restaurants	Health & Personal Care Stores	Shoe stores	Grocery Stores	Casual/Fast Food
Clothing Stores	Book, Periodical & Music Stores	Jewelry, Luggage & Leather Goods Stores	Florists	Specialty Food Stores
New furniture and home furnishings	Electronics	Taverns/Brew Pubs	Other General Merchandise Stores	Office Supplies
	Sporting Goods			Beer, Wine & Liquor Sales

## KEY FINDINGS

Based on the Market Study, there is a demand for new retail, restaurants and a modest amount of office space within the next five years. The table to the right highlights the square footage demand over the next five years for each of these uses.

The commercial demand projections assume marketable sites in vibrant environments of Anderson Township that include

- > Ample market exposure
- > Ease of access
- > Proximate food and convenience retail (office users)
- > Proximate retail clusters (retailers)

Much of the newer retail development in Anderson Township has been replacement of outdated retail centers. A continuation of this redevelopment trend is expected since a portion of the retail base is older and functionally obsolete.

## WHAT WE HEARD

The most frequent comments from the community on the topic of economics 1) recognized the need for a balanced tax base to help alleviate financial burden on the residents and 2) expressed a desire for a more diverse tax base. Anderson residents hope for more diverse job opportunities, shopping, restaurants and entertainment choices.

### IMPLICATIONS FOR PLANNING

- > There should be an effort to maintain the lowest tax rates possible while maintaining a high level of services.
- > A general analysis of potential revenues that could be generated if all nonresidential land were developed demonstrates that a complete balance of the tax base is unlikely. The most balanced scenario would have nonresidential uses providing 10% to 15% of the tax base.

- > A desired increase in housing values complicates the potential for a balanced tax base. Higher home values result in higher taxes for homeowners.
- > While many residents would like to see lower taxes, since there is no payroll tax in Anderson Township, the effective residential property tax rate is much lower than in most comparably sized townships: some 18 percent lower than Delhi Township, 29 percent lower than Colerain Township, and 54 percent lower than Springfield Township.

This analysis is intended to illustrate that Anderson Township, and large townships in general, have revenues that are largely funded by residential uses and that this is a trend that will most likely continue into the future.

## OFFICE MARKET CONDITIONS

A total of 1.2 million square feet of for-lease office space was identified in the CTA. The overall vacancy rate for office space is low at 8.6 %, the same vacancy rate as the retail space, indicating space in the market for new office development. However, redevelopment of vacant offices should be considered before new office development occurs.

The following table summarizes the findings of the office market conditions in Anderson Township, indicating a demand for new retail, restaurants and a modest amount of office space within the next five years.

### FOR-LEASE OFFICE SPACE INVENTORY, VACANCY AND LEASE RATES, JUNE 2016

Building Size (SF)	Number of Buildings	Total Square Feet (SF)		Vacancy Rate	Lease Rate Per SF
		Inventory	Vacant		Asking Rate
5,000 to 14,999	29	245,049	39,183	16.0%	\$11.00 FG; \$15.95 - \$25.00*
15,000 to 24,999	6	116,290	13,540	11.6%	\$12.00 to \$16.00 FG
25,000 to 49,999	6	236,709	33,000	13.9%	\$11.00 FS; \$17.95 Net*
50,000 to 99,999	4	279,104	14,739	5.3%	\$14.75 - \$17.75 NNN*
100,000 to 200,000	-	-	-	-	-
200,000+	1	300,000	1,115	0.4%	\$18.00 NNN
<b>Total</b>	<b>46</b>	<b>1,177,152</b>	<b>101,577</b>	<b>8.6%</b>	<b>\$11.00 - \$25.00*</b>

\*Denotes rate for medical office space

FG- Full Service Gross; NNN - Triple Net

### MARKET-SUPPORTED OFFICE SPACE, ANDERSON TOWNSHIP, OHIO

Commercial Type	Five-Year Demand (Sq Ft)
<b>Retail</b>	
Retail Space	245,500*
Full-Service Restaurants/Taverns	50,000
<b>Office Space</b>	
Non-Medical	30,000
Medical	33,000*
<b>Total Commercial Space</b>	<b>358,500</b>

\*Amount does not include retail space under construction at Anderson Towne Center.

\*Amount does not include office space under construction at Al Neyer's medical office building at 7681 Beechmont Avenue

### KEY FINDINGS

Medical office space outperforming general (non-medical) office space

- > Medical offices represent 70% of the area's office building inventory.
- > The vacancy rate among medical office space is 6.1% compared to 14.4% among general office space.
- > Much of the vacant non-medical office space is considered Class C. Class C buildings are generally older, less functional office buildings, often in less desirable locations relative to the needs of major tenant sectors in the marketplace.

There is a lack of Class A non-medical office space in Anderson Township. Class A buildings tend to be newer with modern amenities and are ideally situated relative to the needs of major tenant sectors in the marketplace (i.e. near restaurants and other community amenities). Rents tend to be among the top 30% to 40% of the office market. Building services are characterized by above average maintenance, management and upkeep.

A surplus exists among smaller office buildings of less than 15,000 square feet.

## FUTURE OUTLOOK AND NEEDS

Economic development and the overall health of the economy are among the top issues for the future of Anderson Township. Many residents work in the City of Cincinnati and pay taxes to the City on top of the real estate taxes that go to the County, public schools, park districts and the Township. The Township has made strides to plan for future nonresidential areas including the ANCOR Area, Ohio Riverfront and along Beechmont Avenue. However, the ANCOR Area, Ohio Riverfront development will not change residential tax share dramatically. All of these areas have the potential to increase the nonresidential tax base within the Township, but issues with environmental constraints and infrastructure access need to be addressed in order to capitalize on these planned areas.

Anderson Township has a township-wide tax increment financing district (TIF), which was

adopted in 1994 for under utilized or undeveloped 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 business and industrial areas.

Anderson Township has long promoted economic development activities with support of the local and regional chambers of commerce and the establishment of an active Anderson Township Economic Development Committee in 2008. The Chamber is involved with business networking and support. The Township fosters these efforts to advance the Chamber's goals. The following initiatives have been developed by township staff and the Anderson Township Economic Development Committee.

## ECONOMIC HEALTH PLAN INITIATIVES

- 3.1 Encourage new amenities (i.e. walkable development) that will make Anderson a more attractive community for new businesses and residents.**
- 3.2 Continue long term financial projections while exploring additional revenue options to ensure the fiscal health of the Township.**
- 3.3 Attract and promote local, non-chain businesses and restaurants, and encourage local entrepreneurial efforts.**
- 3.4 Implement the goals and objectives of the Ohio Riverfront Area Plan.**
- 3.5 Support the expansion of nonresidential uses provided they are compatible with adjacent land uses and are designed to respect the environment.**
- 3.6 Support local and regional economic development agencies and activities, such as Regional Economic Development Initiative (REDI) Cincinnati, Hamilton County Development Co. (HCDC), etc.**
- 3.7 Support the continuation of existing agricultural uses within the Township.**
- 3.8 Encourage environmentally sustainable business practices that balance ecological concerns with social and economic goals.** 

4

---

# PEOPLE AND HOUSING



## PEOPLE AND HOUSING OVERVIEW

This chapter summarizes the demographic profile of Anderson Township's population and provides a general analysis of recent trends and conditions. Understanding how population demographics are changing is a key component to planning for housing and the increased housing options these trends are creating.

### GOALS

- > The Township will be comprised of high-quality neighborhoods with diverse, well-maintained housing.
- > The Township should provide a variety of businesses and housing options to meet changing demographics and market demand.

#### ANDERSON TOWNSHIP NEIGHBORHOODS

- > Beautiful homes situated on rolling hills, in landscaped subdivisions and on large green wooded estates
- > While 85% of residences in Anderson are single family homes, there are also apartments and townhomes
- > Anderson is consistently recognized for being a community of choice in Greater Cincinnati.



## SLOWER GROWTH

Over the last 50 years, Anderson Township has witnessed a continuous increase in new residents, unlike many of the surrounding communities or Hamilton County as a whole. However, as time progressed, the rate of growth has decreased. This slowing growth can be attributed to the continued outward growth of the region as well as to the diminishing amount of available land.

