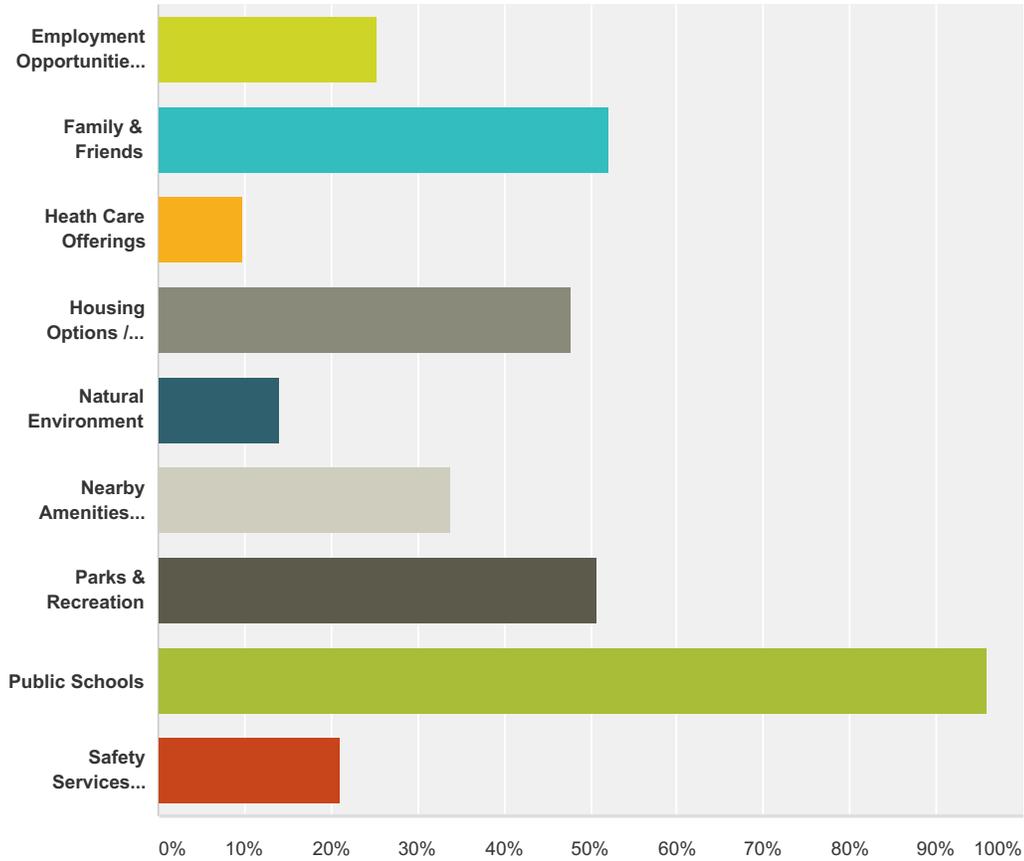


Q1 What are the primary reasons that people move into Anderson Township? (Please check all that apply)

Answered: 71 Skipped: 0



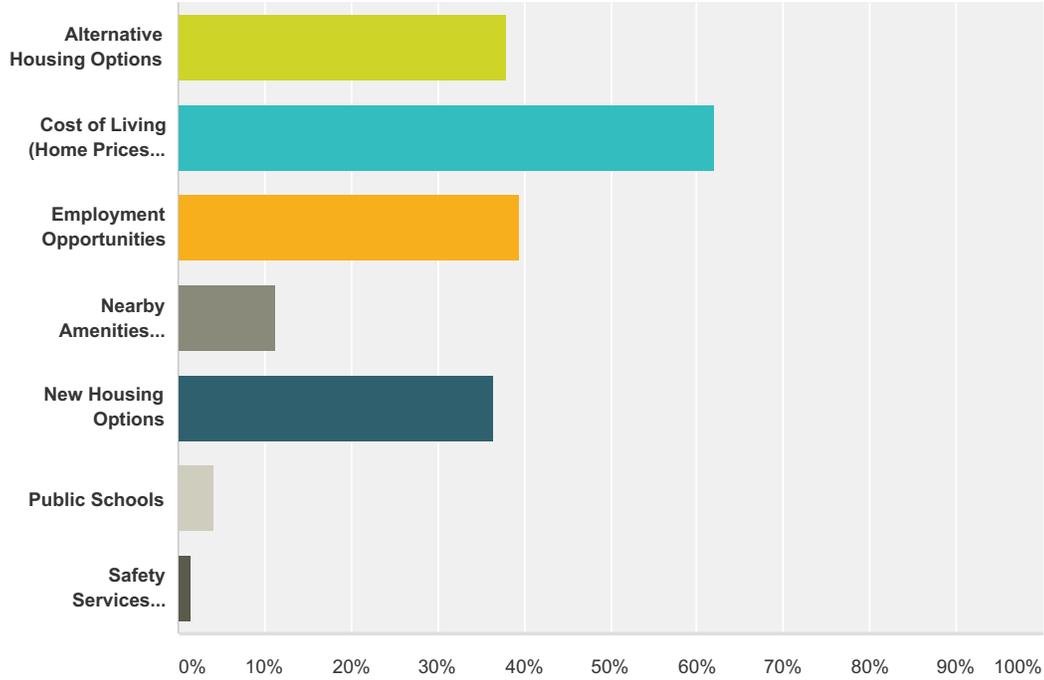
Answer Choices	Responses
Employment Opportunities (Close to Work, etc.)	25.35% 18
Family & Friends	52.11% 37
Health Care Offerings	9.86% 7
Housing Options / Prices	47.89% 34
Natural Environment	14.08% 10
Nearby Amenities (Shopping, Attractions, etc.)	33.80% 24
Parks & Recreation	50.70% 36
Public Schools	95.77% 68
Safety Services (Police, Fire & Rescue, etc.)	21.13% 15
Total Respondents: 71	

#	Other (please specify)	Date
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1	Access to Interstate & Airport and downtown	4/7/2016 12:51 PM
2	Proximity to downtown	4/5/2016 11:20 AM
3	under 30min to downtown	3/29/2016 4:51 PM
4	churches	3/29/2016 1:51 PM
5	Really, all of the above - Excellent Public Schools	3/29/2016 9:33 AM
6	Natural migration with kids	3/29/2016 8:11 AM

Q2 What are the primary reasons that people move from Anderson Township? (Please check all that apply)

