

2011 COMPREHENSIVE PLAN





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SUB AREAS

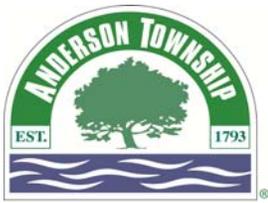
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Introduction

INTRODUCTION TO THE PLAN

Over the last several decades, Anderson Township has been one of Ohio's largest and more progressive townships. With a population of more than 45,000 people in 2009, the township is far larger than most cities in the state. With such great size comes great responsibility that must be exercised within the restricted roles and powers state legislation affords townships; something Anderson Township excels at while simultaneously lobbying for legislative change that will benefit larger townships.

In 2003, Anderson Township chose to develop its first ever township-wide comprehensive plan to provide a long-term vision of the township that would help guide officials in making decisions for the betterment of the community. The plan was ultimately adopted in February 2005 after numerous public input forums, research of township and regional trends, and development of a township vision. The plan incorporated a series of implementation strategies that laid out what actions the township must take to achieve the established goals; actions the township has actively worked on since the original plan's adoption. As with any plan, times change, priorities change, conditions change, and improvements are made that require a periodic review of the document to ensure that it continues to reflect the current goals of the township and does not sit on a desk collecting dust. In keeping with the plan recommendations, the township has chosen to review the original 2005 Anderson Plan every five years and update the appropriate sections and, where possible, improve upon the community's planning efforts to make sure that the plan continues to be an actively used document.





WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a planning tool that 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. Other than the future land use element, this plan does not make recommendations about the future of specific properties, and even within the future land use element, the plan is designed only to provide a vision of the community over the 20-year planning horizon. The purpose of a comprehensive plan is to answer the following questions:

- Where are we now?
- Where are we going?
- Where do we want to be?
- How do we get there?

Another purpose for this comprehensive planning process continues to be coordination of the various planning efforts and related projects that affect the township. Some of these planning efforts are localized, undertaken by the township itself, while others are regional and involve the township as a player in regional dynamics. This plan allows the township to both recognize the importance of these planning efforts and to take a comprehensive look at the plans as a whole. The list of documents in the sidebar identify an extensive sampling of some of the plans and processes examined during the original 2005 planning process and this 2011 update. These and other plans that have been adopted, or might be adopted by the township in the future, are still in effect after the adoption of this comprehensive plan and should continue to be a reference point for future decisions.

Related Planning Efforts

- Beechmont Corridor Plan
- Beechmont Avenue Landscape Plan
- Ancor Area Land Use Study
- Anderson Township Ohio Riverfront Area Proposed Land Use Plan
- Anderson Trails/Walkways Plan
- Lower Salem Density Study
- The Planning Partnership/Hamilton County Community Compass
- Eastern Corridor Land Use Vision Plan and Multi-Modal Transportation Project
- Metropolitan Sewer District's Capital Improvements Plan
- Salem Business District Revision and Redevelopment Plan
- Clough Pike Business District Redevelopment Plan
- Anderson Township Floodplain Management Plan
- The Beechmont Avenue Signage Study
- Anderson Township Stormwater Management Plan



THE PLANNING PROCESS AND THE PLAN UPDATE

Anderson Township had a vision for the comprehensive plan long before the process was underway. For the original plan, the township initially determined some essential elements to be included in the resulting plan and identified the importance of community input throughout the process. The core forum for community feedback in the 2005 plan and this update was the Comprehensive Plan Steering Committee that met on a regular basis to discuss and comment on research, planning background and the draft elements of the plan. The committee represented a broad cross-section of the community, with representation from residents, elected and appointed officials, businesses, the various township committees, industry, social and religious elements, regional agencies, and parks.

Other forums of community input used throughout both planning processes included interviewing various community representatives or interest groups, multiple public meetings and workshops, surveys and displays at Greater Anderson Days, as well as sending the draft plan to focus groups for review and comment. The community input gathered throughout this process helped provide background information on the township, and more importantly, helped establish what it is the community wants for their future. All of this information was gathered and integrated into the vision components of the 2005 plan and 2011 update (e.g., vision statement, goals, and guiding principles) that, in turn, were used as a foundation for the various plan elements and recommended plan initiatives.



With this 2011 Anderson Plan Update, a significant portion of the initial public input was used to gauge community values and to validate the original goals, or revise them if necessary. One of the major events was the three-day Planning Summit held in April 2010 where people were invited to participate in presentations and working groups on the first day of the summit to help identify issue areas in the township and gauge community priorities. The consulting team along with staff took the information and over day two of the summit, worked to identify a conceptual land use map and plan initiatives for three “priority areas” (economic development, housing and neighborhoods, and sustainability) where the township government had a significant amount of authority to address the recommendations of this plan. All of this was then presented to the public on the third day of the summit in an open house format to give citizens quick feedback on how their input would be used in the planning process.



While the format of the plan update may have changed in an effort to streamline the plan itself, the core values and principles of township residents and businesses has not changed over the years. This plan is intended to be a supplemental update to the original 2005 plan and readers are strongly encouraged to look to that original plan as a starting point for understanding the township’s vision. Where a conflict may occur between the information and recommendations of the 2005 plan and this update, the 2011 plan update shall control.



Vision

In addition to the development of the goals and objectives, as described in the previous section, the Anderson Township Board of Township Trustees also developed an overarching vision statement during the original 2005 comprehensive planning process. It summarizes those qualities of the township that this plan strives to maintain and improve.

ANDERSON TOWNSHIP VISION

Anderson Township will continue 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 related public services. The township will continue 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 AND GUIDING PRINCIPLES

The purpose of this comprehensive plan is to help guide the future development of the community over the next 20 years. Central to that guidance are the goals and supporting principles that form the foundation of the long-term vision for Anderson Township. The goals also provide the outline for the other plan elements including the land use plan, transportation plan, community facilities plan, and other elements.

The goals for this plan are defined as statements that outline a desired end state or target that, if pursued over the long term, will contribute to the attainment of the community vision established in the previous section. Each of these goals is further refined by guiding principles that are supporting statements of how the township's activities will further the established goals. These statements are not intended to be specific actions on how to attain the established goals but serve more as truly guiding statements that the township can use for decision-making purposes.

The goals and guiding principles are divided into nine major themes based on the community visions from the 2005 Anderson Plan and further updated with guidance and involvement from the public. The major themes for the 2011 Anderson Plan Update are in no particular order:

1. Transportation
2. Economic Development
3. Housing and Neighborhoods
4. Quality of Life
5. Land Use and Development (including sub-themes related to Beechmont Avenue, the ANCOR area, the Little Miami and Ohio riverfronts, and the township's neighborhood business districts)
6. Natural and Environmental Resources
7. Township Services
8. Infrastructure
9. Sustainability

The goals and supporting principles were developed under these themes with the knowledge that many of the goals and principles are interrelated. For example, improving the overall transportation system or creating a diverse housing stock can both contribute to the quality of life in Anderson Township. Additionally, certain goals, such as the support of the Eastern Corridor improvements, could conflict with the preservation of the township's natural resources. The township should not use this plan to choose one goal over another but should use the plan to help find the best balance among the goals in order to achieve the shared vision of the community.

In this 2011 plan update, the goals were updated. While the overarching goals under each theme remain largely intact, the approach to the goals has varied. In this update, there are guiding principles, or supporting statements, following each goal intended to be used for guidance during any decision-making process. The actionable recommendations for each goal are found under the related plan elements and summarized in the implementation section of this plan update.



THEME I: TRANSPORTATION

Goal:

The transportation network will be a multi-modal system that efficiently and effectively serves the residents and businesses of Anderson Township.

Anderson Township...

1. Recognizes that the community is part of a larger, regional transportation network with multiple agencies (e.g., ODOT, OKI Regional Council of Governments, METRO, Hamilton County, etc.) involved in the various aspects of transportation and that one of the township's major roles is the ongoing coordination and cooperation with these various agencies.
2. Supports the design and development of some of the multi-modal improvements related to the Eastern Corridor study, as they will provide additional access to other areas of the region, will help advance the goals of this plan's vision, and will alleviate some traffic congestion in the township.
3. Will advocate for the development of new connections, such as the ANCOR Connector, and improvements to existing arterials, such as Clough Pike, Salem Road, and Roundbottom Road, that will have a direct positive effect on implementing the township's goals, enhancing connectivity within the township, and improving the overall regional transportation network.
4. Will continue with a program of on-going maintenance and upkeep of local roads to minimize the need for costly repairs and to ensure access to a safe network of local roads.
5. Will implement its Safe Routes to School plan.
6. Will work to integrate bicycle and pedestrian trails and access improvements within any future transportation project.
7. Supports transportation improvements that provide accessibility to all residents, including those with disabilities.

Goal:

The township will be a community with a model sidewalk and bike trail system that connects residents to businesses, schools, recreation, entertainment, other neighborhoods, and public uses.

Anderson Township...