### PLATEAUING POPULATION

- > Anderson Township grew by 15,000 new residents from 1970 - 2000, its fastest growth period to date.
- > From 2000 - today, there has been a slight decline in residents (approximately 300 fewer residents).

### REGIONAL GROWTH, COUNTY DECLINE

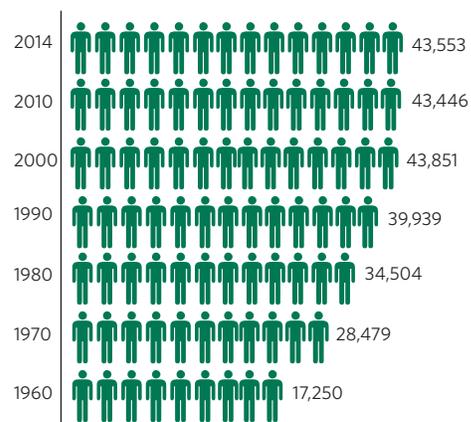
- > By 2040, eight counties in the Ohio-Kentucky-Indiana region are forecasted to grow by 11 percent, or 200,000 residents.
- > Hamilton County is forecasted to shrink by 2 percent, or 17,000 residents.

### DECLINE IN THE PRINCIPAL CITY

- > Cincinnati's population has decreased by 10 percent since 2000, a decrease of more than 30,000 residents.

### POPULATION CHANGE - 1960-2014

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



Source: Census.gov 2000 Decennial Census and 2014 5-year American Community Survey data

## 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.
- > From 2000 to 2014, the median age in Anderson rose from 38.5 to 42.2 years of age.

### BABY-BOOMERS

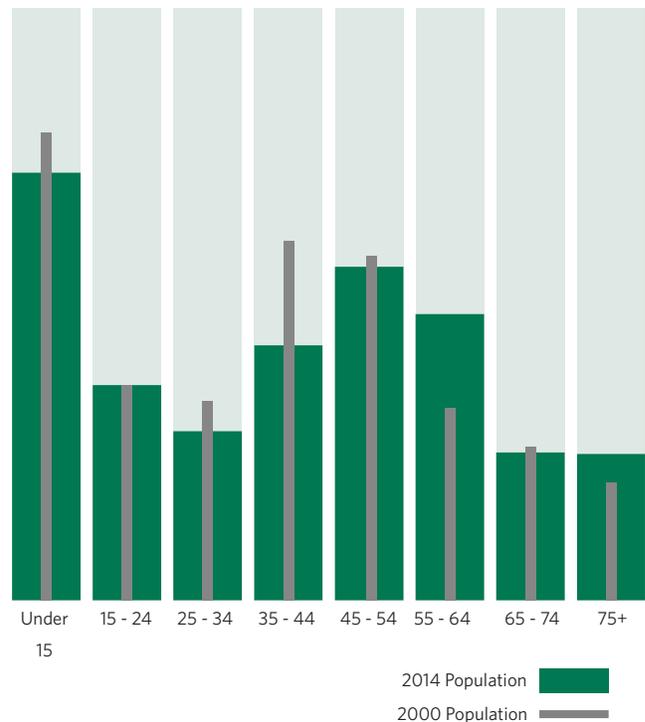
- > The fastest growing age cohort is between 55 and 64 years of age.
- > More than 2,000 additional residents are approaching retirement age and 15 percent of the total population is now over the retirement age, up from 12 percent of the total population in 2000.

### PRIME WORKING AGE

- > The number of residents of prime working age (25 to 44 year-olds) is rapidly decreasing.
- > 35 to 44 year-olds: The Township and County experienced a 28% decrease of this age cohort from 2000-2014, while the state saw only a 20% decrease. This translates to more than 2,000 fewer residents in this age group in Anderson Township today.
- > 25 to 34 year-olds: From 2000-2014, the Township's population of 25-30 year-olds decreased by 9% while the county and state populations each decreased by only 4% for this age group. Anderson Township has nearly 300 fewer residents in this age group today than in 2000.

## ANDERSON AGE COHORT CHANGE - 2000-2014

Anderson's total population by age cohorts in 2000 and 2014.



Source: Census.gov 2000 Decennial Census and 2014 5-year American Community Survey data

## WHAT WE HEARD

There is a perception of a lack of housing opportunities for older adults who may be looking for options other than a large home on a large lot. Many residents have voiced a desire to be able to find a comfortable, smaller home requiring less maintenance.

### IMPLICATIONS FOR PLANNING

As the millennial generation moves out of their parents homes and into the workforce, they tend to be looking for a variety of rental housing options in urban areas. In turn, baby boomers are increasingly choosing to downsize into smaller homes and are often choosing to rent or own homes in more urban environments. Finally, shrinking household sizes suggest young families—which have historically been attracted to Anderson Township—are looking for a range of housing options that include smaller-lot single family homes.

## HOUSING

In 2014, according to the American Community Survey there was approximately 16,562 housing units within Anderson Township. Of those units, 95.6% are occupied and of those 86.9% 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 87.2% of the housing units falling within this category.

The percentage of attached housing is considerably lower than the surrounding communities and may contribute to the perception that there is a lack of housing options within Anderson Township beyond single-family detached housing. While there are fewer multi-family units overall, the share of renters in the Township has resulted in increased single-family rental conversion. This is an indication that there is a need for more multi-family units in Anderson Township.

*Based on a review of market conditions and area demographics, the following market-supported residential opportunities exist for Anderson Township. Source 2016 Market Analysis*

### MARKET-SUPPORTED HOUSING - ANDERSON TOWNSHIP, OHIO

Housing Type	Five-Year Demand
<b>Rental</b>	
Low- to Moderate-Priced	345 (96, age-restricted)
Upscale	385
<b>For-Sale (includes Resales*)</b>	
Below \$200,000	2,000*
Above \$200,000	1,850*
<b>Senior Housing</b>	
Active Adult (Independent)	196
Assisted Living	184
Skilled Nursing Facility	122

### 2016 RENTAL HOUSING SURVEY RESULTS

- > Overall occupancy rates are high among all ages of rental housing in the Anderson Township.
- > The multi-family rental housing market is strong with an overall 98.2% 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%
- > Occupancy rates are very high among all age-restricted senior housing developments. The following table shows occupancy rates by type.

#### AGE-RESTRICTED SENIOR HOUSING

Development	Number of Units/Beds	Occupancy Rate
Independent-Living	314	100.0%
Assisted-Living	60*	100.0%
Nursing Home	667	92.0%

## HOUSING DEMOGRAPHICS

The following demographic information comes from the 2014 American Community Survey.

### INCREASING SHARE OF RENTERS

- > Anderson Township has a low share of renters (17.0%) in comparison to the surrounding communities (28.6%) and Hamilton County (43.8%).
- > The Township has a small percentage of multi-family units (8%) in comparison to Hamilton County (37%).
- > From 2000 to 2014, the percentage of households who rent went from 9% of total households to an estimated 13%. This is a 4% increase while the state and county saw a 6% and 7% increase.

### HOUSING AGE IN ANDERSON TOWNSHIP

- > Most homes were built between 1970 and 2000.
- > The largest growth in the housing stock occurred in the 70's and 80's, (7,100 units). There has been very little construction since 2010.

### HIGHER HOUSEHOLD INCOME IN ANDERSON TOWNSHIP

- > Household incomes in the Township are 1.2 times higher than in surrounding communities.
- > Higher Median Household Income, faster growth - \$88,347 in 2014 up 24% from 2000 (\$48,927 Hamilton County)
- > Higher Median Home Values and Rent - Home value, \$209,600, and rent, \$909, are both higher than county equivalents (\$143,000, \$708)
- > Fewer Families in Poverty, but More Compared to 2000 - Only 6% of families below the poverty line, up from 3% in 2000 (18% Hamilton County)

### HOUSEHOLDS BY TENURE (2016, ESTIMATED)

Tenure	Residential Primary Market Area		Anderson Township	
	Number	Percent	Number	Percent
Owner	27,275	70.4%	13,318	83.0%
Renter	11,471	29.6%	2,724	17.0%
Total	38,746	100.0%	16,042	100.0%

## WHAT WE HEARD

Public comments on the future needs for people and housing in Anderson Township are summarized by the following statements:

- > Emphasis on maintaining the quality of education and school facilities within the Township
- > Limited housing options for single people, young couples without children or empty nesters looking for homes with fewer maintenance needs and better access to shopping, mass transportation and public services.
- > Aging housing stock in Anderson Township continues to be an issue, creating a concern that lack of maintenance could lead to the deterioration of homes and possibly neighborhoods.
- > Growing concern that older housing could turn into rental housing that may increase property maintenance concerns and create a higher turnover rate in residents.
- > As the demand for housing in Anderson Township continues to rise, there may be increasing demand to add onto existing housing or demolish old housing for new homes. While housing rehabilitation and revitalization is encouraged, there is concern when it occurs next to well-established neighborhoods where the new homes may not fit within the general character of those neighborhoods.
- > Accessibility for all people in housing design should be encouraged.