Answered: 71 Skipped: 0



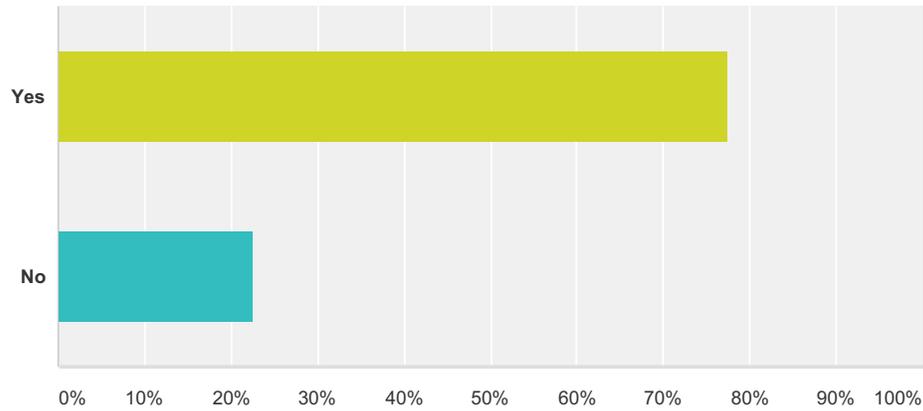
Answer Choices	Responses
Alternative Housing Options	38.03% 27
Cost of Living (Home Prices, Taxes, etc.)	61.97% 44
Employment Opportunities	39.44% 28
Nearby Amenities (Shopping, Attractions, etc.)	11.27% 8
New Housing Options	36.62% 26
Public Schools	4.23% 3
Safety Services (Police, Fire & Rescue, etc.)	1.41% 1
Total Respondents: 71	

#	Other (please specify)	Date
1	Not adequate over 55 type living needs.	4/7/2016 12:51 PM
2	Traffic - Beechmont is a nightmare	4/6/2016 11:40 AM
3	high school taxes	4/6/2016 1:04 AM
4	Lifestyle homes...downsizing to one level homes...	3/29/2016 9:22 PM
5	transferred out of town , retiring to something smaller	3/29/2016 4:51 PM
6	usually too far from work	3/29/2016 1:51 PM
7	Lack of new housing at an affordable price...under \$300,000	3/29/2016 1:03 PM

8	Empty Nester downsizing	3/29/2016 12:17 PM
9	Senior Communities	3/29/2016 9:01 AM
10	Per cost of living, I see the older population leaving due to taxes and lack of housing fo rthem	3/29/2016 8:11 AM

Q3 Do you feel additional new housing options are needed in Anderson Township (townhouses, clustering home sites on smaller lots, etc.)?

Answered: 71 Skipped: 0

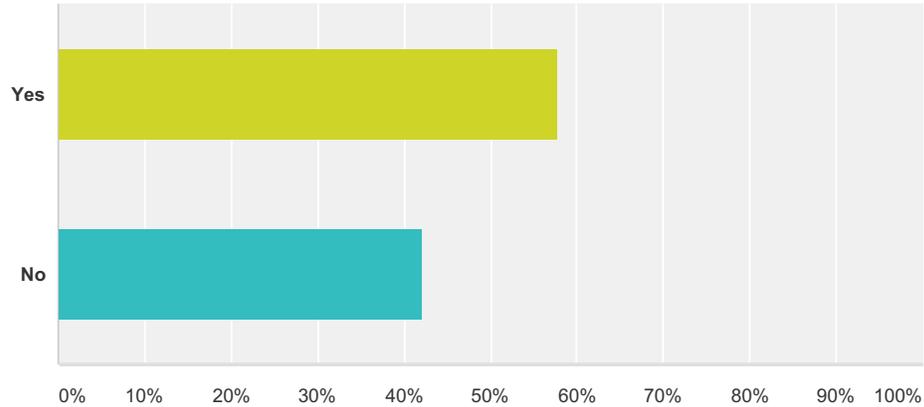


Answer Choices	Responses
Yes	77.46% 55
No	22.54% 16
Total	71

#	Other (please specify)	Date
1	The new construction price points are way too high. First time home buyers do not have options if their budget is under \$120k	4/6/2016 11:40 AM
2	Mid priced(200-300K) new construction single family homes	4/6/2016 9:35 AM
3	Senior one level living	4/5/2016 11:20 AM
4	Patio/Lifestyle homes for aging population are needed.	4/5/2016 10:37 AM
5	Lifestyle homes are needed in Anderson Township, similar to community to Legendary Run	4/5/2016 10:34 AM
6	we need patio homes and condos \$250 and umder	4/1/2016 2:11 PM
7	*Unsure	3/30/2016 3:51 PM
8	empty nesters do not have options and are either moving downtown or clermont county	3/30/2016 9:21 AM
9	We need more homes for families that are downsizing. People have raised their family and don't want to leave the area but have very little housing options that are affordable	3/29/2016 1:03 PM
10	higher density, lower cost, single family	3/29/2016 12:17 PM
11	Patio homes	3/29/2016 12:06 PM
12	For the Senior Citizen	3/29/2016 8:49 AM
13	Ranches/Patio Homes for down-sizing clients	3/29/2016 8:14 AM

Q4 Do you think the Township should permit increased density and flexibility in the parceling and development of new housing options in existing single-family districts?

Answered: 71 Skipped: 0

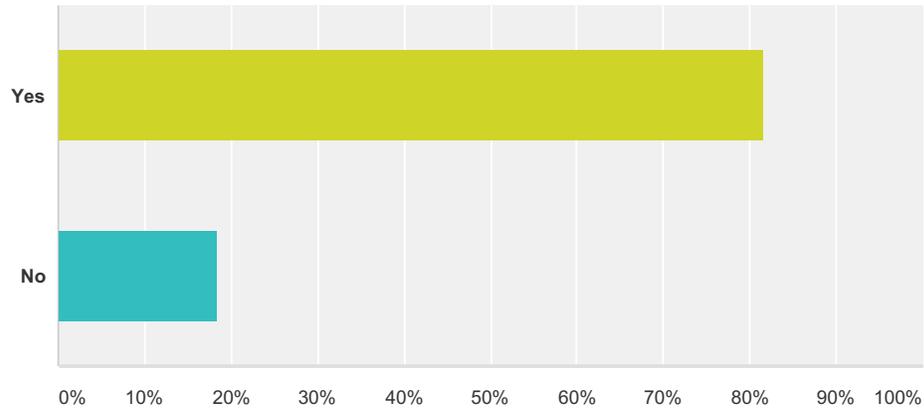


Answer Choices	Responses
Yes	57.75% 41
No	42.25% 30
Total	71

#	Other (please specify)	Date
1	Not sure	4/5/2016 10:26 AM
2	*Unsure	3/30/2016 3:51 PM
3	In particular, senior appropriate housing	3/29/2016 5:22 PM
4	A no basement "Patio " home w/ a 2 car garage \$180 - \$400	3/29/2016 4:51 PM
5	Depends. There are places where additional density is appropriate	3/29/2016 4:09 PM
6	Patio homes shared greenspace	3/29/2016 8:49 AM
7	Im answering yes because I am forced to choose, I don't like this question or the direction its going.I think the general population would be unclear as to what this question means or asks. It sounds negative, and that people would respond no without knowing what you are really asking.	3/29/2016 8:11 AM

Q5 Do you think you will be able to effectively market existing subdivision homes if new housing options of comparable value, but which vary in design, were introduced adjacent to these existing single family districts?

