

**ANDERSON ECONOMIC DEVELOPMENT COMMITTEE
SUBCOMMITTEE REPORTS – NOVEMBER 7, 2016**

ANDERSON AMBASSADOR INITIATIVE

Assist Anderson Township with promotion and marketing activities to attract new investment and businesses in the community, while also retaining and facilitating the expansion efforts of existing enterprises

Team - Gregg (Lead), Josh, Julie, Amy

The Ambassador subcommittee has not met recently, but may reconvene in early December or hold until next year with possible new committee members. At the meeting on August 3rd, discussion centered on a few tasks, which are noted below:

- Outreach - Continue to explore methods to connect with commercial real estate brokers from throughout the region. Staff is beginning to work on an event this winter, perhaps lunchtime or late afternoon, featuring Kroger speaking about their new store plans. We plan to invite others developing in this area to be part of a panel presentation.
- Promotion – This outreach continues with stories about Anderson Township as tenants are announced and new developments come online. This will continue through the fall and into next year. Staff will try to build upon this effort and may lead towards more direct marketing using these tenants’ decisions to locate in Anderson as part of the promotion effort.
- “Open House” – With winter quickly approaching, and construction still underway in many areas, the thought was to look to next spring for a potential “open house” opportunity to invite key decision makers in the region to see the progress and changes first hand. This may be best timed for next spring, perhaps in conjunction with a Party on the Plaza.

In addition, subcommittee members and efforts include the following areas:

- Comprehensive Plan Update – This effort began in late March and two subcommittee members are part of this group (Julie Hein and Amy Broghamer). Initiatives have been developed and the adoption of draft plan has been initiated.
- Outreach and Promotion of Anderson Township – This continues with staff providing presentations to various local and regional groups, such as a HCDC presentation on November 15th, to feature the many development activities occurring in the community.
- Business/Property Owner Support and Promotion – Staff continues the available space listing, E Business newsletter, etc., as this will be distributed again in December.

OHIO RIVERFRONT INITIATIVE

Conduct review of the economic development recommendations arising from the Anderson Township Riverfront Plan update, and facilitate implementation of select strategies.

Team - Jeff R., Jim, Gregg F., Joe

No recent subcommittee meeting has occurred, but there are a number of updates to share that apply to this area. It may also be helpful to again meet this fall or winter on these and other items affecting the area:

- Comprehensive Plan Update – The comprehensive plan update is winding down and members were involved with this effort. This was also discussed at a special EDC meeting on October 25th.
- Ohio River Trail – Feasibility planning efforts have begun to expand the Ohio River Trail east from Five Mile Road to the Woodland Mound Park area on the Clermont County line and an update on this should be available in early 2017.
- Township Riverfront Property Planning Update / Direction – As part of the comprehensive plan update, staff has suggested three “key sites” for the consultant to study further. One of which is the Township owned property/Hilltop site/Dorn property along Kellogg Road in the Five Mile area. This effort has wrapped up and the recommendations will be part of the Plan.
- Kellogg Road Duke Natural Gas Update – Construction of a natural gas line extension east from Belterra Park to Five Mile Road has been completed.
- Traffic Flow / Parking Strategy Feedback – Staff continues to work with stakeholders in this area to facilitate improvements that could be introduced to improve traffic flow for major events. This effort continues with various public and private parties to facilitate additional short-term and long-term solutions in both Ohio and Kentucky, including a planned new exit drive from Coney Island to Kellogg, near I-275, in 2017.
- Forestville Property Subdivisions – The former Forestville Realty property, bounded by the Coldstream Country Club, Hopper Road, and Eight Mile Road, continues to be the focus of subdivision activity. Staff is working with two subdivisions proposed for this area, and the dedication of just over 100 acres for Township Greenspace.

ANCOR INITIATIVE

Participate in and support the development of the Anderson Township Ancor Area Plan update, and facilitate implementation of the Plan’s recommendations.

Team - Mike (Lead), Doug, Don, Gregg F.