## **FUTURE OUTLOOK AND NEEDS**

The people and housing data collected for the 2016 Plan Update indicates a growing need for diversity in housing options including multi-family, senior living options and redevelopment options while continuing to maintain properties values and the character of existing neighborhoods.

## **PEOPLE AND HOUSING INITIATIVES**

- 4.1 Monitor the health of existing neighborhoods. Identify and prioritize where Township resources should be targeted to strengthen neighborhoods.**
- 4.2 Encourage the development of a variety of housing options to attract and retain a diverse population and that include open spaces, sidewalks, trails, and other neighborhood scale amenities.**
- 4.3 Encourage the development of a variety of housing styles and densities in appropriate areas of the township.**
- 4.4 Support the establishment of neighborhood services, preservation efforts, and activities that promote a sense of community.**
- 4.5 Promote the Township's assets in order to attract and retain new residents.**

*This page intentionally left blank...*

5

# QUALITY OF LIFE



## QUALITY OF LIFE OVERVIEW

People have identified the Township's schools, parks, recreation, green space, and public services as key aspects of the overall quality of life. The Township 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.

### GOALS

- > Residents 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, Greenspace, and recreation system.
- > Anderson Township will have 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, preserving select natural areas, and recognizing that what we as a community do now will affect future generations of Township residents and businesses. 

### WHY 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
- > Excellent community and regional parks and services that create a safe and stable environment



## 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 public Forest Hills Local School District or to private schools such as 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 show the changing enrollment from the student numbers in the 2005 plan to the most recent enrollment figures.

*The following table illustrates change in enrollment since 2003.*

<b>Forest Hills Local School District Enrollment</b>			
	2003-2004	2016-2017	% Change
Ayer Elementary School	644	601	-6.7%
Maddux Elementary School	617	549	-11.0%
Mercer Elementary School	798	675	-15.4%
Sherwood Elementary School	549	589	7.3%
Summit Elementary School	643	613	-4.7%
Wilson Elementary School	643	691	7.5%
Nagel Middle School	1,209	1230	1.7%
Anderson High School	1,503	1268	-15.6%
Turpin High School	1,075	1110	3.3%
<b>DISTRICT TOTAL</b>	<b>7,681</b>	<b>7326</b>	<b>-4.6%</b>

### FOREST HILLS LOCAL SCHOOL DISTRICT ENROLLMENT

The overall trend in enrollment has been a slow decline in numbers since the 1995/1996 school enrollment year. Declining enrollment is one indicator of decreasing household size 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.

In 2014, voters passed a school levy which is being used to extensively renovate all school buildings in the Township including a brand new facility for Wilson Elementary. Even with decreasing enrollment, there will continue to be a demand for maintaining an excellent quality of education.

The Township should continue to include representatives from the school districts in planning processes to ensure open dialogue and to help coordinate the strategies and initiatives of each entity.

Beyond the K-12 school systems, the Township should continue to capitalize on the meeting space in public facilities like the Anderson Center and Senior Center and by providing opportunities for social, cultural, and educational meetings and classes for free or at a minimal cost.

## PARKS AND RECREATION

Parks are an integral part of the quality of life in Anderson and they create a destination for people from outside of the community. The Anderson Township Park District 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, residents voted to create the Anderson Township Park District (ATPD) to develop a system of active 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.

In addition to owning land, the Anderson Township is responsible for managing the Heritage Center and Broadwell Woods owned by the Great Parks of Hamilton County.

The GPHC encourages the acquisition and preservation of land for park and conservation purposes. The GPHC owns several parcels of land within the Township and Broadwell Woods, as well as properties along the Little Miami River.

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 the City of Cincinnati to acquire land along the Little Miami River for parks and conservation uses.

The agencies that are responsible for all of these facilities should continue to plan for expansion but also are encouraged to use the current properties to their fullest potential and take advantage of feasible partnership opportunities to meet the needs of the community and the region.

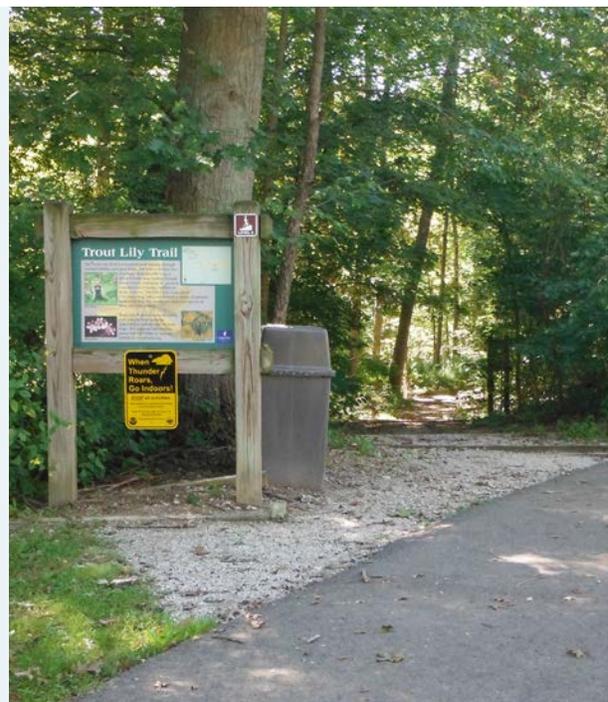
### ANDERSON TOWNSHIP PARKS

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

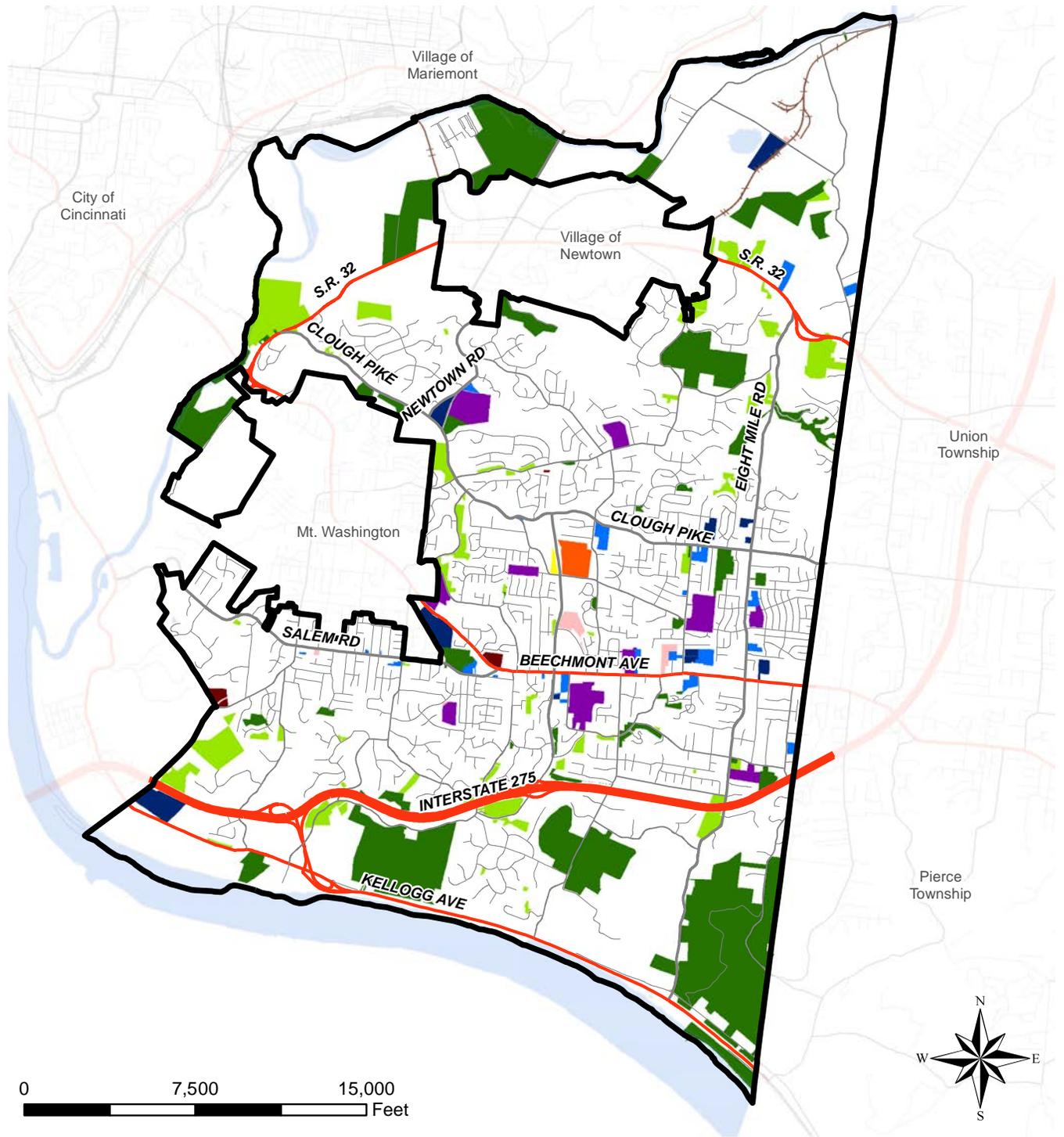
- > Beech Acres Park (26 acres)
- > Clear Creek Park (129 acres)
- > Julifs Park (26 acres)
- > Kellog Park (13.4 acres)
- > Lavery Park (9.2 acres)
- > Riverside Park (46 acres)
- > Veterans Park (12.1 acres)
- > Johnson Park (136 acres)