Answered: 71 Skipped: 0

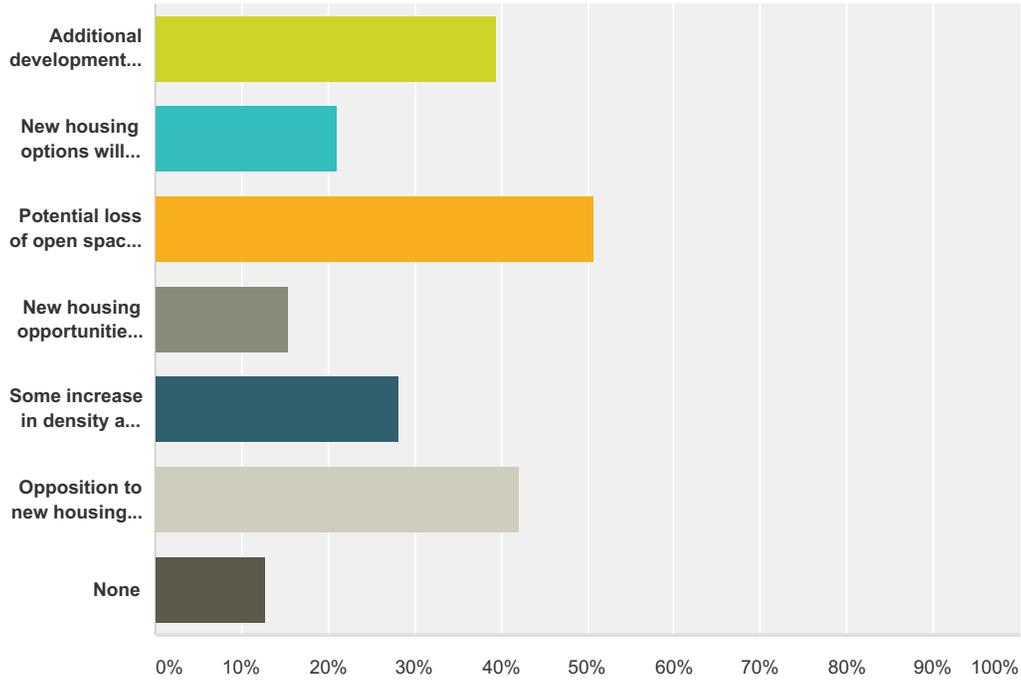


Answer Choices	Responses
Yes	81.69% 58
No	18.31% 13
Total	71

#	Other (please specify)	Date
1	not as well	4/14/2016 8:23 AM
2	Not sure--depends on what type of housing!	4/5/2016 1:32 PM
3	Yes, If new housing is of comparable value as stated.	4/5/2016 10:37 AM
4	You can market anything, the better question you be the impact on the value of existing homes.	4/5/2016 10:34 AM
5	People love Anderson...affordable..good schools..great neighborhoods..	3/29/2016 9:22 PM
6	Bulders cannot build the same square footage for the same price as existing homes..	3/29/2016 4:51 PM
7	There is always a challenge marketing homes in older (but not old enough to be charming) subdivisions with homes that have not been updated.	3/29/2016 4:09 PM
8	Why go against the Culture	3/29/2016 8:49 AM

Q6 What is your opinion regarding potential controversy surrounding existing Anderson Township residents objections to new options for residential development? Please select the statements with which you agree.

Answered: 71 Skipped: 0



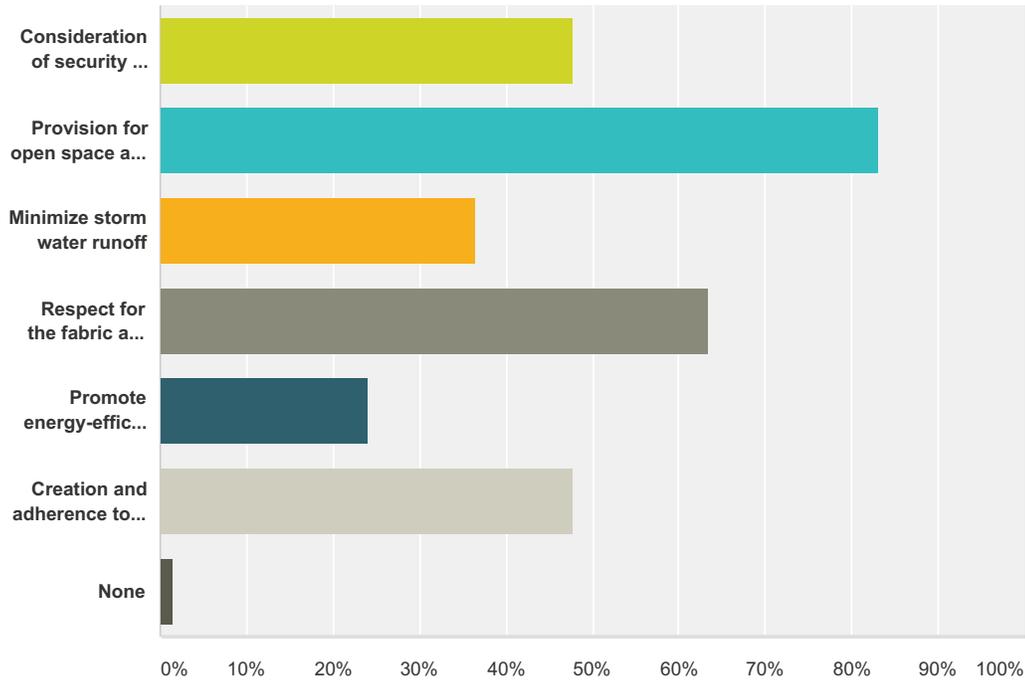
Answer Choices	Responses
Additional development will create harmful traffic impacts on the surrounding neighborhoods	39.44% 28
New housing options will lower surrounding property values	21.13% 15
Potential loss of open space (privately owned) is strongly perceived as a negative impact	50.70% 36
New housing opportunities will not be acceptable to existing residents unless it mirrors existing types	15.49% 11
Some increase in density and flexibility in layout and housing types will not be acceptable from existing residents	28.17% 20
Opposition to new housing opportunities may be intensified by misunderstanding and lack of widespread alternative housing options in Anderson area	42.25% 30
None	12.68% 9
Total Respondents: 71	

#	Other (please specify)	Date
1	Controversy from some are not being reasonable and understanding today's needs and abilities in the building industry.	4/7/2016 12:51 PM
2	Don't destroy a good thing	4/6/2016 1:04 AM
3	What type of new residents are we trying to attract to Anderson?	4/5/2016 10:34 AM

4	another case of "nor in my backyard"	3/29/2016 9:01 PM
5	There is always opposition to ANY change	3/29/2016 4:51 PM
6	There are tons of buyers wanting Anderson twp and not enough homes, New builds are a great idea	3/29/2016 12:44 PM
7	price point	3/29/2016 11:14 AM
8	I dont love this question in general, its very negative in approach.	3/29/2016 8:11 AM

Q7 In an effort to address some potential concerns with accommodating new options of residential development near existing neighborhoods, what features do you think should be considerations to mitigate potential impacts?