1. Will continue to plan for, develop, and maintain an extensive sidewalk and trails system throughout the community, as outlined in the Anderson Trails plan.
2. Supports the engineering and construction of the Ohio River Trail and extensions to the Little Miami Trail to create a regional connection and a recreational establishment within Anderson Township.
3. Supports improvements such as roadway widening (for the purposes of adding roadway bike lanes/shoulders) and natural trails, where applicable, and as outlined in the Anderson Plan, to enhance the Anderson Trails network.
4. Supports the inclusion of pedestrian amenities (i.e.: benches, trees, signage) and safety improvements to enhance the quality of the Anderson Trails network.
5. Will strive to incorporate accessibility for the disabled into its sidewalk and trails projects.



THEME 2: ECONOMIC DEVELOPMENT

Goal:

The township will have an expanded and diverse tax base with additional land developed for a mixture of nonresidential uses with a focus on attracting new businesses and promoting existing businesses.

Anderson Township...

1. Will provide for the expansion of nonresidential uses provided they are compatible with surrounding uses and are designed to have the least amount of impact on the township's natural and environmental resources.
2. Supports the coordination and cooperation between local and regional agencies that will help promote economic development activities in the township.
3. Will identify methods of providing diverse housing options to attract a wider range of age groups (including young professionals) to the area as an integral component of the broader economic development goals and limit possible negative development impacts on the township's natural resources.
4. Supports the growth and expansion of existing businesses and the creation of new businesses that will enhance the overall community.
5. Encourages local entrepreneurial efforts.
6. Will take a leadership role in pursuing economic development activities.
7. Values its agricultural uses and activities as an important component of the township's economy and will support the continuation of this industry.
8. Will encourage environmentally sustainable business practices that will balance ecological concerns with social and economic goals.

THEME 3: HOUSING AND NEIGHBORHOODS

Goal:

The township will be comprised of high-quality neighborhoods with diverse, well-maintained housing.

Anderson Township...

1. Encourages those activities that will ensure the maintenance and upkeep of the existing housing stock.
2. Will monitor the condition of the housing stock to ensure the stabilization of neighborhoods and provide education on available resources where maintenance of the housing is required.
3. Supports the provision of services, preservation efforts, and activities within neighborhoods (e.g., parks, Greenspace, and schools) that will allow for easy access by local residents and help promote a sense of community.
4. Supports the development of new housing that will diversify the township's existing housing stock through the creation of attached housing options and a broader mix of housing values (i.e., costs) that address the wide range of citizen expectations and allow Anderson Township to be a resident's home for a lifetime.



THEME 4: QUALITY OF LIFE

Goal:

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...

1. Promotes programs and partnerships with other agencies that will contribute to the health and wellness, community stewardship, spirituality, and education of the community.
2. Will strive to acquire Greenspace throughout the community, as opportunities and resources are available. Pursuant with Ohio state law, the township will also continue to maintain all of the acquired Greenspace in its natural state.
3. Supports the provision of services and activities to support its diverse demographics. In particular, the township supports addressing the special needs of our aging population so that Anderson Township is their home for a lifetime.

Goal:

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...

1. Will market the unique qualities of the township to create a positive image of the community, including parks, Anderson Township Greenspace, schools, Anderson Trails, businesses, Anderson Center and its environs, and township services.
2. Will support the implementation of gateway features that identify Anderson Township.

THEME 5: LAND USE AND DEVELOPMENT

Goal:

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 other recreational uses.

Anderson Township...

1. Will help preserve agricultural uses in the township as an important part of the township's economy.
2. Will protect major residential neighborhoods from nonresidential activity areas, including commercial, office, and industrial uses, where a separation of uses is appropriate.
3. Will promote the use of higher density housing and mixed-use developments as a land use transition between lower intensity residential uses and high intensity commercial and industrial uses.
4. Will undertake economic development activities to help fill any vacant storefronts and businesses.
5. Will balance all of the necessary land uses in a manner consistent with environmental and aesthetic priorities identified in this plan and other associated studies.



Goal:

The historical resources of Anderson Township will be protected for future generations.

Anderson Township...

1. Supports the preservation of the historical and archeological sites and buildings found throughout the community.

Goal:

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.

Anderson Township...

1. Recognizes that the Anderson Plan is intended to be an “umbrella” document that outlines the broader development policies for the entire township and that additional, more detailed studies (e.g., an update to the ANCOR Area land use study) may be necessary to address special geographic areas and issues.

Goal:

Beechmont Avenue will be a viable and attractive destination for local residents and a regional destination for the larger community.

Anderson Township...

1. Will continue to work to implement the numerous studies undertaken for the Beechmont corridor including, but not limited to, the Beechmont Corridor Plan, the Beechmont Avenue Landscape Plan, the Beechmont Signage Study, and the Property Advisors market study.
2. Supports efforts to create a cohesive business corridor with a uniform appearance and a focus on commercial, office, and mixed-uses that incorporate residential dwellings.
3. Will help facilitate uniform public and private visual enhancements to the Beechmont corridor.
4. Will help facilitate the incorporation of residential uses in strategic areas of the corridor to help provide the critical mass of population needed to support local and regional businesses in the township while simultaneously providing a variety of housing opportunities.
5. Supports improvements to the infrastructure and transportation network along Beechmont Avenue to increase access by pedestrians, riders of transit, and bicyclists while also improving overall traffic flow and safety.



Goal:

The ANCOR Area will continue to be the township's target site for future non-retail economic development opportunities.

Anderson Township...

1. Supports its office and industrial tax base that is centralized in the northern valley area of the township, also known as the ANCOR Area. Such support recognizes the need to be sensitive to the larger residential areas that surround the ANCOR area.
2. Will help facilitate infrastructure enhancements to the ANCOR Area that will help increase economic development opportunities for the township, while minimizing environmental impacts.

Goal:

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.

Anderson Township...

1. Will continue to work to preserve the Little Miami Riverfront as a natural resource and the maintenance of the river buffer in a natural state.
2. Supports activities that will enhance the recreational use of the Little Miami River provided such access is designed to have minimal impact on the scenic quality and water quality of the river, the only federally designated scenic river that flows through an urban area.
3. Will help preserve the floodplain area for safe flood control in accordance with local, state, and federal laws.

Goal:

The Ohio Riverfront will be a regional economic generator with a mixture of business activities focused on entertainment and river industries.

Anderson Township...

1. Supports the development of the Ohio Riverfront west of Five Mile Road as a mixed economic area that will include entertainment destinations and river related activities.
2. Will work to preserve the hillsides along the Ohio Riverfront to protect the beauty and integrity of these hillsides.
3. Encourages the balancing of development activities along the riverfront with recreational amenities such as the Ohio River Trail, and nearby residential neighborhoods.
4. Acknowledges the need for a compatible mix of port related industrial uses and entertainment uses.



THEME 6: NATURAL AND ENVIRONMENTAL RESOURCES

Goal:

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

Anderson Township...

1. Supports the preservation and protection of 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.
2. Encourages the continued establishment of Greenspace, open space, and passive parks throughout the township as a key method of protecting its natural and environmental resources.

THEME 7: TOWNSHIP SERVICES

Goal:

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

Anderson Township...

1. Strives to provide high quality services by exceeding minimum standards for law enforcement, fire, and emergency medical services in staffing and response times.
2. Will provide government and community services that contribute to the township's valued quality of life while balancing the demand for low property taxes.
3. Will interact with the public in the most efficient and effective methods possible, including listening to issues and problems, minimizing "red tape," and seeking public input into major decisions.

THEME 8: INFRASTRUCTURE

Goal:

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...

1. Supports Hamilton County's water quality program and continues to work with the Greater Cincinnati Water Works to ensure the continuation of a high-quality water distribution system.
2. Will cooperate and coordinate with MSD, the EPA, and the Hamilton County General Health District on sanitary sewer infrastructure issues and encourages the elimination of on-site sanitary sewer systems, local treatment systems, and lift stations.
3. Encourages the continued development of state-of-the-art telecommunications systems and other technologies.



THEME 9: SUSTAINABILITY

Goal:

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.

Anderson Township...

1. Supports activities that are more sustainable in nature including, but not limited to, those activities that decrease reliance on fossil fuels; decrease air, land, and water pollution; increase mobility and connectivity; reduce waste; balance our economic needs; and prevent long-term damage to our ecosystems and our health.
2. Supports the availability and sales of local foods.
3. Will be a key source of information and educational resources on sustainability initiatives including, but not limited to, energy efficiency, recycling, waste reduction, and water conservation.



Transportation Element

INTRODUCTION TO TRANSPORTATION

Next to where you live, nothing about the built environment seems to affect people more personally than the transportation network. The network provides routes to the places where we work, play, learn, worship, and communicate with friends, family, and neighbors.

While the township is the first to receive most complaints about traffic, the township shares the responsibility for the transportation system with several other agencies.