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 is known for its extensive trail network within the Township, which connects to regional trail networks and community assets.*



## COMMUNITY FACILITIES MAP

- |   |  |   |
|---|--|---|
|  Cemetary                          |  Parks, Recreation & Open Space |  Township Greenspace |
|  Hospital                          |  Religious Place of Worship     |  Township Property   |
|  Library                           |  School                         |   |
|  Other Public or Institutional Use |  |   |

## TOWNSHIP GREENSPACE

Anderson Township is unique in that it is the first Township in Ohio to have a township-sponsored Greenspace Program. The program began in 1990 due to the work and passion of Anderson Township residents. Members of the community lobbied the state to enact legislation that would allow the Township to acquire land for permanent preservation. As of 2016, the Township has 66 separate parcels totaling over 595 acres under protection of the Greenspace Program. An additional 8 parcels of open space property owned by Anderson Township, containing 92 acres, are maintained by the Greenspace Program for a total of 14 parcels and 687 acres.

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



## WHAT WE HEARD

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. When environmental sustainability informs our planning goals, objectives, and initiatives, we are able to meet multiple objectives at the same time. Working towards sustainability not only benefits the environment, but saves money, creates jobs, increases mobility and connectedness, and improves health and quality of life. This is vital in this day and age due to increasing concerns that as a culture, we are consuming resources at a faster rate than we are replenishing them. An increasing portion of Anderson residents are

advocating for sustainability measures including the desire for policy changes to encourage clean and green businesses and the desire for transit options in the Township. 

## IMPLICATIONS FOR PLANNING

The increased interest in sustainability has led to a number of communities incorporating recommendations for sustainable practices within their comprehensive plans and land use regulations. Communities such as Anderson Township have taken an approach to renewable energy by making provisions for the use of solar panels and wind turbines throughout the community.

## 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, fiscal, fire and rescue 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, Anderson Center Station and Anderson Towne Center.

**Anderson Center Station** not only serves as the transit hub for the community but is also an affordable venue that is open in the evenings and on weekends for small meetings and parties.

**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 at Beech Acres Park are also offered for seniors.

**The Heritage Center**, rowned 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..



## FUTURE OUTLOOK AND NEEDS

Continuing to maintain and improve the quality of life will require long-term preservation goals and strategies that will involve both physical improvements of facilities and shorter-term strategies of promotion of services and enhancement of activities.

## QUALITY OF LIFE INITIATIVES

- 5.1** Work with the Anderson Township Historical Society to identify any imminent needs related to historical resources and sites, and promote such sites.
- 5.2** Promote programs and partnerships with other agencies that will contribute to the health and wellness, community stewardship, spirituality, and education of the community.
- 5.3** Continue to collaborate with the Forest Hills School District, Anderson Township Park District and Great Parks of Hamilton County in order to preserve and enhance the excellent school and community and regional park systems.
- 5.4** Continue the Greenspace Program by purchasing and encouraging the donation of properties that are consistent with Greenspace priorities. 
- 5.5** Encourage the preservation of open spaces and green spaces in new developments. 
- 5.6** 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.
- 5.7** Provide services and activities for people of all ages and with all levels of abilities.
- 5.8** Promote year round recreational opportunities and entertainment in the Ohio Riverfront Area.
- 5.9** Educate Township residents and businesses about sustainable practices that are allowed including vegetable gardens, accessory dwelling units, variety of housing types, and the installation of solar panels. 
- 5.10** Identify ways the Township's operations and new developments can be more energy efficient. 
- 5.11** Implement and enhance gateway features that identify Anderson Township.
- 5.12** Update The Beechmont Plan(s) to better improve the public realm of Beechmont Avenue (including branding, lighting, landscaping, public art, pedestrian-friendly accessibility, etc.).
- 5.13** Promote the celebration of the Township's 225th birthday, which occurs in 2018.

# 6

---

# LAND USE AND DEVELOPMENT



## LAND USE AND DEVELOPMENT OVERVIEW

A key component of a comprehensive plan establishes a vision for the future physical development in the form of a future land use plan and related development policies. The 2016 Anderson Township Future Land Use Plan is accompanied by a development character framework and guidelines for decision makers when evaluating potential development opportunities in the Township.