Answered: 71 Skipped: 0



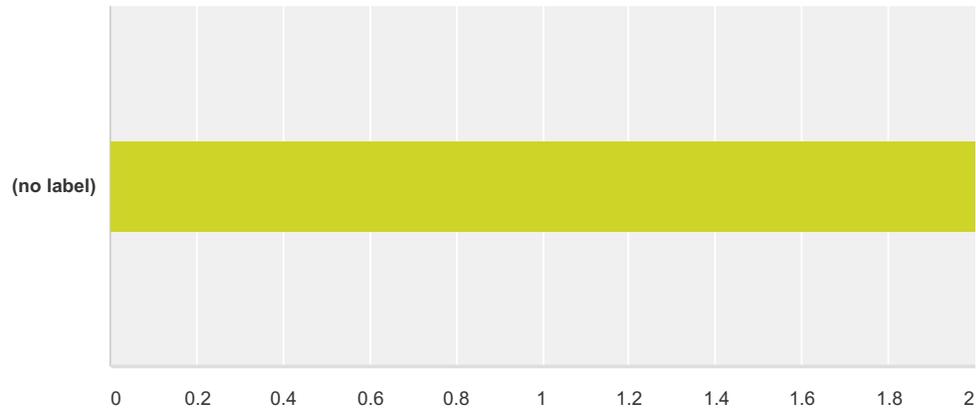
Answer Choices	Responses
Consideration of security and privacy	47.89% 34
Provision for open space and maintaining / creating buffer areas	83.10% 59
Minimize storm water runoff	36.62% 26
Respect for the fabric and context of existing neighborhoods	63.38% 45
Promote energy-efficient "green" building design	23.94% 17
Creation and adherence to strict site and design guidelines	47.89% 34
None	1.41% 1
Total Respondents: 71	

#	Other (please specify)	Date
1	I am a resident of Anderson and have some major concerns, seems like the business we're attracting are tire & oil businesses...is this going to help our tax base with our schools? Diversity is critical, but we still have to ensure	4/5/2016 10:34 AM
2	All good ideas	3/29/2016 4:51 PM
3	price point	3/29/2016 11:14 AM

4	encourage communities with green space, community parks, pools etc.	3/29/2016 8:11 AM
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Q8 For Narrow Lot Houses with Garages at the Rear

Answered: 66 Skipped: 5

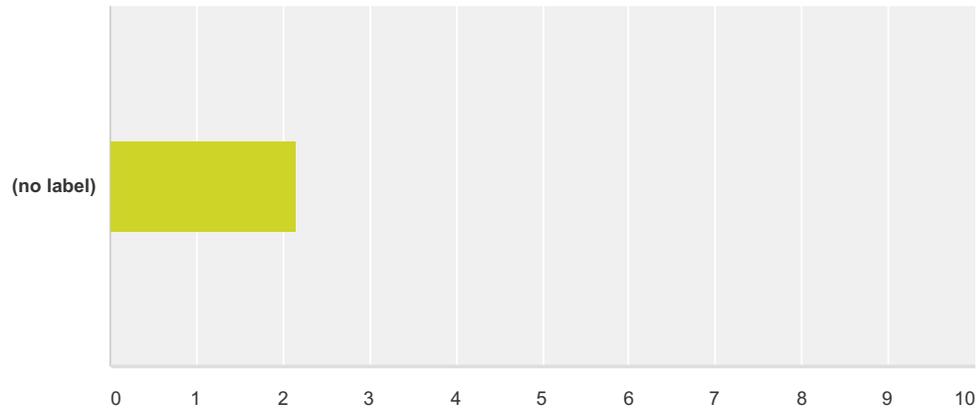


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	33.33% 22	37.88% 25	24.24% 16	4.55% 3	66	2.00

#	Other (please specify)	Date
1	appeal to young professionals as long as priced below 175k	4/6/2016 11:45 AM
2	I feel buyers are looking for more ranch style communities	3/30/2016 9:27 AM
3	only appropriate in a denser development near a business district ie the Anderson Towne Center	3/29/2016 4:19 PM
4	Why not! It is extremely unique to the area but might bring a hipper new "flavor" to Anderson	3/29/2016 12:40 PM
5	I love these and the garages in the rear or in a bank along the alley	3/29/2016 8:23 AM

Q9 Appropriateness of Narrow Lot Houses in Anderson Township

Answered: 66 Skipped: 5

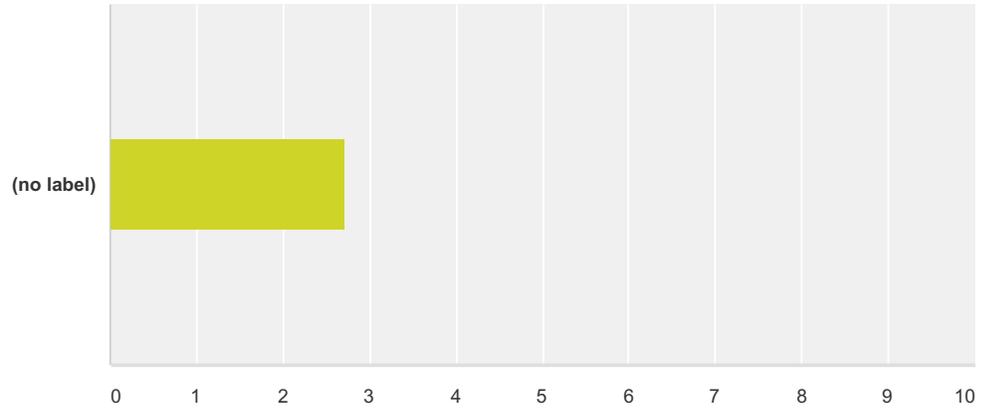


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	24.24% 16	40.91% 27	30.30% 20	4.55% 3	66	2.15

#	Other (please specify)	Date
1	same as above near business district(s)	3/29/2016 4:19 PM
2	see above.	3/29/2016 12:40 PM
3	These are hard to sell with the garage on the lower level, but great for hill situations. Elevators add to the cost, yet, with aging population are almost necessary, this as a single family detached wouldn't be ideal, but an attached condo would be better	3/29/2016 8:23 AM

Q10 Appropriateness of Cottage Clusters and Pocket Neighborhoods in Anderson Township

Answered: 66 Skipped: 5

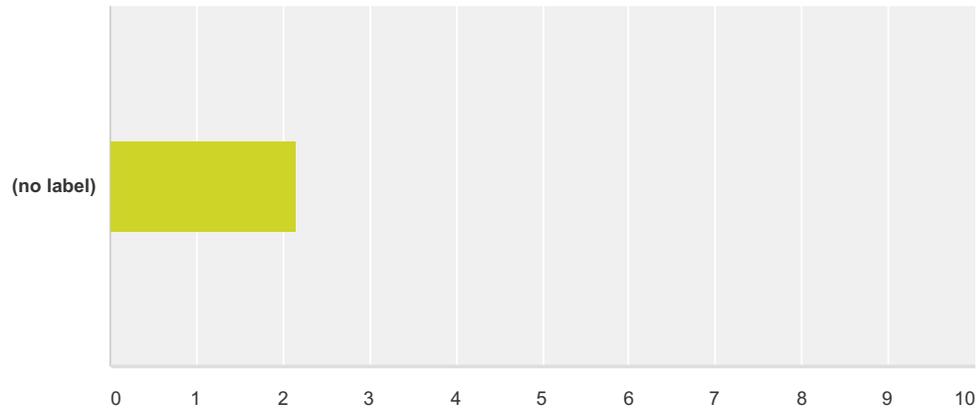


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	12.12% 8	24.24% 16	43.94% 29	19.70% 13	66	2.71