- **Anderson Township** controls local, largely residential streets, sidewalks and bike paths that are part of the Anderson Trails network.
- **Hamilton County** monitors, repairs, and plans for all county roads, which encompass most of the connector roads such as, but not limited to, Eight Mile Road, Clough Pike, Salem Road, and Five Mile Road, pursuant to the Hamilton County Thoroughfare Plan.
- **The Ohio Department of Transportation (ODOT)** maintains and plans for state routes including Beechmont Avenue (SR 125) and Batavia Road (SR 32).
- Interstate 275 and U.S. 52 are federal highways and the **federal government** must approve any improvements, but they are otherwise operated and maintained by ODOT.
- Overseeing all major regional projects is the **Ohio-Kentucky-Indiana Regional Council of Governments (OKI)**, which serves as the lead agency in projects of regional importance, including the Ohio River Trail and the Eastern Corridor.
- The **Southwest Ohio Regional Transit Authority (SORTA)** is responsible for providing bus and other mass transit options in the township.

It is important to note the relationship of various agencies involved in transportation because they each have a responsibility in the effectiveness of the overall system.

The three major components of the transportation network discussed in this plan are the streets, mass transit, and non-vehicular transit (sidewalks and bike paths).

STREETS

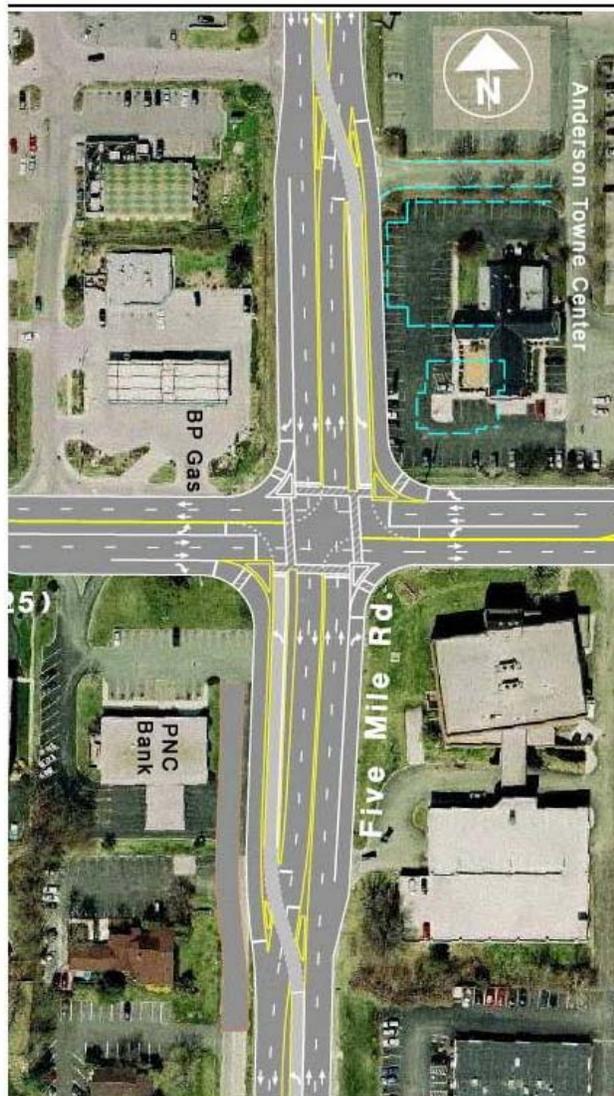
The township's primary responsibility regarding transportation is planning for and maintaining the local street system (largely residential streets). According to the township, the pacing of development activity over the history of the township has been beneficial for the maintenance of streets, because roughly one-third of the streets are relatively new and the remaining streets need maintenance work on a reasonably regular schedule. The pacing, while unplanned, has helped minimize the burden of maintenance on the township's budget at any one time.



2011 Anderson Plan Update

Transportation Element

While not responsible for the county or state roads, the township has been very effective at working with the relevant agencies to better the overall transportation network. In some cases, such as Beechmont Avenue, the township has been at the forefront of planning because of the impact various traffic or flow improvements could have on the township. The township has improved traffic safety primarily along Beechmont Avenue with address signs and the implementation of access management improvements. The township is currently working closely with the Hamilton County Engineers Office and ODOT to finalize the design of a Continuous Flow Intersection (CFI) at Beechmont Avenue and Five Mile Road to help increase traffic flow through this heavily traveled intersection. More information and



background studies on the proposed CFI are available on the township's website, but a general outline of the reconfigured intersection is illustrated in the figure below:

In addition to coordination on efforts along Beechmont Avenue, the township has been pivotal in the planning and design of the Broadwell/ANCOR Connector and committed major funding for the project, that will eventually provide a more direct connection between S.R. 32 and the ANCOR Area. All of these street related improvements have occurred because the township chose to be proactive and to make or encourage improvements happen that would benefit the entire community.

Beyond the township's work, the one major multi-modal (street, rail, and pedestrian transit) project that looms on the horizon are proposed improvements related to the Eastern Corridor project. The Eastern Corridor project proposes four different possible realignments of State Route 32 that, along with other street improvements, would create an east-west highway and help alleviate some traffic congestion on other major east-west arterial and

collector streets such as Beechmont Avenue and Clough Pike. Due to a variety of funding issues, the final phases of the Eastern Corridor study have been put on hold for an indefinite period of time. While the larger project may be on hold, the township still can use the planning efforts used to development the plan to help identify priorities with township projects including, but not limited to, pedestrian and trail connections.



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 a cost-effective method of getting from the township to downtown Cincinnati and other areas of the region. Currently, there are four major bus routes in the township:

- **Route 24.** The Anderson-University of Cincinnati (UC) route provides daily service from the Anderson Center Station Park and Ride, and a loop on Wolfangel and State Roads to Government Square in downtown Cincinnati, all via UC.
- **Route 81 Express.** The Mount Washington Express route provides express service from Anderson Center Station to Government Square in downtown Cincinnati.
- **Route 30 Express.** The Beechmont Express route provides bus service from the Anderson Center Station to Government Square in downtown Cincinnati.
- **Route 75 Express.** The Anderson Express route provides express service from the township's two park and rides to Government Square in downtown Cincinnati, via Interstate 275.

Only Route 24 provides bus access downtown every day of the week; all other routes are express routes that only operate on weekdays during peak travel hours in the morning and evening.

Based on the extensive METROMoves planning process, the township developed the new transit hub at the Anderson Center Station. This new transit hub replaced several temporary park and ride lots in the nearby vicinity. The previous park and ride stop at the old government center/fire station remains as a second access point for bus transit.

In 2002, SORTA prepared the METROMoves plan that recommends the creation of a new "hub to hub" route from Anderson Township to Blue Ash via Interstate 275 and a neighborhood shuttle for Anderson Township to connect to Coney Island and the development along the Ohio River. Much of this plan was put on hold due to the lack of funding but continues to be considered as part of regional transportation planning efforts.

Currently passenger rail service is not available within Anderson Township or the greater region. The only discussions related to providing rail transit to the Anderson Township area is within the Eastern Corridor project which includes options for passenger transit and heavier freight transit.



NON-VEHICULAR TRANSIT

Walking and biking are popular forms of recreation and transportation in the township. Currently approximately one-third of the township housing units are served by sidewalks and there are several small trail systems within existing park facilities. Additionally, since the adoption of the 2005 plan, the Five Mile Shared Use Trail has been completed, providing a vital non-vehicular link between the northern and central areas of the township. While the township has been actively planning for, and constructing new trails, there continues to be a strong desire by township residents to improve this system with more trails (paved and unpaved) and more sidewalks.

The township is currently involved in number of regional trails projects that will help connect the township to the larger region and state through access to a regional trail network. These projects include:



- **The Ohio River Trail** – a 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.
- **The Little Miami Scenic Trail** – a statewide trail system that generally follows the Little Miami River entering the township at Newtown Road and Wooster Pike. This trail currently runs along Newtown Road to the Little Miami Golf Center and will eventually connect to a new trailhead or future trail segment at Clough Pike. Regional planning efforts show this trail eventually connecting to the trails at Lunken Airport, which will then connect into the Ohio River Trail.

With regards to sidewalks (that are located adjacent to roads), new developments are now required to have sidewalks on both sides of the street, or flexibility exists for alternative arrangements regardless of whether or not they connect with any other sidewalk outside of the development. Over the years, many subdivisions and county roadways were constructed without sidewalks, leaving much of the township without access to pedestrian facilities. The township decided to evaluate this issue and make plans for strategic improvements to the sidewalk system.