### LAND USE AND DEVELOPMENT GOALS

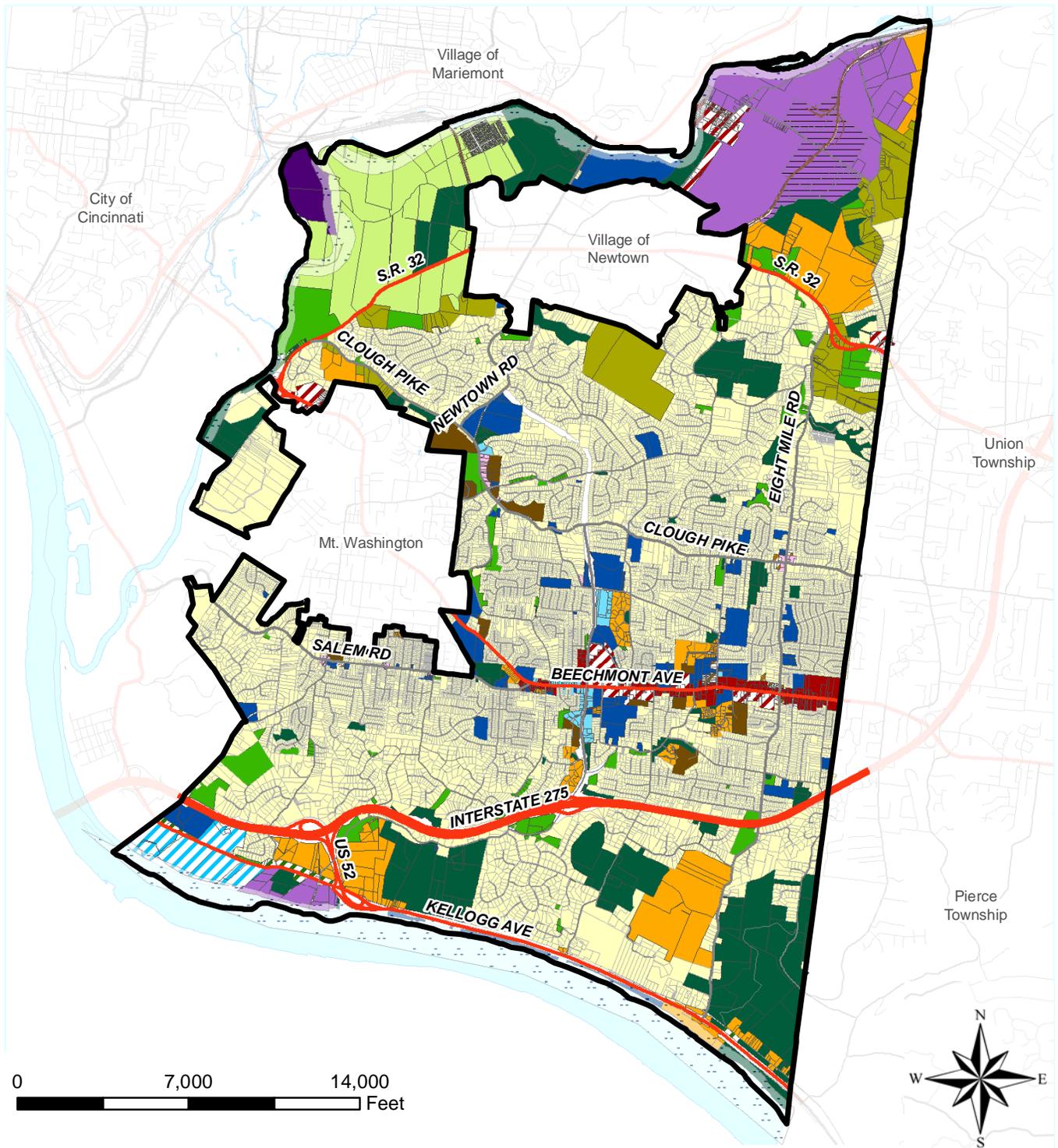
- > Anderson Township will be a well-planned community with a mixture of agricultural uses, residential neighborhoods, commercial centers, and an industrial base balanced with public uses, parks, and recreational uses.
- > The historical resources of Anderson Township will be protected for future generations.
- > Anderson Township will continue to undertake detailed plans and studies related to specific topics or geographic areas of the community as necessary to adhere to the guidance and intent of this comprehensive plan.
- > Beechmont Avenue will be a viable and attractive destination for local residents and a regional destination for the larger community.
- > The ANCOR Area, in the northeast corner of the Township, will continue to be the Township's target site for future non-retail economic development opportunities.
- > 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. 
- > The Ohio Riverfront will be a regional economic generator with a mixture of business activities focused on entertainment and river industries.

### 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, and the Eastern Corridor Land Use Vision. 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.



### FUTURE LAND USE MAP

- |                                 |                          |   |
|---------------------------------|--------------------------|---|
| Rural Residence Agriculture     | Neighborhood Retail      | Light Industry                              |
| Single Family Residence         | General Retail           | Heavy Industry Excavation                   |
| Single Family Cluster Residence | General Mixed Use        | Township Greenspace                         |
| Transitional Residence          | Scenic River Commercial  | Parks, Recreation & Open Space              |
| Multi-Family Residence          | Entertainment Commercial | Public, Semi-Public, Institutional, Utility |
| Transitional Mixed Use          | General Office           | River Conservation                          |
|                                 | Core Industrial Area     | Ohio River                                  |

# RESIDENTIAL USES

## RURAL RESIDENCE/AGRICULTURE

Low-density, single-family detached housing and agricultural uses along with related compatible uses that are generally associated with a rural environment. In Anderson Township, these uses are within the designated floodplain where high-density uses of any type are inappropriate.



## SINGLE FAMILY CLUSTER RESIDENCE

Low-density detached housing and related compatible uses where the lots are clustered together in order to preserve environmental resources such as hillsides or floodplains.



## TRANSITIONAL RESIDENCE

Moderate-density, detached or attached housing and related compatible uses, excluding office, commercial and industrial uses, which provide a transition between single-family residential and other types of development, where such uses will effectively terminate the spread of the higher intensity uses and conserve the adjacent residential neighborhoods.



## SINGLE FAMILY RESIDENCE

Low-density detached housing and related compatible uses.



## MULTI-FAMILY RESIDENCE

High-density attached housing and related compatible uses.



## TRANSITIONAL MIXED USE

Moderate-density detached housing, low-intensity office uses (such as the conversion of single-family residence), and related compatible uses (excluding retail and industrial), that provide a transition between residential uses and other types of development.



# COMMERCIAL USES

## GENERAL OFFICE

Office uses and related compatible uses at intensities consistent with surrounding development.



## NEIGHBORHOOD RETAIL

Low-intensity neighborhood-oriented retail and service uses that provide a transition between residential uses and other types of development or that achieve compatibility and service appropriate to the adjacent residential neighborhood.



## GENERAL RETAIL

Community and regional-oriented business uses that tend to locate along streets with relatively high traffic volumes. These areas may also include mixed-use developments that integrate retail commercial, service commercial uses, office space, and residential dwellings. Residential dwellings should only be located on second floors or behind nonresidential buildings.



## GENERAL MIXED USE

Community-oriented business uses located within a building that also includes office or residential uses on upper floors. Buildings tend to be located closer to the road than those found in General Retail areas, but may have some limited parking between the road and the main building.



## 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

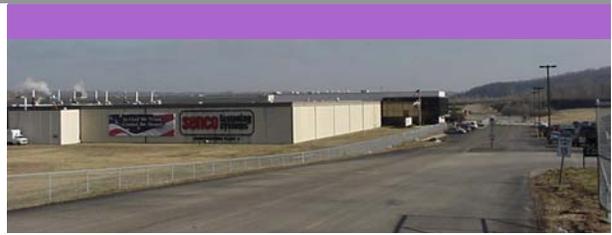
Includes commercial attractions and event destination uses (e.g. Belterra Park, Riverbend, and Coney Island) and provides space for adequate facilities and multimodal access (i.e., river access). Entertainment commercial may also include hospitality and appropriate service facilities such as hotels and restaurants, or campus style office uses (north of Kellogg Avenue).the road and the main building.



## INDUSTRIAL USES

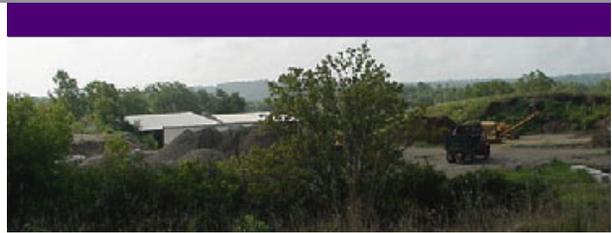
### LIGHT INDUSTRY

Smaller scale industrial uses such as warehouses, storage, limited manufacturing, research and development, transit terminals and wholesaling activities 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 contain outside storage.



## PUBLIC, INSTITUTIONAL USES AND OPEN SPACE

### PUBLIC, SEMI-PUBLIC, INSTITUTIONAL AND UTILITY

Includes a broad range of public and institutional uses such as community centers, schools, churches, country clubs, sports clubs, hospitals, and educational, philanthropic, religious, or charitable institutions. Utilities include facilities for gas, electric, water, sewer, cable television or other similar utilities.



### 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.



### RIVER CONSERVATION

A proposed conservation area that extends 250 feet from the normal high water mark for both the Little Miami and Ohio Rivers. The primary use of this area should be passive recreational activities including hiking, fishing, etc. with an emphasis on protecting the natural features and vegetation. Buildings should be excluded from this area.



### 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 use of previously undeveloped 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).

## INSTITUTIONAL LAND USES

Following are guidelines for properties that are designated as institutional on the Future Land Use Map.

- > Whenever institutional areas are considered for redevelopment, the redevelopment does not necessarily have to be an institutional facility or use.
- > Proposed redevelopment should be compatible with adjacent developments in terms of lot sizes, density, character, and scale.

## TRANSITIONAL LAND USES

Several areas in the Township are currently in 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

- > The 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.