#	Other (please specify)	Date
1	empty nesters	4/6/2016 11:45 AM
2	Senior living	4/5/2016 11:22 AM
3	depends. need to work with overall zoning plan	3/29/2016 4:19 PM
4	Lovely. Would be a nice community for retirees and empty nesters.	3/29/2016 12:40 PM
5	Yes, much like the community in Maderia, the clusters, high value, low maintenance, great concept, especially for snow birds.	3/29/2016 8:23 AM

Q11 Appropriateness of Traditional Townhouses in Anderson Township

Answered: 66 Skipped: 5

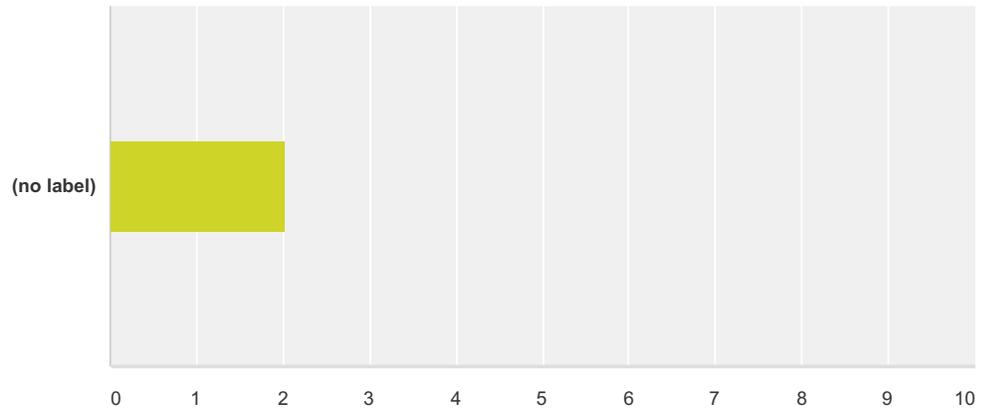


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	22.73% 15	43.94% 29	30.30% 20	3.03% 2	66	2.14

#	Other (please specify)	Date
1	the feedback i have been given,is the clients do not want to share walls with other families. they could go to a condominium	3/30/2016 9:27 AM
2	depends on location	3/29/2016 1:40 PM
3	Yes, but only for the younger population, once kids come along this isn't a good option. Not for seniors either.	3/29/2016 8:23 AM

Q12 Appropriateness of Contemporary Townhouses in Anderson Township

Answered: 66 Skipped: 5

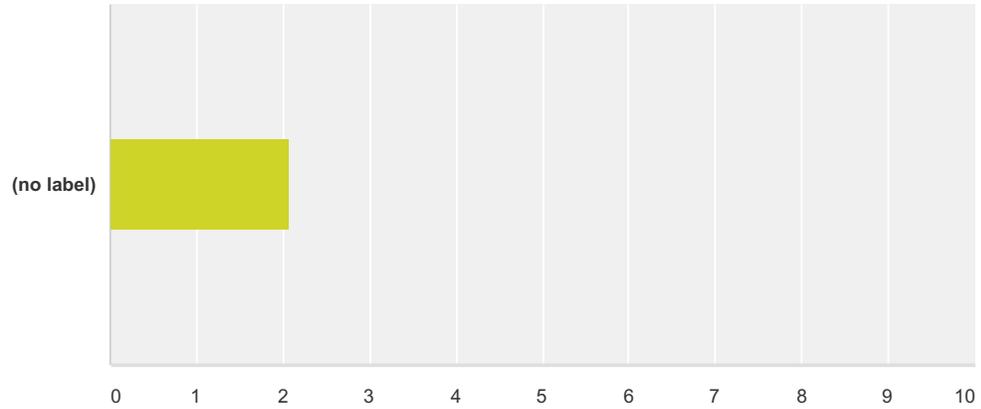


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	28.79% 19	43.94% 29	24.24% 16	3.03% 2	66	2.02

#	Other (please specify)	Date
1	Own entry is important	3/29/2016 5:29 PM
2	would depend on location	3/29/2016 1:40 PM
3	New is more important than contemporary, I personally think contemporary is hard to sell, traditional is best.	3/29/2016 8:23 AM

Q13 Appropriateness of Traditional Façade with Pedestrian Access in Anderson Township

Answered: 66 Skipped: 5

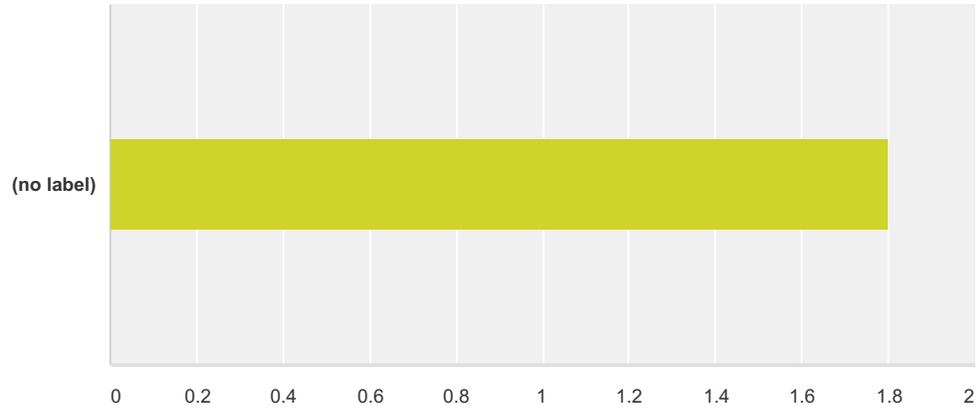


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	37.88% 25	24.24% 16	31.82% 21	6.06% 4	66	2.06

#	Other (please specify)	Date
1	could be but less likely to have market appeal in Anderson even in a denser development unless a true city center is developed	3/29/2016 4:19 PM
2	would depend on location	3/29/2016 1:40 PM
3	This could be good, I prefer the options above more.	3/29/2016 8:23 AM

Q14 Appropriateness of Shared Court Courtyard Townhouses in Anderson Township

Answered: 66 Skipped: 5

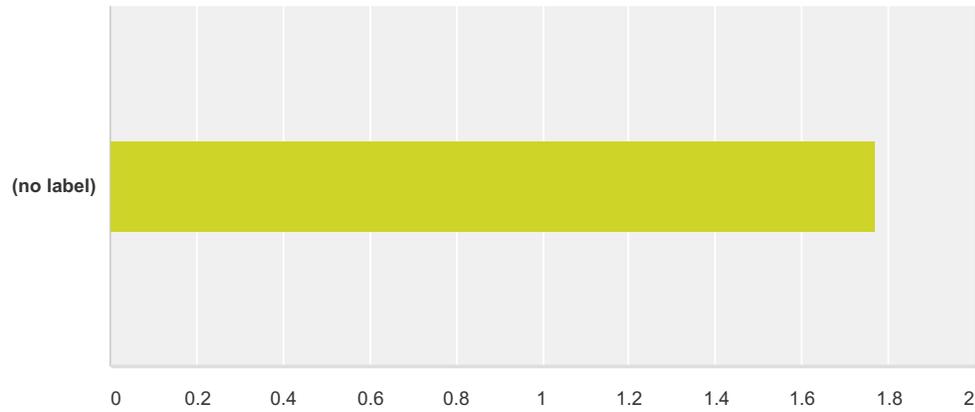


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	48.48% 32	28.79% 19	16.67% 11	6.06% 4	66	1.80