The core planning component of sidewalks and trails in Anderson Township is the Anderson Trails program and Anderson Trails/Walkways 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 2009 and includes recommendations for construction of the following sidewalk/trail segments:

Projects Under Design

- Towne Center Way, from Anderson Center Station to Bowen Avenue
- Bartels Road, Clough Pike to Newtown Road (Clough Pike Business redevelopment)
- Asbury Road, Beechmont Avenue to Coldstream Woods Drive
- Clough Pike, Newtown Road to Berkshire Road



High Priority Improvements (Also all under design)

- Dunn Road – Salem Road to Markley Road
- Clough Pike – Fox Hollow Drive to Forest Lake Drive
- Eight Mile Road – Brownsboro Place to Forest Road

Medium Priority Improvements

- Paddison Road – Bluecrest Drive to Beechmont Avenue
- Markley Road – Woodcroft Drive to James Hill Drive
- Sutton Road – Salem Road to the City of Cincinnati boundary
- Wolfangel Road – State Road to Bowen Avenue
- Lawyer Road – end of current sidewalk to Hunley Road

Low Priority Improvements

- Little Dry Run Road – Johnson Park to Williams Creek Drive
- Bridle Road – Little Dry Run Road to Whitehouse Lane
- Little Dry Run Road – Blairhouse Drive to Bridle Road
- Birney Lane – Watch Point Drive to Wetheridge Drive

In addition to financing these projects, 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, but the township will always have areas that lack sidewalks.

The other major opportunity that was identified in the Anderson Trails 2009 Plan Update is more unpaved trails. 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. People commented that unpaved trails are easier on walkers or joggers but they also are more natural and often fit with the surrounding areas. The township might 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 as Greenspace or parks or as part of a planned development where the river corridor is preserved indefinitely.

FUTURE OUTLOOK AND NEEDS

As Anderson Township closes in on full buildout, new street construction will be less common and the focus of the township will need to be on maintaining the current street network and encouraging use of mass transit and non-vehicular transit options. At the same time, the township is currently dealing more with continued traffic congestion, access and general traffic flow issues along Beechmont Avenue and the speed of traffic in some residential neighborhoods. The township needs to take steps to identify specific problem streets, beyond the major thoroughfares, and prioritize the importance of dealing with these individual issues. For example, traffic



2011 Anderson Plan Update

Transportation Element

congestion along Clough Pike was well documented during the original planning process resulting in a plan and forthcoming improvements between Newtown and Berkshire Roads, however, the county anticipates that the proposed Eastern Corridor projects are the best avenue to reduce the congestion. In other instances, speeding along certain residential streets may be something that the township or county can address with some simple traffic calming techniques. The OKI Land Use Commission recommends that communities use innovative design for the preservation of neighborhood character.

Connectivity of streets is a continuing issue in Anderson Township because the township is somewhat isolated, transportation-wise, by two rivers on three sides of the community. These rivers narrow the number of roads or bridges that provide access to the township. This creates problems with congestion at key points in the community. The same issue applies to the connectivity of neighborhoods. Where a subdivision consists of a series of cul-de-sacs with only one access point to a major roadway, congestion can occur at the access point. While there may not be a significant number of new streets, the township should work with developers, where possible, to minimize the number of cul-de-sacs in any new development. While cul-de-sacs are often a desired amenity in subdivisions, they cut off connectivity within the township, forcing traffic into a limited number of intersections and thus creating problems with traffic congestion. Regional connectivity can be improved with the continued support of mass transit opportunities and, more specifically, with the possible support of the range of Eastern Corridor improvements.

Beyond maintenance, the major focus in the future will have to be in cooperation and educational efforts. Given that the township is only one of many participants in the transportation network, the township will have to take a strong role as a collaborator in planning efforts with the county, state, SORTA, and OKI in the creation of appropriate transportation connections such as the Broadwell/ANCOR Connector and realignment of State Route 32. As stated earlier, the Broadwell/ANCOR Connector is the one major project that is the most advanced in completion with the township currently actively involved, such as committing funding and assisting in acquiring properties for the connection. While the realignment of State Route 32 is still in the planning stages, the county is still committed to the project due to its significant impact on regional transportation. The township should continue its involvement to ensure that the Anderson Township community has a strong voice in the planning and development process, and consider studies such as that being undertaken on Roundbottom Road.

The township can also take a stronger role in educating people about the use of mass transportation and how mass transit and non-vehicular traffic is one effective method of reducing traffic congestion in the community. Anderson Township has some of the highest ridership numbers for the METRO bus system. While the township cannot force residents to use METRO, they can and have worked with SORTA to provide adequate routes and educate residents on the availability and benefits of the system. Anderson Township also has the opportunity to push for improvements that will be valuable to residents and help draw people to the area. Currently, there is a lack of service to the Ohio riverfront area (Riverbend, Coney Island and River Downs) and no service along State Route 32 through Newtown. While METROMoves addresses the need for a riverfront neighborhood shuttle, it



does not address service along Route 32. However, the Eastern Corridor project does address potential bus route improvements along Route 32 by proposing multi-modal transit stops in or near Newtown and along Broadwell Road. These services need consideration during the implementation of the Eastern Corridor project and the development of the ANCOR Area.

TRANSPORTATION PLAN INITIATIVES

Within Anderson Township, the transportation system falls under the jurisdiction of numerous agencies. The following are some strategies that the township can use to work with the agencies to support transportation improvements within the township.

- A) Update the Anderson Trails Plan every five years as a method of prioritizing projects for pedestrians and bicyclists within the township.
- B) Develop a capital improvements plan for the township that outlines how public funding, and more specifically township funds, will be used toward the physical improvements of the infrastructure and transportation systems. In some cases, this may include utilizing township funds to leverage projects for county and state transportation projects.
- C) Advocate regional planning efforts related to the Eastern Corridor and Ohio River Trail as the planning processes continue.
- D) Monitor traffic “problem areas” of the township where congestion becomes an issue and identify potential methods of slowing traffic down through tailored traffic calming techniques. While speed bumps are a popular request, they pose a significant risk and cost when considering road maintenance and snow removal. The township may want to identify other options such as rumble strips or bump outs that can be done in a manner that will still allow for emergency service access and ease of maintenance.
- E) Develop educational brochures and efforts (e.g., cable television spots) to educate the public about available mass transit options and alternatives to driving within the township and to destinations across the region.
- F) Designate existing township staff member to serve as an infrastructure and transportation coordinator between all of the regional and state agencies involved in the provisions of those services. The role of the coordinator will be to maintain an open line of communication and to stay abreast of all projects that affect the township so the township may decide how to approach and/or support the project.
- G) Expand efforts to introduce bicycle parking and/or storage at larger commercial and office developments.



Economic Development Element

Economic development and its resulting impact on township residents has been one of the top issues identified by residents and businesses throughout the 2005 and 2010 planning processes. Citizens want to see a more stable business community with vacant buildings occupied by new businesses, marketing of local businesses to the greater region, and the ability to work and shop, all within the confines of Anderson Township.

Evaluating the local economy is difficult on a township scale, because there is often limited data available. For the purposes of this plan, sources of tax revenue and the ratio of residential values to nonresidential values provides some background information on the economy.

REAL ESTATE VALUATION AND TAXES

From an economic standpoint, Anderson Township has a lot to offer businesses with easy access to the regional and federal interstate system, no income taxes (townships in Ohio cannot currently level income taxes), and relatively low property tax rates as compared to other townships in Hamilton County. For Anderson Township and every other township in the State of Ohio, the largest source of funding for services is the property tax levied upon real property, specifically homes, land, and buildings. Residents want to encourage economic development because nonresidential uses bring in new tax revenues and generally have less impact on services and facilities, such as the school system.

In the 2005 plan, the focus on the real estate valuation numbers was in summarizing the proportion of residential property values to nonresidential property values. In 2005, Anderson Township had the highest proportion of residential to nonresidential values with over 91% of property value in the township attributed to residential uses. Other townships, such as Green, Colerain, and Delhi, also had high proportions of residential value. Much of this can be attributed to the large land area of townships and that historically, townships (particularly the ones stated above) have been residential communities of Cincinnati with residents commuting to the city for work.

In the update process, a new evaluation was undertaken to look at how the valuation of property has changed over time. Table I shows how the Hamilton County Auditor's valuation of residential and nonresidential properties has changed from the 2005 tax year to the 2009 tax year for five of Hamilton County's larger, more developed townships. While Anderson Township saw the highest increase in residential valuation, it was also only one of the two identified townships to lose valuation for nonresidential properties.



Property Taxes in Anderson Township

In Anderson Township, the total tax rate varies by school district. In the Forest Hills Local School District, the total tax rate is 102.68 mills and in the Cincinnati School District, the total tax rate is 106.20 mills.

A mill is the amount of money paid per \$1,000 of assessed property value (35% of the market value).

Of the total millage...

- **\$16.85** goes to the township
- **\$21.48** goes to the county, libraries, and joint vocational schools
- **\$64.35** goes to the Forest Hills Local Schools or \$67.87 to Cincinnati Schools, depending on where you live.

This break down is based on the total tax rate applied to properties and does not account for various tax rollbacks and reductions, which ultimately reduces the amount of taxes paid to what is called the "effective tax rate." See Table 2 for a comparison of effective tax rates in large Hamilton County townships.