## INCORPORATION OF OTHER PLANNING EFFORTS

The future land use plan incorporates recommendations of previous and current planning efforts including, but not limited to, the Beechmont Plan, Ohio Riverfront Plan, and the ANCOR Plan. Following are a summary of the major findings of each plan.

### THE BEECHMONT PLAN

In the last 20 years, 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
- > Downtowns Anderson Plan
- > Landscape Plan

The Beechmont Plan addresses several continuing issues:

- > Safety and Congestion
- > Signage
- > Access Management
- > Design Guidelines
- > Corridor Improvement
- > Sidewalks
- > Streetscape Elements
- > Overhead Utilities
- > Neighborhoods
- > 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 the following concepts:

- > Downtown Concept
- > Streetscape Improvements
- > Public and Private Plazas
- > Site Planning and Design
- > Architecture
- > 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
- > Fast Food Options

## ANCOR AREA 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.

The ANCOR Area Master Plan identifies the following next steps:

- > Advance ANCOR Area Connector Road from Ohio 32 to Broadwell Road right of way and funding options.
- > Advance sewer and water funding options and improvements along ANCOR Area Connector Road, Round Bottom Road, Broadwell Road and Mt. Carmel Road.
- > Create business retention and marketing strategies.
- > Advance upgrade to Round Bottom Road and bikeway funding options and improvements.
- > Promote incentives for new development by employing strategic funding tools.
- > Develop incentives for hillside and river corridor conservation.
- > Create value added development guidelines.
- > Reassess land use recommendations, as Martin Marietta subsurface mine issue is resolved.
- > Consider public/private partnerships/possibly an ANCOR Area Community investment Corporation with funding from key landowners and government resources.
- > Continue enforcement of existing land use and zoning regulations.
- > Oasis Rail Transit Oriented Development (TOD) as a master planned, multiphased development guided through a community design process.

## 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, and continues to pursue 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 Clough Pike and Salem Business

Districts, 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.

## LAND USE AND DEVELOPMENT INITIATIVES

- 6.1** Develop area plans that address specific areas of the Township that are in need of a more detailed analysis and evaluation.
- 6.2** Implement recommendations of the comprehensive plan and any area plans that may be developed.
- 6.3** 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.
- 6.4** Communicate and coordinate with neighboring communities to address mutual land use impacts.
- 6.5** Lobby for improvements that will allow the Township to achieve the goals and objectives of this plan.
- 6.6** Monitor the Eastern Corridor Project and advocate for transit oriented development in the Township.
- 6.7** Encourage mixed use developments along primary commercial corridors that are also tied into the sidewalk, trail, and transit system. 
- 6.8** Protect single family neighborhoods from higher intensity uses by implementing landscape buffers or the development of transitional uses.
- 6.9** Undertake economic development activities to help fill any vacant storefronts and businesses.
- 6.10** Balance land uses in a manner consistent with the economic and aesthetic priorities identified in this plan and other associated studies.
- 6.11** Consolidate and implement the Beechmont corridor studies including, but not limited to, the Beechmont Corridor Plan, the Beechmont Avenue Landscape Plan, and the Beechmont Signage Study.
- 6.12** 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.

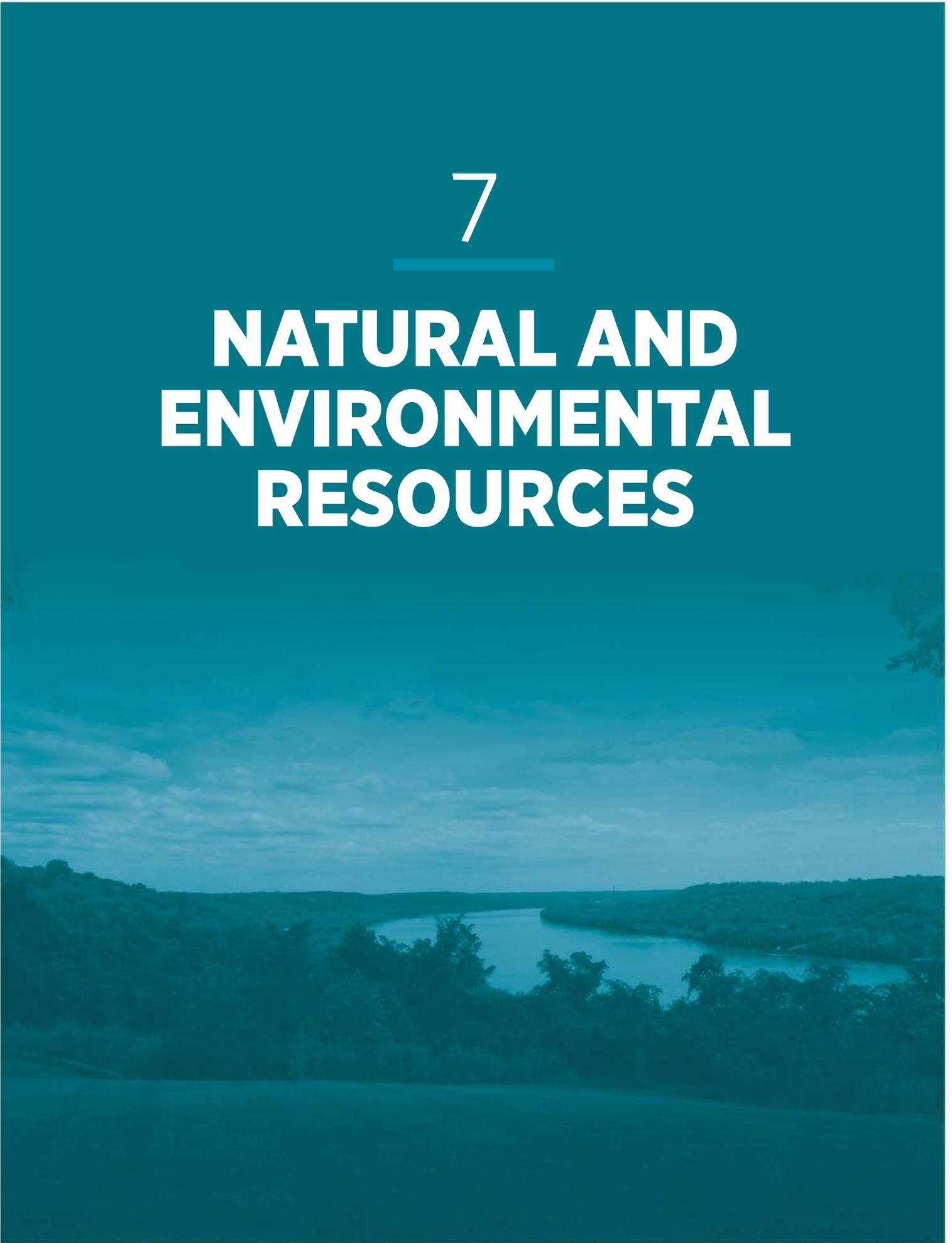
- 6.13** Facilitate infrastructure enhancements to the ANCOR Area that will help increase economic development opportunities for the Township, while minimizing environmental impacts.
  
- 6.14** Balance the preservation of the Little Miami Riverfront as a natural resource while supporting recreational uses that have minimal impact on the scenic quality of the river.
  
- 6.15** Preserve floodplain areas for safe flood control in accordance with local, state, and federal laws. 
  
- 6.16** Study Beechmont Avenue from Salem Road west to the Cincinnati border to determine appropriate land uses and the road improvements needed to encourage the viability of these uses.

*This page intentionally left blank...*

7

---

# 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 has led to the development of the Greenspace program and the Township's 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 the water resources and hillsides, two of the most prevalent and documented resources in the Township.

### GOAL

- > The vast natural and environmental resources of Anderson Township will be protected for future generations. 