#	Other (please specify)	Date
1	clients are trying to avoid steps	3/30/2016 9:27 AM
2	Same as above....	3/29/2016 4:19 PM
3	Garages?	3/29/2016 9:45 AM
4	Again, great for the older population.	3/29/2016 8:23 AM

Q15 Appropriateness of Duplex Front-facing Garages in Anderson Township

Answered: 66 Skipped: 5

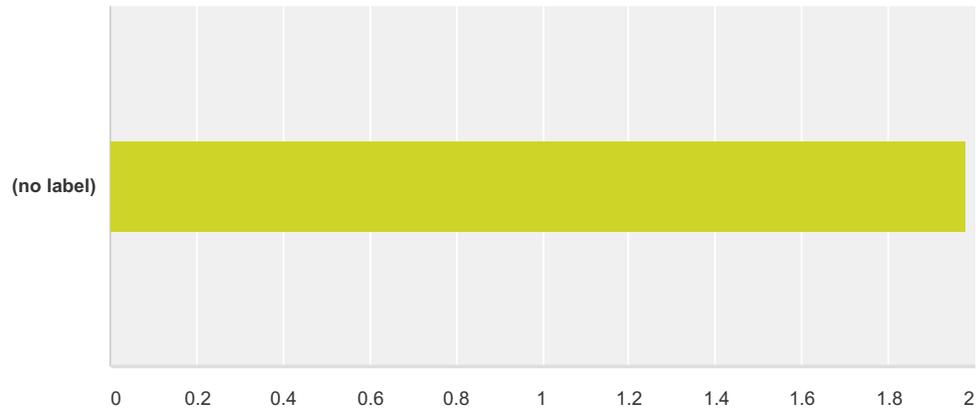


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	46.97% 31	31.82% 21	18.18% 12	3.03% 2	66	1.77

#	Other (please specify)	Date
1	not as astetically pleasing	3/30/2016 9:27 AM
2	Same as above...	3/29/2016 4:19 PM
3	depends on location	3/29/2016 1:40 PM
4	Not my personal design fave	3/29/2016 12:40 PM
5	I see Anderson as more of a single family community, and duplexes especially with front facing garages look less than the look we want to have.	3/29/2016 8:23 AM

Q16 Appropriateness of Duplex: Rear Garage in Anderson Township

Answered: 66 Skipped: 5

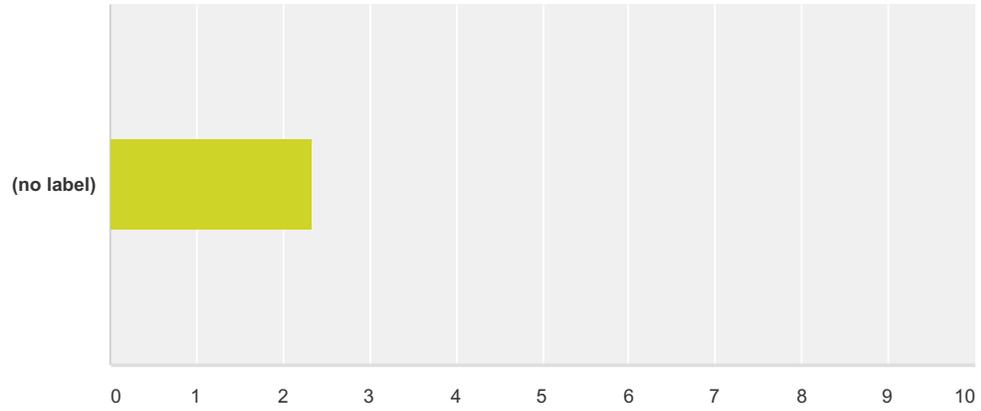


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	36.36% 24	33.33% 22	25.76% 17	4.55% 3	66	1.98

#	Other (please specify)	Date
1	depends again on how its done but less likely to have market appeal in Anderson Twp	3/29/2016 4:19 PM
2	Ok, I would just prefer to see the cluster housing vs a lot of duplexes. I think these aren't going to help the "Community" vibe.	3/29/2016 8:23 AM

Q17 Appropriateness of Shared Court Single-Family Cluster Housing in Anderson Township

Answered: 66 Skipped: 5

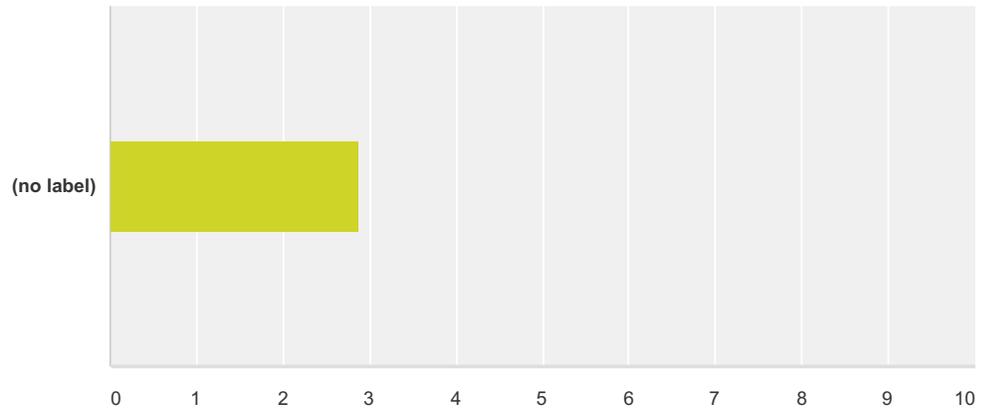


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	24.24% 16	30.30% 20	33.33% 22	12.12% 8	66	2.33

#	Other (please specify)	Date
1	All types of housing if planned and executed correctly can be very attractive and appropriate	3/29/2016 4:19 PM
2	This community needs ranches for people who have lived in Anderson all of their lives when they get older and don't want steps!	3/29/2016 8:40 AM

Q18 Appropriateness of Single-Family with Common Green in Anderson Township

Answered: 66 Skipped: 5

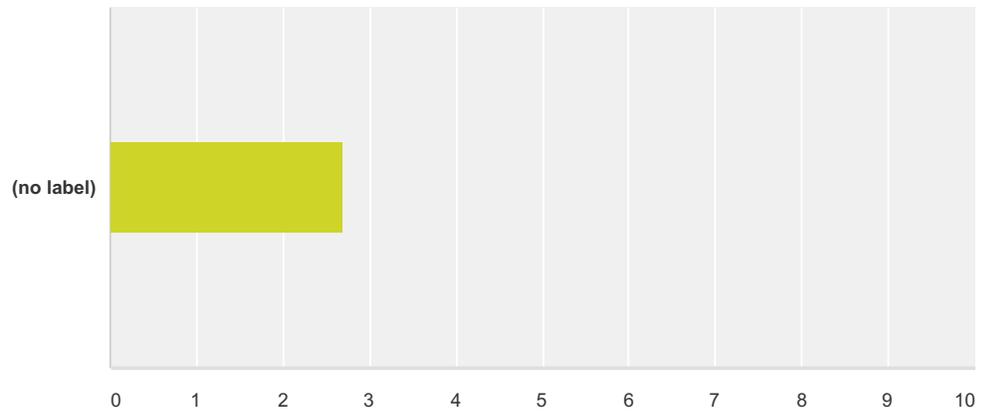


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	3.03% 2	33.33% 22	36.36% 24	27.27% 18	66	2.88