Source: Hamilton County Auditor's Office

Table 1: Comparison of Property Valuation

Township		2005	2009	% Change
Anderson	Residential	\$1,070,829,090	\$1,136,147,000	6.1%
	Nonresidential	\$99,084,230	\$97,501,720	-1.6%
Green	Residential	\$1,068,705,690	\$1,059,141,030	-0.9%
	Nonresidential	\$98,407,310	\$101,405,970	3.0%
Colerain	Residential	\$1,010,368,020	\$1,017,620,830	0.7%
	Nonresidential	\$215,559,930	\$229,484,930	6.5%
Sycamore	Residential	\$438,809,960	\$460,509,520	4.9%
	Nonresidential	\$202,530,350	\$226,683,840	11.9%
Springfield	Residential	\$599,628,240	\$602,542,980	0.5%
	Nonresidential	\$67,074,840	\$65,571,520	-2.2%

Source: Hamilton County Auditor

This type of change is important to note because as the valuation of residential properties increases, and nonresidential properties decrease, more tax burden will be shifted to residential homeowners for the same level of services. That being said, as noted in the 2005 plan, part of the reason the residential valuation is so high is that Anderson repeatedly ranks in the top five of average sale prices for existing homes, a show of strength of the township's neighborhoods and housing stock.

In evaluating the total value of properties, it is also important to evaluate the tax rates applied to the land values. While all those involved in the planning process would like to see lower tax rates, they also do not want to sacrifice the many services provided under those tax revenues (e.g., schools, township services, fire protection, police protection, etc.). In the sidebar is a description of how property taxes are distributed to the township, county, and school districts. Table 2 below shows a comparison of effective tax rates (the tax rate on a 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.

Table 2: Effective Tax Rate Comparison

Township	School District	Residential or Agricultural Rate	Commercial or Industrial Rate
Green	Oak Hills	51.7 mills	55.9 mills
Colerain	Northwest	55.9 mills	63.5 mills
Delhi	Oak Hills	58.6 mills	63.2 mills
Springfield	Princeton	58.7 mills	69.9 mills
Anderson	Forest Hills	60.1 mills	76.7 mills
Green	Cincinnati	64.9 mills	76.9 mills
Anderson	Cincinnati	68.9 mills	82.5 mills
Colerain	Mt. Healthy	69.4 mills	77.5 mills
Delhi	Cincinnati	71.8 mills	84.1 mills
Springfield	Winton Woods	80.7 mills	95.6 mills

Source: Hamilton County Auditor



Figure I below shows a comparison of township millage rates for all townships in Hamilton County. While Anderson Township does not have the lowest millage rate in the county, it is lower than many of the similarly sized townships, particularly when accounting for the various services provided by the township.

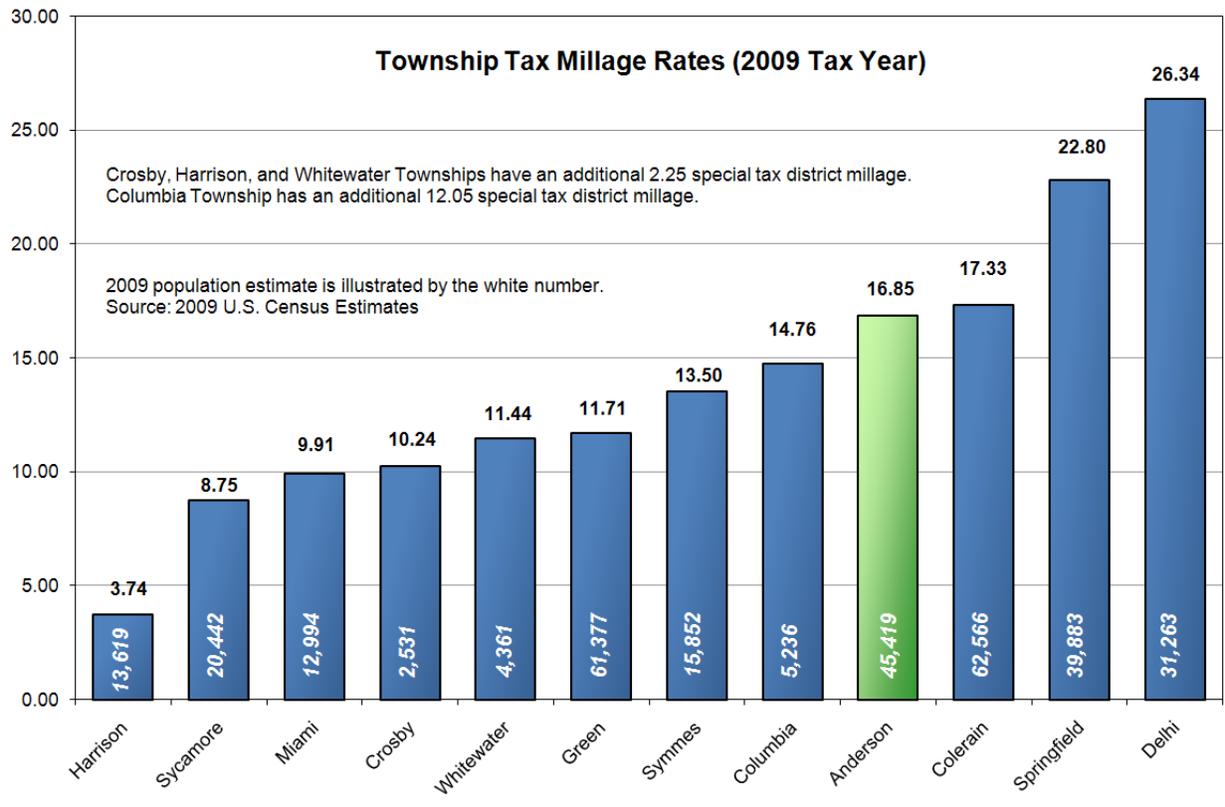


Figure I: Tax Levies in Hamilton County

In 2005, township staff members completed a general analysis of the potential revenue that could be generated if all of the nonresidential land in the township were developed to the fullest extent possible. The analysis showed that in the best-case scenario, the nonresidential land would fund anywhere from 10% to 15% of the tax base, a marginal increase from the existing ratio. This analysis lends itself to the finding that is unlikely there will ever be a complete balance of the tax base between residential and nonresidential land uses. Developing such a balance is further complicated by the desire to increase the value of housing in the township, which in turns causes the property owner to pay more taxes for the home. While Anderson Township will always maintain a majority of residential uses, the township can capitalize on what commercial and industrial land it does have by attracting high value uses instead of retail or warehouse uses.

Anderson Township residents are fortunate in that there is no payroll tax in the township and the effective residential property tax rate is much lower than most comparably sized townships (See Table 2: Effective Tax Rate Comparison.): some 18 percent lower than Delhi Township, 29 percent lower than Colerain Township, and 54 percent lower than Springfield Township.



FUTURE OUTLOOK AND NEEDS

As stated earlier, economic development and the overall 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 most frequent comments from the community were the need for a balanced tax base to help alleviate some of the burden on the residents and a desire for a more diverse tax base including diverse work opportunities, shopping, restaurants and entertainment. Based on these comments, the following statements highlight the future outlook and needs regarding the general population, housing and economy.

- Anderson Township residents are fortunate in that there is no payroll tax in the township and the effective residential property tax rate is much lower than most comparably sized townships: some 18 percent lower than Delhi Township, 29 percent lower than Colerain Township, and 54 percent lower than Springfield Township. There needs to be an effort to maintain the lowest tax rates possible while maintaining a high level of services.
- A general analysis of the potential revenues that could be generated if all nonresidential land were developed demonstrates that a complete balance of the tax base is unlikely and that the best scenario would have nonresidential uses providing 10% to 15% of the tax base. Further complicating the potential for a balanced tax base is that the desired increase in housing values means that homeowners will be paying more taxes on their homes. This analysis is not intended to discourage any future economic development efforts, only 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.

The township has made strides to plan for future nonresidential areas including the ANCOR Area, Ohio Riverfront and along Beechmont Avenue. All of these areas have the potential of increasing the nonresidential tax base within the township.



ECONOMIC DEVELOPMENT PLAN INITIATIVES

Anderson Township has long promoted economic development activities with support of the local and regional chambers of commerce and the establishment in 2008 of an active Anderson Township Economic Development Committee. The following are some strategies related to economic development that the township can undertake in support of this plan update. These recommendations include initiatives recently developed by township staff and the Anderson Township Economic Development Committee.