#### ANDERSON TOWNSHIP'S NATURAL RESOURCES

- > Anderson Township is unique in that it is the first township in Ohio to have a township-sponsored Greenspace Program.
- > Water resources include the Little Miami River, Ohio River and Greater Miami Sole Source Aquifer
- > Anderson'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 and Ohio Rivers, as well as 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

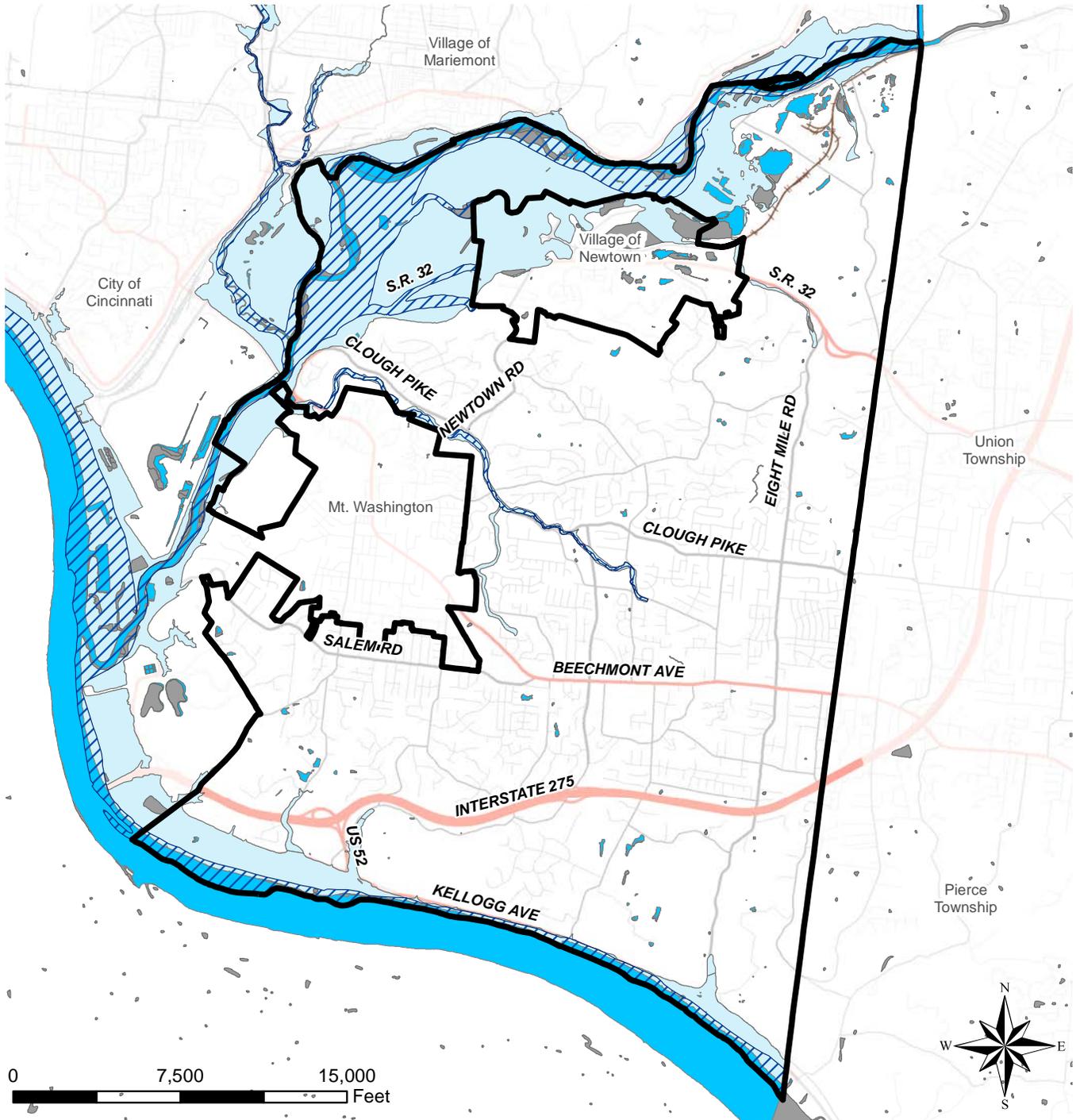
The most effective strategy for floodplain protection is to maintain a floodplain in a natural state to the fullest extent possible, which also minimizes the potential for future property damage. Developing properties in a floodplain can cause unforeseen consequences downstream. Fortunately, the Township has already taken steps toward better floodplain management through the acquisition and demolition of structures in 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.

### 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, which makes a formal identification of a wetland and determines 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.



## WATER RESOURCES MAP

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

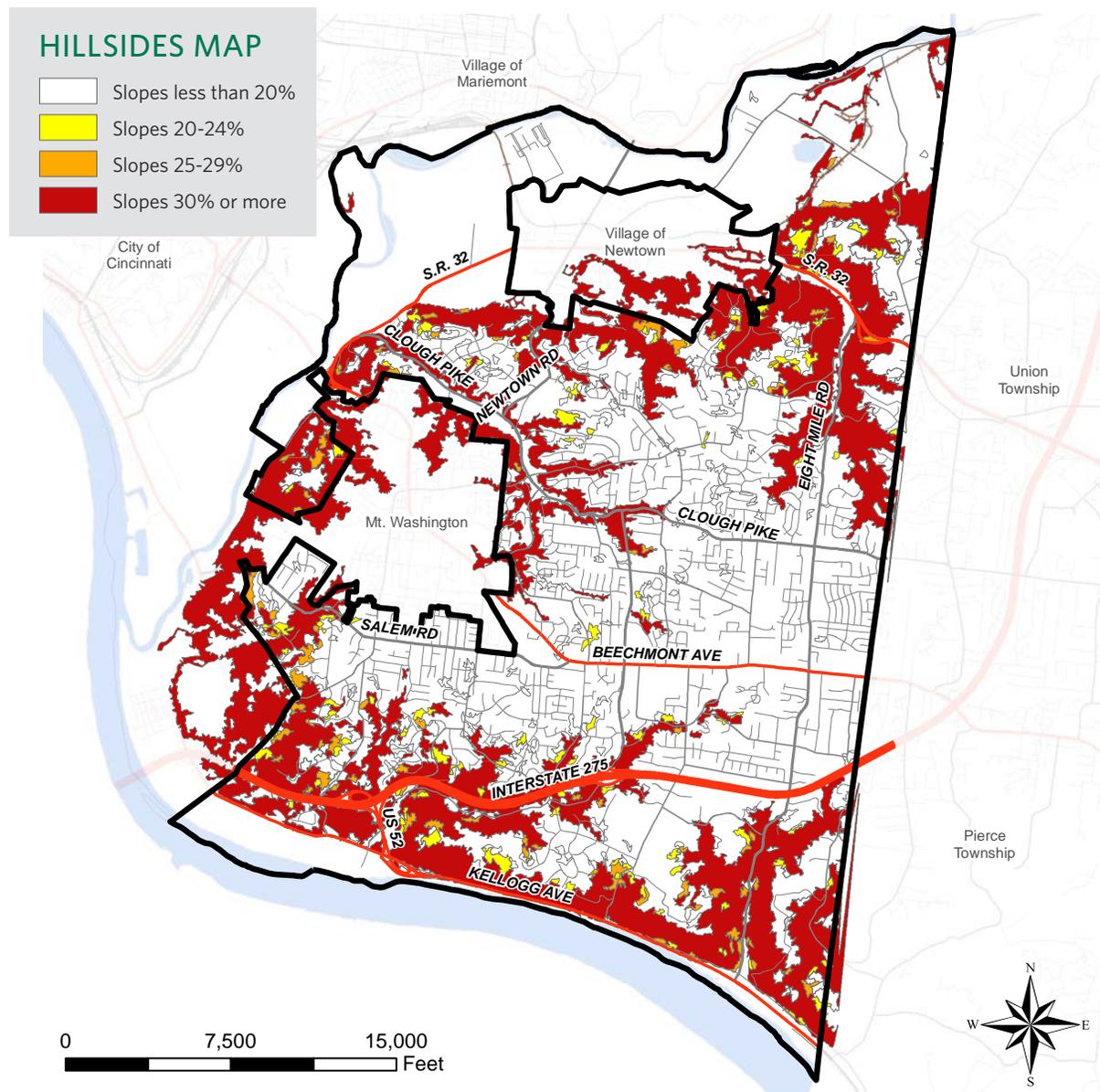
# HILLSIDES

The hillsides and slopes of Anderson Township and Hamilton County are some of the most beautiful in the region, and 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.



## 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 the natural 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.