The separate group has also not met in some time, but there continue to be announcements and updates for this area. However, joint meeting of several EDC subcommittees occurred on October 25th, once the draft comprehensive plan was released, to compare this with prior planning recommendations for this area.

- Eastern Corridor – ODOT is preparing to release the results of an online survey that closed in late June.

- Ancor Connector & Martin Marietta – Staff has had discussions with Martin Marietta, whose legal counsel has reviewed the steps as they plan move forward with their now-approved underground mining project. This still involves working through concerns from the Hamilton County Board of Commissioners and the Village of Newtown.
- MSD Sewer – The Metropolitan Sewer District continues to plan for sanitary sewer expansion into the area, beginning with an extension of the sewer on Roundbottom Road from Edwards Road to just past Broadwell Road. This likely isn't planned for expansion until 2018. The line will be completed on northern Eight Mile Road near Ivy Trails at that time as well.
- Comprehensive Plan Update – The comprehensive plan update is wrapping up and Ancor Area representatives have been a part of this group. This Plan incorporate past plan recommendations for the Ancor area.

HOUSING INITIATIVE

Complete housing study/monitoring program to better identify housing needs and opportunities, and seek to increase residential property values.

Team - Jeff R. (Lead), Gregg F., Stephen

The Housing subcommittee has not met recently either, but staff continues to work with a number of sites for housing development. These have involved a large amount of public review and comments, and include the following:

- Woodruff Crossing – This proposed 36 lot subdivision, on nearly 10 acres on the south side of Woodruff near Elderwood, was approved as a planned unit development (PUD), by the Township's Zoning Commission in mid-June. It was approved by the Hamilton County Regional Planning Commission, through their subdivision review process in September. Staff understands the property has since been sold to a new owner who is studying site development options in light of the PUD zoning overlay that was instituted.
- Mayerson / Nagel Road – The Mayerson Company has a purchase and sale agreement in place with Anderson Township to acquire approximately 9 acres north of the Operation Center with frontage on Nagel Road for development of a 176-unit luxury apartment community. A zone change application was filed and approved by the Hamilton County Regional Planning Commission. The Anderson Township Zoning Commission recommended denial of the application in September. The Trustees have continued the public hearing on this case until December. The applicant is reviewing plan modifications in light of the comments raised at the Zoning Commission meeting. This may entail a modified plan being presented to the Board of Trustees, or withdraw of the current application and the filing of a new development request.

- Additional Subdivisions – As was mentioned earlier, staff is working with Zicka Homes on two subdivisions in the Coldstream area, the Woods of Forest Hills (a 48 lot development off Hopper opposite Innisfree) and Parke Place (a 32 lot subdivision on Ayers, near the beginning of the Riverview Estates subdivision, or the “new” section of Ayer Road). Property for a third proposed subdivision Parkside at Riverview Estates), which entailed 20 lots at the east end of Ayers Road off the cul-de-sac of Riverview Estates, was approved in 2015. However, this is being held by the current property owner as they consider future options for that portion of the area. Staff approved two additional subdivisions that were approved by Hamilton County, which are Nordyke Estates (a five lot subdivision near Nordyke and Nottingwood), and The Estates of Chestnut Ridge (a 12 lot subdivision on Eversole Road, opposite Chestnut Ridge). These two developments are under construction with site work and permits have been issued for new home construction.

In addition to these formal developments, staff has had several inquiries and meetings with developers and builders, who are interested in introducing additional housing options in the community. These inquiries have ranged from more “traditional” subdivisions, to patio or row homes, apartments, and senior housing. These groups are pursuing studying a variety of sites, several of which were identified by the EDC in 2014 for infill housing opportunities.

With the recent housing development proposals noted above, and others on the horizon, staff feels it may be important for this to continue subcommittee into 2017 and this may serve as a group from which to obtain input on such proposals. This involvement is also key as it was advocated by the EDC, and prior comprehensive plan that higher density and/or a variety housing type be considered in several areas of the community.