#	Other (please specify)	Date
1	Might be nice and "neighborly"	3/29/2016 12:40 PM

Q19 Appropriateness of Single-Family Cluster with Courtyard in Anderson Township

Answered: 66 Skipped: 5

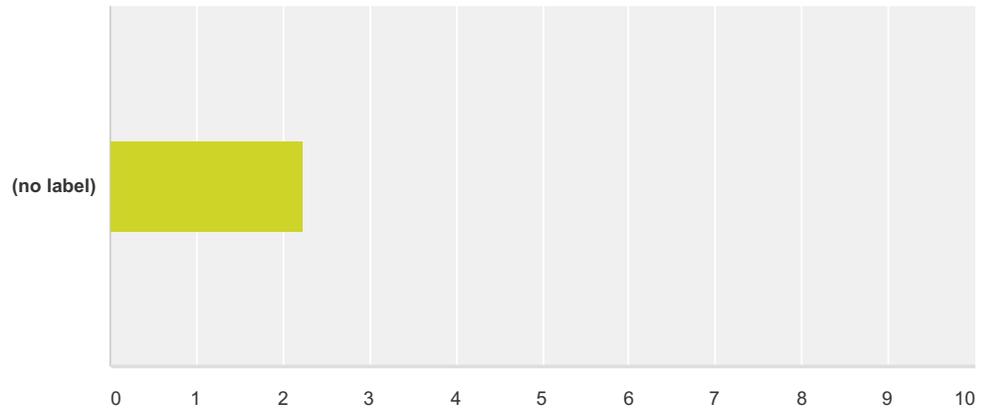


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	9.09% 6	31.82% 21	39.39% 26	19.70% 13	66	2.70

#	Other (please specify)	Date
1	not sure on this...	3/29/2016 1:40 PM
2	Garages?	3/29/2016 9:45 AM

Q20 Appropriateness of Mixed Use Upper Level Residential in Anderson Township

Answered: 66 Skipped: 5

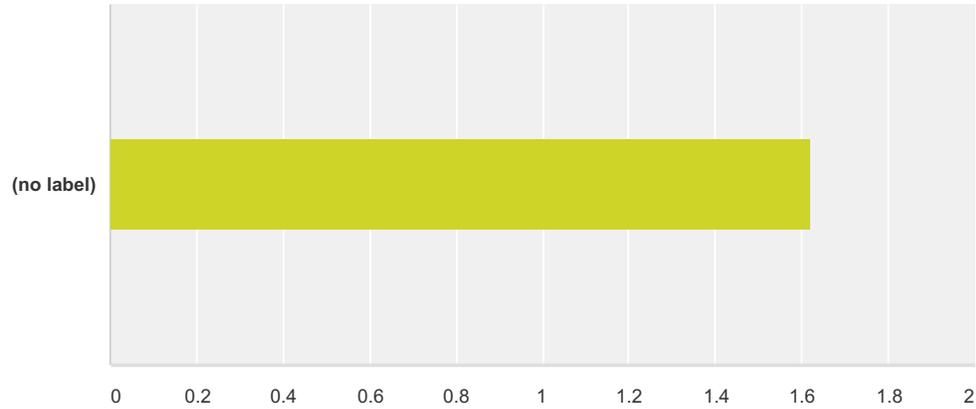


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	27.27% 18	28.79% 19	37.88% 25	6.06% 4	66	2.23

#	Other (please specify)	Date
1	this would attract to younger adults and i feel we need to keep our older adults in the community. may seem to urban	3/30/2016 9:27 AM
2	With elevator access	3/29/2016 5:29 PM
3	This would be great if Anderson master planned a business district like the streets of West Chester or as many cities across the country have done successfully (San Jose, CA)	3/29/2016 4:19 PM
4	along business corridor	3/29/2016 1:40 PM
5	This would probably take eternity to bring into effect but this could be nice for the anderson town center	3/29/2016 12:40 PM
6	These are seen in city walkable areas. If we can create that, this would be fantastic. It would be ideal for the seniors. and younger people.	3/29/2016 8:23 AM

Q21 Appropriateness of Garage Conversion to Carport/Apartment in Anderson Township

Answered: 66 Skipped: 5

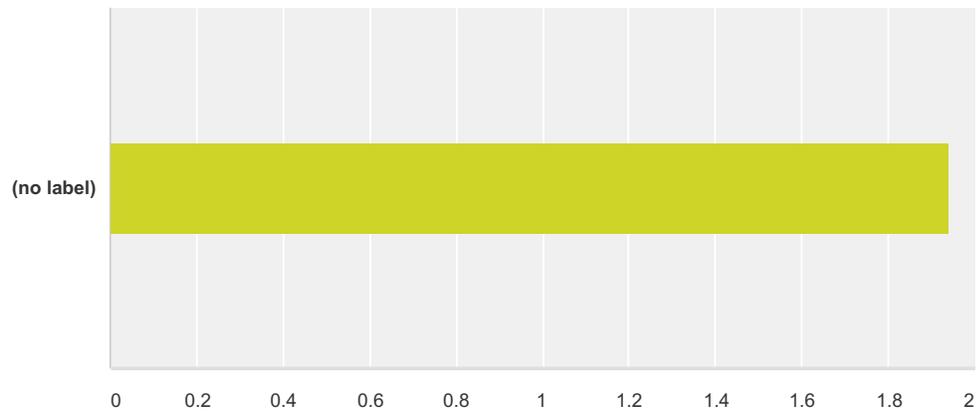


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	56.06% 37	28.79% 19	12.12% 8	3.03% 2	66	1.62

#	Other (please specify)	Date
1	buyers would rather spend more for space and accomodate aging parents	3/30/2016 9:27 AM
2	Only as a guest house or for family member not for separate rental	3/29/2016 4:19 PM
3	seems unlikely with our winters	3/29/2016 12:40 PM
4	Doubtful that people will want this. I think the clusters are better options.	3/29/2016 8:23 AM