## NATURAL AND ENVIRONMENTAL RESOURCES INITIATIVES

- 7.1** Consider the impact to natural and environmental resources with all planning efforts undertaken by the Township.
- 7.2** Update "H" zoning designation to ensure resource protection standards, hillside development and floodplain regulations.
- 7.3** Allow for flexibility with Community Unit Plans to allow for cluster designs that preserve existing hillsides, large stands of trees and vegetation, and other environmental features.
- 7.4** Encourage recycling and the safe use and appropriate disposal of solid waste and hazardous materials by all generators in the Township.
- 7.5** Look for 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.
- 7.6** 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

# PUBLIC SERVICES



## PUBLIC SERVICES OVERVIEW

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.

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.

## GOALS

- > The Township will provide high-quality services in locations that are convenient and accessible to local 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.

### 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

Anderson Township contracts with the Hamilton County Sheriff's Office for police protection for residents and businesses. Currently, the Sheriff's District 5 officers operate out of a substation located at the Township Operations Center on Beechmont Avenue and administrative offices at Anderson Center. Increasing housing and commercial development may require an increase in the number of personnel and resources to ensure a safe community.

### HAMILTON COUNTY SHERIFF'S DISTRICT 5

- > The department estimates that there is a four-to-five-percent increase in the number of calls with the creation of every major new housing development
- > Large-scale business developments such as the Anderson Towne Center, Coney Island, Riverbend, Belterra Park, etc. require almost 24-hour patrols in addition to the ongoing patrols of the overall Township

## 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, Village of Newtown, and Union Township. Each of these communities responds to the Township if the need arises, as 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.

## WHAT WE HEARD

Township residents are pleased with the level of services that the Township offers. They desire safety and to see those services maintained without increases in tax rates.

# PUBLIC INFRASTRUCTURE

## PUBLIC WORKS

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

Many people say, "development follows the pipe," which means that new development will occur where appropriate infrastructure (sanitary sewer, water, etc.) is available. This is as true in Anderson Township as it is in any community. For example, the limited amount of development in the ANCOR Area is, in part, 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



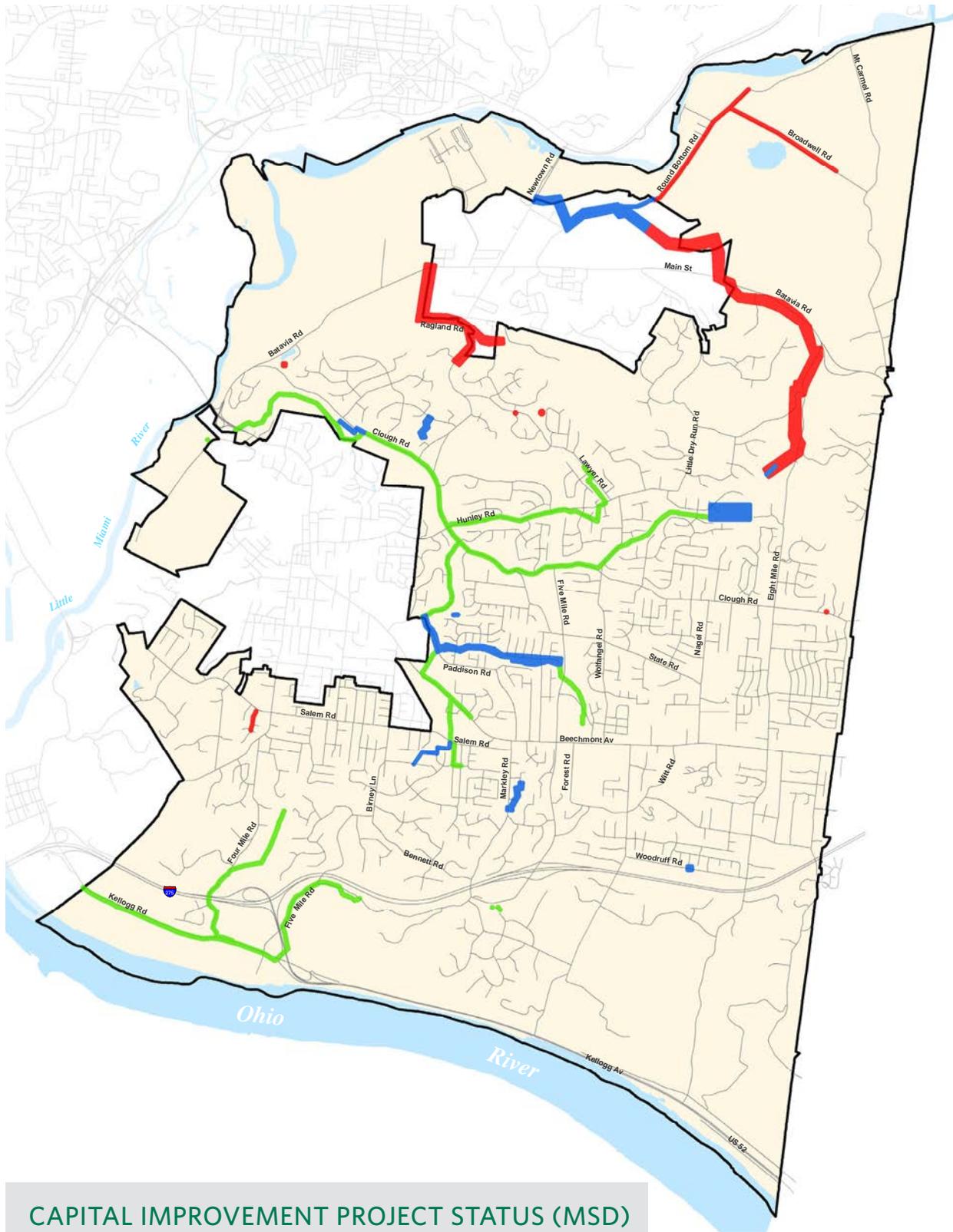
## SANITARY SEWER

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's (MSD) 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, see next page.



**CAPITAL IMPROVEMENT PROJECT STATUS (MSD)**

- █ Active
- █ Complete
- █ Future
- Anderson Twp

## 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.

All 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, there are issues with fluctuating pressure in the northern portion of the Township. GCWW is planning to address this problem through a series of improvements to loop the system, which stabilizes pressure. GCWW is also preparing to construct a new water tank along Little Dry Run Road to help improve pressure in the overall system.

## 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. There are no known plans for major improvements to the natural gas system in Anderson 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.) that 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 that the post-development runoff cannot exceed the pre-development runoff. However, the vast majority of development in the Township occurred prior to 1996 and thus minimal improvements were made to keep stormwater drainage in check.

## 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 only area of the Township that may require upgrades to the power system is the ANCOR Area to better accommodate future industrial development.

## 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 and 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.

## PUBLIC SERVICES INITIATIVES

- 8.1** Meet or exceed minimum standards for police, fire, and emergency medical services in staffing and response times while balancing the demand for low property taxes.
- 8.2** Identify opportunities to consolidate and improve efficiencies for community facilities and services.
- 8.3** Collaborate with law enforcement on programs such as bike patrols that will improve safety in the community while also creating better methods of interaction with the citizens.
- 8.4** Streamline the development approval process to make it as efficient and timely as possible.
- 8.5** Communicate Township-wide planning efforts to encourage public participation.
- 8.6** Improve existing infrastructure gaps in the northern and southern areas of the Township.
- 8.7** 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. 
- 8.8** Cooperate and coordinate with MSD, the 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.
- 8.9** Support the development of state-of-the-art telecommunication systems and other technologies.
- 8.10** Partner with local Township organizations (i.e. Forest Hills Local School District, Anderson Park District, YMCA, etc.) to develop a community center that has resources and programming for young families and seniors.
- 8.11** Continue working with Hamilton County EMA to update the Township's Emergency Plan to enhance Disaster Preparedness.

9

---

# IMPLEMENTATION



## IMPLEMENTATION AND MONITORING

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

- > Betterment and Beautification Committee
- > Board of Zoning Appeals
- > Comprehensive Plan Committee
- > Development Advisory Committee
- > Economic Development Committee
- > Greater Anderson Township Betterment Commission
- > Greenspace Advisory Committee
- > Senior Center Advisory Committee
- > Street Tree Committee
- > Transportation Advisory Committee
- > Zoning Commission

**IMPLEMENTATION MATRIX**

To be included once the initiatives are formalized . . .