- A) Reevaluate and expand the existing Beechmont Vision Plan and conduct market assessment of this plan for development of two marquis sites (corners of Asbury and Wolfangel roads).
- B) Encourage improvements to the built environment, such as clustering high density affordable housing for the young professionals, encouraging a walkable community, and facilitating a more accessible (vehicular) community, especially on Beechmont Avenue.
- C) Establish an independent economic development “Anderson” Ambassador to conduct outreach to other areas, create marketing/identity initiative, and identify / bring specific users quality restaurants, retailers, etc. to the community, while also retaining and facilitating the expansion efforts of existing businesses
- D) Continue to enhance the design standards for all development in the township, but with emphasis on the commercial development along Beechmont Avenue since the township is often identified by this corridor. New regulations should address building setbacks, the location of parking, enhanced signage and landscaping, building façade massing, height, and similar elements of development.
- E) Identify expertise that can lead or facilitate development of key demonstration sites.
- F) Support the Economic Development Committee and develop targeted economic plan for the township, containing goals, policies, benchmarks, and implementation strategies.
- G) Analyze existing tax and other revenue streams to assess benefits, opportunities and limits to these resources.



Housing and Neighborhoods Element

The previous section focused on the economic and business side of the community. An equally important part of the township is the residential population and the neighborhoods and housing in which they live.

The following sections provide a summary analysis of the demographic profile of Anderson Township's population and a general analysis of those trends. Demographic information for surrounding communities is included in several cases for comparative purposes. In addition to the demographic profile, this information is used in the Land Use and Development section of this plan where the population projections are used to evaluate the amount of additional land that may be "needed" over the next 20 years for both residential and nonresidential purposes. This analysis is important to the plan, because current trends may bring more or less growth than what the community **wants** in its future. The purpose of this analysis is to provide a foundation of knowledge of how much growth the township may anticipate in the future if current trends and development policies continue and is not reflective of any recommendations proposed as part of this plan. This analysis also allows the township to tailor planning tools that will guide any new growth toward the community's vision of Anderson Township in 2025.

POPULATION AND HOUSEHOLDS

HISTORICAL POPULATION GROWTH

Over the last 40 years, Anderson Township has witnessed a continuous increase in new residents, unlike many of the surrounding communities or Hamilton County as a whole. The township had doubled its 1960 population of 17,250 by 1980 and has continued to grow since then at a rate surpassed only by the adjoining communities of Pierce and Union Townships in Clermont County. However, as time progressed, the rate of growth has markedly decreased, but it was still a 9.8% increase between 1990 and 2000 (the largest of any Hamilton County community). It is estimated to be 3.6% from 2000 and 2009, as compared to the 65.1% increase between 1960 and 1970 (peak decade). This slowing growth can be attributed to the continued outward growth of the region as well as to the diminishing amount of available land, especially land without significant environmental constraints. Table 3 illustrates Census information on the changing population in Anderson Township over the last 40 years. A comparative analysis of the township's growth with that of neighboring jurisdictions can be found in Table 4.

Table 3: Historical Population Growth in Anderson Township

1960	17,250
1970	28,479
1980	34,504
1990	39,939
2000	43,851
2009 Est.	45,419

Source: U.S. Census

Even with the influx of people into Clermont County and a lessening growth rate over the decades, Anderson Township's average annual growth rate has still been in the positive and is only slightly less than Union Township. However, the gap between the annual growth rates of surrounding communities and Anderson Township is beginning to widen as Anderson Township begins to meet full buildout (i.e., full development of all reasonably available land). The comparison of the annual growth rate of population between Anderson and surrounding jurisdictions since 2000 clearly demonstrates the increasing gap between growth rates. It is important to note that an increasing national trend toward smaller household sizes and an aging



population along with local efforts such as the purchase (and demolition) of homes in the floodplains, could contribute to a slowing rate of population growth in an otherwise stable community.

Table 4: Average Annual Growth Rates of Surrounding Jurisdictions

	1990 Census	2000 Census	AAGR* 1990-2000	2009 Estimate	AAGR* 2000-2009
Anderson Township	39,939	43,851	0.94%	45,419	0.39%
Hamilton County	866,228	845,303	-0.24%	855,062	0.13%
Clermont County	150,187	177,977	1.71%	196,364	1.10%
Campbell County, KY	83,866	88,616	0.55%	88,423	-0.02%
Union Township (Clermont)	33,368	42,333	2.41%	44,521	0.56%
Pierce Township (Clermont)	9,589	12,226	2.46%	13,655	1.24%
Village of Newtown	1,589	2,460	4.47%	3,924	5.33%
City of Cincinnati	364,040	330,662	-0.96%	333,012	0.08%

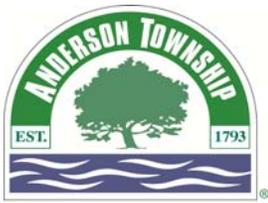
*AAGR = Average Annual Growth Rate

AGE OF POPULATION

The age of a community’s population can play an important role in planning for the future physical development of the township because 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.

The 2005 plan clearly showed that, as of the 2000 Census information, the percentage of population 18 years old or younger was one of the highest of all the nearby jurisdictions, even though the township as a whole is aging. This high percentage of youth is reflected in the large number of families that live in the area who have students in the school system.

Figure 2 illustrates the percentage of the township and county’s population that falls within four major age categories. The figure shows that as of the 2000 Census, the township has much higher percentages of student age (Under 18) and family age categories (30-64) residents while the percentage of residents in the college-age and young professional age category (19-29) is half of the total county. Figure 2 also shows that the township’s ratio of population over 65 is still less than the county average. These figures are very interesting but cannot be interpreted in a single context. What Figure 2 does not show is that between 1990 and 2000, the population of residents under 18 grew by 10.3% while the population of residents over 65 grew by 32.8%. This is enforced by the fact that between 1990 and 2000, the median age of residents has increased from 38.5 years old to 40.9 years old, all signs of a maturing population. While the 2010 Census information was not available at the time of the adoption of this plan, there is no information available that demonstrates this trend has changed since 2000 and this same trend is anticipated to be evident between the 2000 and 2010 Census information. All things considered, the increasing percentage of older adults is a national trend in many communities



because of longer lifespans creating a need for a variety of services that target a variety of ages.

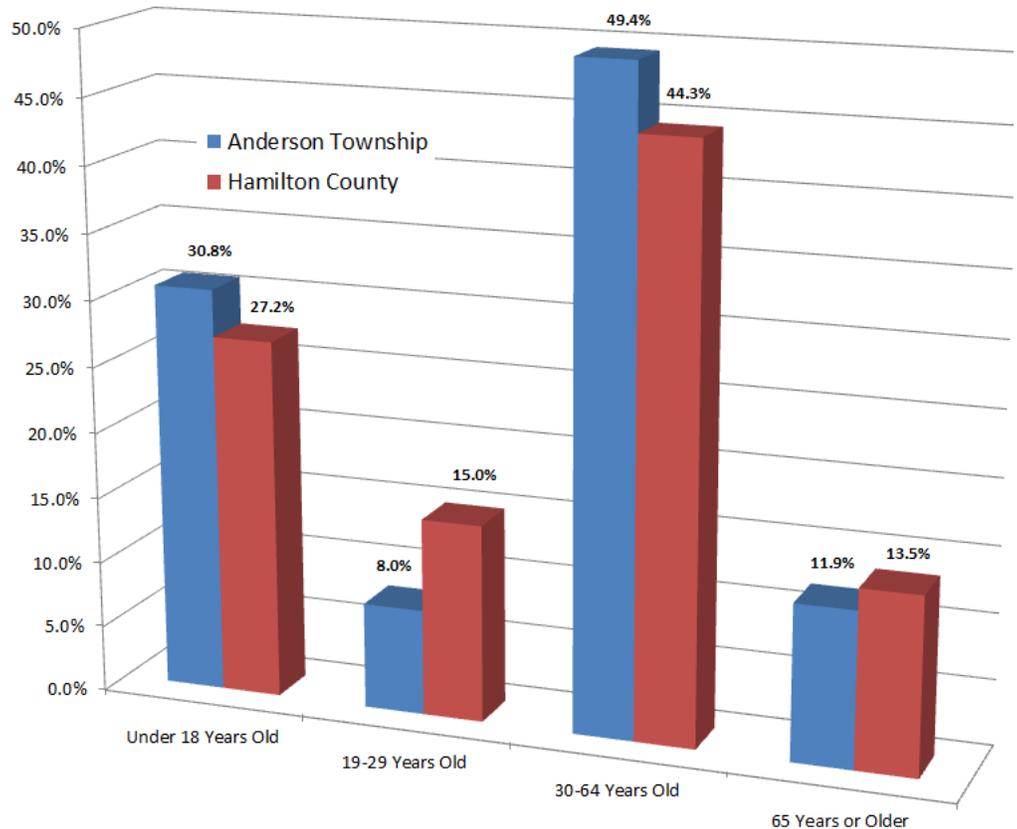


Figure 2: Age Breakdown of Anderson Township and Hamilton County (2000 Census)

If trends continue as they have in the past year, Anderson Township will continue to have to address all the ages of the population. The Forest Hills School District is still seeing growth and have in recent years been contemplating options for how to address an aging stock of buildings filled with students. Continued development of the parks and recreational activities will help ensure that there is a variety of year round recreational opportunities for all the residents.