Q22 Appropriateness of Rear Yard Apartment Infill in Anderson Township

Answered: 66 Skipped: 5

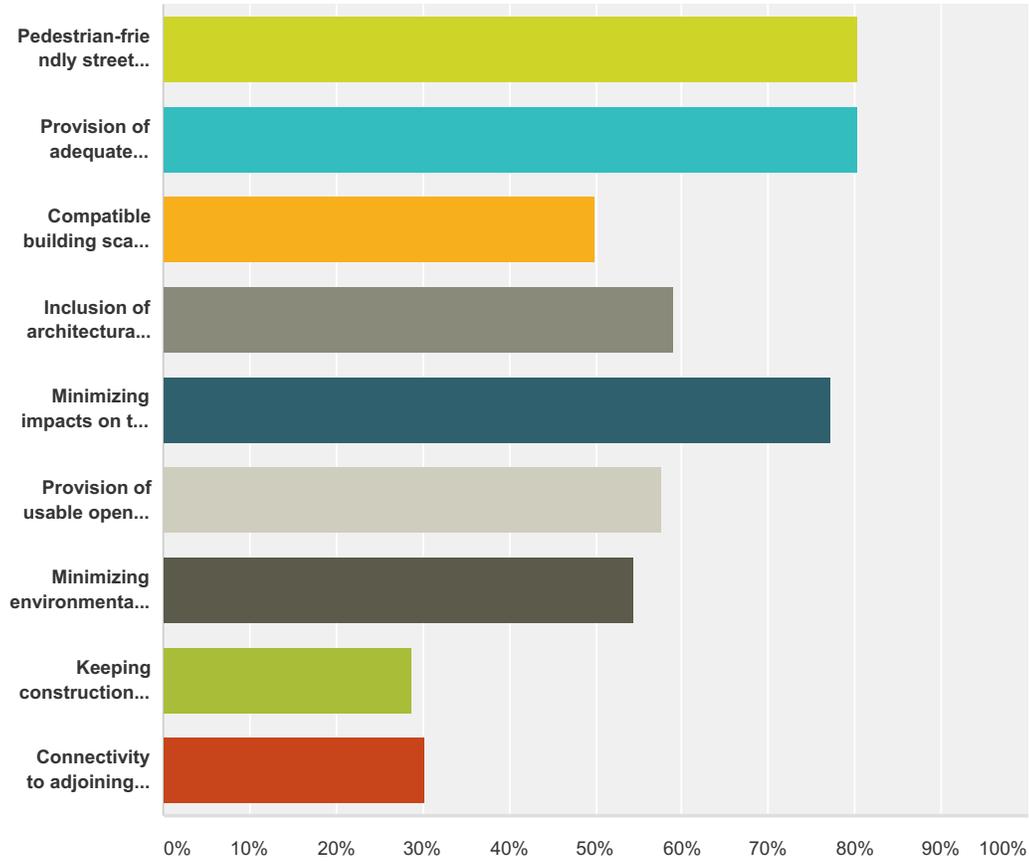


	Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate	Total	Weighted Average
(no label)	37.88% 25	34.85% 23	22.73% 15	4.55% 3	66	1.94

#	Other (please specify)	Date
1	I just don't see people investing in this as an addition to their homes. I could be wrong. I guess they could want this if there arent other options.	3/29/2016 8:23 AM

Q23 What specific design issues and/or priorities should be included in the consideration of new options of residential development. (Please check all that apply)

Answered: 66 Skipped: 5



Answer Choices	Responses
Pedestrian-friendly street frontages	80.30% 53
Provision of adequate off-street parking	80.30% 53
Compatible building scale and continuation of neighborhood building patterns	50.00% 33
Inclusion of architectural features (roof forms, porches, trim, etc.) common in the neighborhood	59.09% 39
Minimizing impacts on the privacy of neighboring properties	77.27% 51
Provision of usable open space	57.58% 38
Minimizing environmental impacts, such as by limiting impervious surfaces and storm water	54.55% 36
Keeping construction costs low	28.79% 19
Connectivity to adjoining developments	30.30% 20
Total Respondents: 66	

#	Other (please specify)	Date
1	aesthetically pleasing (ie. not seeing a line of garages in the view)	3/29/2016 9:21 AM
2	I think all of these are ideal, YOu might want this to be ranked vs just checked to know what is most important.	3/29/2016 8:25 AM

Q24 Please provide any additional comments or feedback below.

Answered: 17 Skipped: 54

#	Responses	Date
1	Most Of what i Heard, More walking path along The Beechmont avenue, With trees to hide the horror of the heteroclite commercial buildings !	4/14/2016 8:56 AM
2	Anderson Twp. is excommunicating its citizens who have raised their children, paid their taxes, are local church members, shop locally, have all their medical people here, and have been loyal to And. Twp. for many years. Now they need to sell the big two story home and have a nice one floor smaller home on a small plot or similar condo atmosphere. Also needed are nice elevator building living with inside parking (example in Mariemont). Needed also is a community for independent living with stepdown ability to assisted living and nursing care and all the amenities that make the community satisfy all the needs of the senior population of Anderson Twp.	4/7/2016 1:09 PM
3	Anderson does have a lot to offer the community. However, the prices of homeownership for 1st time buyers or empty nesters is OUT OF CONTROL! My family moved outside of Anderson to an equivalently rated school district because what our first time home buying budget could afford outside of Anderson was MUCH better than inside. Then the couples left after the kids are gone, have no viable options because the homes are too big and cost too much and it is not inviting to their lifestyle. I think these things should be considered - look at surrounding communities to see what they are offering (at a cheaper cost) and see how this can be done to keep folks in Anderson who want to be here.	4/6/2016 11:52 AM
4	we are in desperate need of senior housing. We need something between Big House and nursing home	4/1/2016 2:16 PM
5	I love all the green space Anderson enjoys especially in such a close proximity to the city. Biggest problem Anderson has had is lack of a solid plan. Hopefully this is the bigging of a great opportunity to take Anderson to the next level without having a negative impact on the existing beautiful neighborhoods.	3/29/2016 4:23 PM
6	I think drawing a young homeowner into Anderson Twp would benefit the growth and vibrancy of the Township. Thereby attracting new businesses, etc.	3/29/2016 1:40 PM
7	Our buyers would love more new modern/contemporary choices in Anderson!	3/29/2016 12:51 PM
8	We need ranches. The demographics are getting older and we want one floor living.	3/29/2016 12:46 PM
9	Thank you	3/29/2016 12:14 PM
10	Having more single family ranch homes would be nice as well as more senior living. Having a price point in the \$150,000 range would be effective as well.	3/29/2016 11:26 AM
11	Mariemont, a beautiful community with varied housing.	3/29/2016 9:47 AM
12	Keeping Anderson Twp an "upscale" community is important and housing options should not mimic low income housing. Design and appeal are important for younger homebuyers who want green space, green utilities. Many retirees require single level housing. High rise condos in an around the business district are a good substitution and allow short commutes.	3/29/2016 9:21 AM
13	Study should take a serious look at "Aging-in-Place" considerations including Universal Design Standards and lack of stairs, with smaller footprint (square footage) than traditional housing. 95% of houses in study have stairs and lots of them.	3/29/2016 9:09 AM
14	They are waiting for it Pent up demand	3/29/2016 8:54 AM
15	I think there are too many housing options that are too similar on the questions. It seems very redundant. Should reduce to 5.	3/29/2016 8:25 AM
16	Although some of these plans would work, what we really need is single floor plan style homes for our aging down-sizers. The majority of these are looking elsewhere for single floor plan living spaces.	3/29/2016 8:19 AM
17	We are in desperate need of affordable housing for our empty nesters and seniors.	3/14/2016 1:18 PM