The one issue that is related to the age of the population, and seems to be identified the most during this planning process, is that while Anderson Township provides numerous services to the older adults, there is a perception that there is a lack of housing opportunities for older adults other than a large home on a large lot. Many people who spoke out during this planning process voiced a desire to be able to find a comfortable, but smaller home within the township that was on a smaller lot requiring far less maintenance. Monitoring the age of the population and structuring services and programs appropriately will be a task the township will face long into the future.



HOUSING UNITS

In 2000, there were just over 16,000 housing units within Anderson Township. Of those units, 97% are occupied and over 87% are occupied by the owner. These are very high ratios when compared to Hamilton County, which has an occupancy rate of 93% and an owner occupancy rate of less than 60%. For most communities, a high percentage of owner occupancy is very desirable and is often an indicator of stable neighborhoods with less potential for transition and deterioration.

In Anderson Township, the largest number of housing units was built between the 1960s and 1980s when more than half of the units were constructed. Figure 3 illustrates the percentage of the total housing units existing in 2000 built within each decade since 1940 (according to the 2000 U.S. Census). While new construction will continue well into the future, it is clear that there is a declining trend in the construction of new homes. There is also the realization that while less than 25% of the housing units are over 40 years old, over the next two decades, many of the neighborhoods will continue to mature and the housing stock will age. There is a concern that if the township and residents are not diligent with the maintenance of the existing housing stock, the potential exists for increasing property maintenance issues and complaints. Hence, in 2008 a property maintenance code was implemented. In order to maintain the stable neighborhoods that currently exist, the township will have to monitor the quality of the housing stock over the long-term.

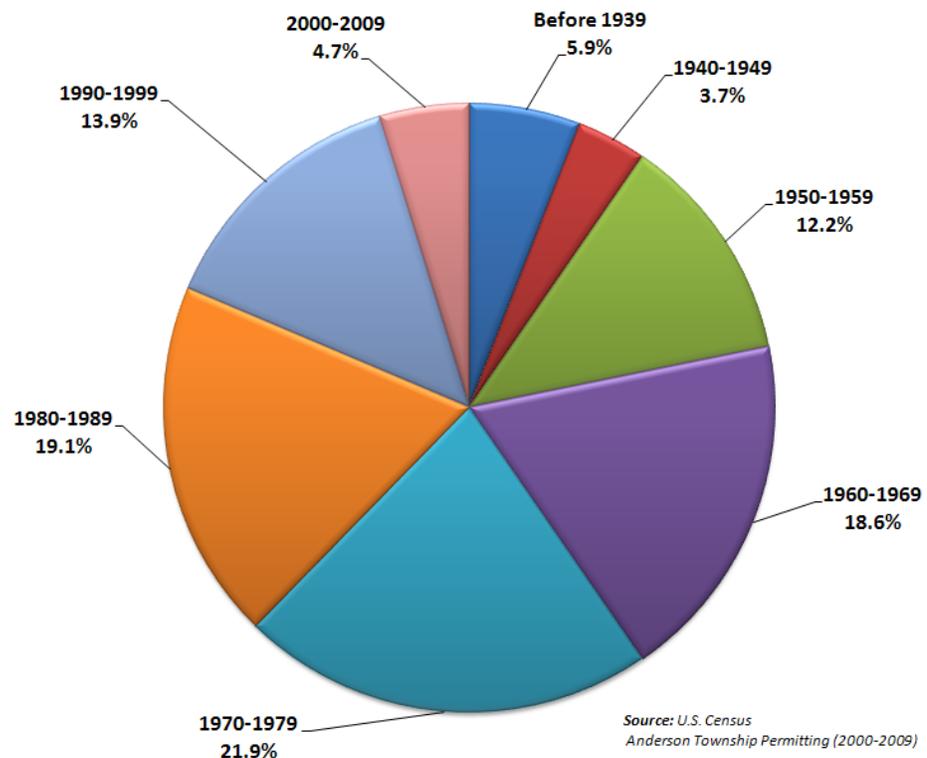


Figure 3: Age of Housing in Anderson Township (2000 Census)

Another function of housing evaluated as part of the planning process is the type of housing that exists within Anderson Township, whether it is a single-family detached



home or a multi-family apartment building with 10 or more housing units within a single structure. The predominant housing type in the township is the single-family detached home, with over 85% of the housing units falling within this category. This is a higher ratio than Hamilton County as a whole, three times greater than that of the City of Cincinnati, or even the adjacent Union and Pierce Townships. The ratio of single-family detached dwellings has decreased only slightly since 1990 when 86.0% of the housing was single-family detached. This slight decrease is balanced by the fact that there was an increasing number of new single-family attached and multi-family dwellings (including owner occupied condominiums) built during the 1990s. However the percentage of attached housing is considerably lower than the surrounding communities and may lead to the perception that there is a lack of housing options within Anderson Township beyond single-family detached housing. This trend of a higher percentage of single-family detached units is further confirmed by the fact that building permits in the township since the 2005 plan reflect an approximate division of 95% single-family and 5% multi-family. The only actual decrease in particular housing types was the decline of the number of mobile homes and recreational vehicles used as homes. The cause for this decrease is likely the voluntary removal of some of these dwellings from areas of the township that are within the floodplain along the Little Miami River.

POPULATION AND HOUSING FORECASTS

There are numerous methods of forecasting the potential future growth of the township including extending out current population and permit growth through 2025 or looking at growth as a percentage of forecasted township growth. As part of the original planning process, several forecasting methods were evaluated to determine population and housing trends for the township.

The population projection models used in the 2005 plan were based on forecasting population growth based on a declining trend (See Figure 4.). This resulted in a very slow growth scenario for the township that showed a population forecast of 44,324 residents by 2010, a number the township has already surpassed with a current 2009 U.S. Census population estimate of 45,419 residents. This plan update process took a different approach and extrapolated out two different trends based on historic annual average growth rates (See Table 4.). If the township were to assume that they might reasonably expect a continuation of an average annual growth rate of 0.4%, the average estimated rate of growth since 2000, then the township might see a total population of 48,415 residents by 2025. If you take into account a continuing decline in the annual average growth rate of one-half of one percent every five years, then the population might only be 47,744 by 2025, a difference of less than 1,000 people. Table 5 shows the two different scenarios spread out over the next 15 years and the resulting number of housing units based on an average of 2.7 persons per housing unit.



Table 5: Final Population and Housing Unit Projection						
		2000 Existing	2009 Estimate	2015 Forecast	2020 Forecast	2025 Forecast
Stable Annual Growth (0.4%)	Population Forecast	43,851	45,419	46,520	47,458	48,415
	Housing Unit Forecast	16,050	16,822	17,230	17,577	17,931
Decreasing Annual Growth	Population Forecast	43,851	45,419	46,404	47,128	47,744
	Housing Unit Forecast	16,050	16,822	17,187	17,455	17,683

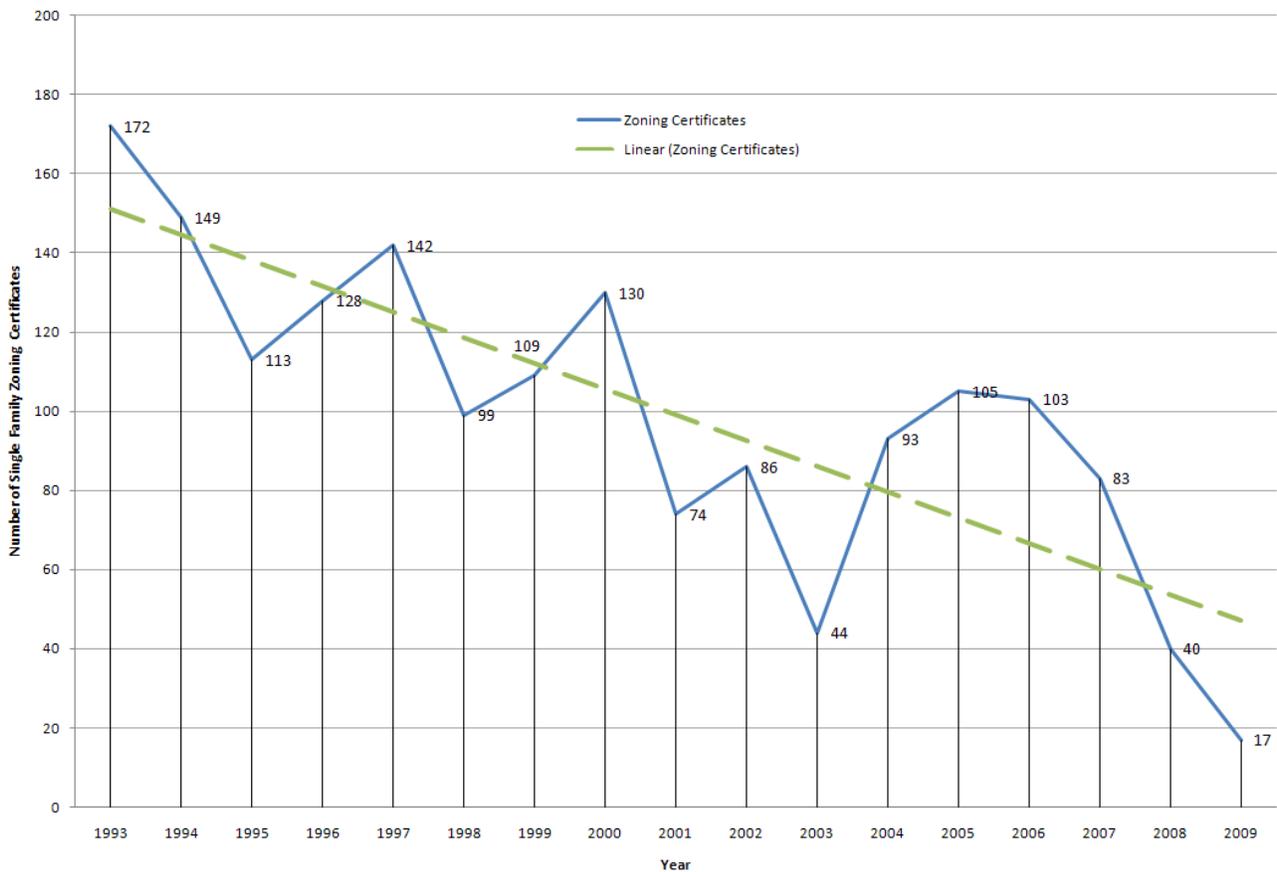


Figure 4: Single-Family Zoning Certificate Trends in Anderson Township

These forecasts and this discussion are for planning purposes only and create a general outlook of the overall trend in housing development. It is not intended to be a prediction of the exact number of homes that will be added each year or even a reflection of the population growth desired by the township.



FUTURE OUTLOOK AND NEEDS

It is clear from the available data that the population and housing stock of Anderson Township will continue to grow and evolve as in many other communities. As the township continues to grow, the focus of the community has continued to change. Many of the future needs regarding population and housing are highlighted in the public involvement process where public comments led to the following statements on the future outlook and needs:

- There is more emphasis on maintaining the quality of education and schools within the township versus concerns over the need for new schools due to overcrowding.
- Numerous citizens are looking for housing opportunities other than single-family detached homes on large lots. A common comment was that there are 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. Many residents feel that they have to look outside of the township to find appropriate housing options.
- The housing stock in Anderson Township continues to age, which is not necessarily a bad characteristic but creates a concern in that lack of maintenance could lead to the deterioration of homes and possibly neighborhoods.
- There is a 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 an increasing demand to add onto existing housing or demolish old housing for new homes. While this type of housing rehabilitation and revitalization is encouraged, it is occurring within well-established neighborhoods where the new homes may not fit within the general character of those neighborhoods.

HOUSING AND NEIGHBORHOODS PLAN INITIATIVES

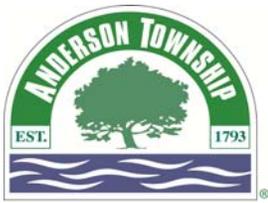
- A) Interview and/or survey employees from the township's major employers (e.g., the hospital and schools) about housing choices and what they are looking for in housing products that could draw them to live in the township.
- B) Create guidelines for infill and housing redevelopment to ensure compatibility with the characteristics of surrounding housing.
- C) Address the redevelopment curve by establishing an evaluation program that monitors the health of neighborhoods that looks at number of code violations and complaints, sheriff response incidents, and overall rental to owner ratio, to determine where township resources should be targeted to strengthen neighborhoods.
- D) Develop sidewalks and trails in a manner that will provide the most access from local neighborhoods to parks, shopping areas, schools, churches, and other community activity areas.



2011 Anderson Plan Update

Housing and Neighborhoods Element

- E) Undertake a local study of housing types, values, and numbers in the township to ensure that the affordability of housing meets the needs of all segments of Anderson's population.
- F) Provide density incentives for residential developments that include multiple types of housing types (attached and detached) and that also include open space, sidewalks, trails, and other neighborhood scale amenities.
- G) Provide for the flexibility to evaluate new types of housing within the township's zoning resolution, that may fit the needs of certain groups of the population (e.g. patio homes, townhomes, landminiums, or condominiums that might be targeted toward the elderly, empty nesters, or young couples without children).



Quality of Life Element

One element of a planning process that is often one of the top priorities but is difficult to document is quality of life. In Anderson Township, people have identified the township's historical resources, schools, public services, medical facilities, parks, greenspace, recreation, arts, and entertainment as key aspects of the overall quality of life.

There are already numerous public and private agencies in the township that provide cultural activities, education, arts and similar services including, but not limited to, the Anderson Township Senior Center, the Forest Hills Local School District, the Anderson Township and Hamilton County Park Districts, the numerous artists that call Anderson Center home, and the township itself. The community values these services and wants to see them enhanced in the future.

Since completion of the 2005 plan, the township has completed construction of the Anderson Township Center, which provides a place for community gatherings, meetings, education, and entertainment. The Anderson Township and Hamilton County Park Districts 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.

The township and the Anderson Township Historical Society continue to be effective at preserving the history and heritage of the community through the acquisition of historic properties. For example, these public efforts are evident in the restoration and reuse of the Heritage Center on Eight Mile and Forest Roads and the James Clark Stone House and Miller-Leuser Log House on Clough Pike. Other private property owners have assisted with preserving the heritage of the community by purchasing and restoring properties such as the Clough Crossings building on Clough Pike and various private homes, and the Township Historical Society developed the history room at Anderson Center.

For Anderson Township, all of these types of facilities and services are a key ingredient in the overall identity of the community. Throughout the 2005 and 2010 planning processes, many residents commented that they moved to the township because of the excellent school system, the ability to live near a variety of recreational facilities, and the excellent services that create a safe and stable environment. The Park District has noted that the local parks are a major regional destination for residents of other communities, in part, because of the trails, services, and year round activities provided. Residents also commented that it is the "community facilities" that lend themselves to the high value of housing in the area, something that residents wish to maintain long into the future.

The following is a list of community entities specifically addressed within this plan element. For the most part, public agencies operate and manage these entities and are accountable to the public through elections or an appointment process by elected officials.

- Education



- Parks and Recreation
- Township Greenspace

This list represents only a portion of community entities located in the township and is not intended to minimize the importance of other facilities such as churches or services provided by nonprofit or private organizations. Map 1: Community Facilities illustrates both the location of educational facilities as well as other private or non-profit community entities that may not be discussed as part of this element. Other elements of the quality of life are addressed in the various other elements of the plan.

EDUCATION

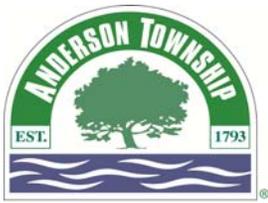
Schools and educational services in a community are often a major driving force behind a high quality of life. In fact, Anderson Township is well known for the high quality schools, both public and private, that attract many residents to the area. Within the township, residents can choose to send their children to the Forest Hills Local School District (public) or to the Immaculate Heart of Mary (Catholic primary school) all of which are located within the township itself. In addition to the schools within the township, there are several private schools in neighboring communities and a major library branch within the township that complement the overall educational system.

The largest public school system that covers all residences in the township is the Forest Hills Local School District (FHLSD). A small portion of the community is in the Cincinnati School District, but this includes no homes. The system is comprised of the schools listed in Table 6 which also shows the changing enrollment from the student numbers in the 2005 plan to the most recent enrollment figures.

Table 6: Forest Hills Local School District Enrollment			
	2003-2004	2010-2011	% Change
Ayer Elementary School	644	712	10.6%
Maddux Elementary School	617	625	1.3%
Mercer Elementary School	798	846	6.0%
Sherwood Elementary School	549	603	9.8%
Summit Elementary School	643	618	-3.9%
Wilson Elementary School	643	716	11.4%
Nagel Middle School	1,209	1,168	-3.4%
Anderson High School	1,503	1,324	-11.9%
Turpin High School	1,075	1,183	10.0%
DISTRICT TOTAL	7,681	7,795	1.5%

In addition to the Forest Hills Local School District, the Great Oaks Institute of Technology and Career Development provides vocational education opportunities, with the closest vocational school located in Milford.

There are currently almost 7,800 students within the FHLSD system. While there has been an uptick in enrollment in the last five years, the overall trend in enrollment has been a slow decline in numbers since the 1995 to 1996 school year when there



were 8,156 students enrolled. This declining enrollment is one indicator of the decreasing size of households and an aging population. People are continuing to live in the township even after their children leave the school system and at the same time, there are, on average, fewer children in a household. For the school district, a declining enrollment may mean less of a demand for space within schools but does not necessarily mean less of a demand on the overall facilities. As witnessed in recent discussions on school facilities, many of the existing facilities are aging and the costs of improvements are increasing. Even with decreasing enrollment, there will continue to be a demand for improvements to existing schools to ensure that the school district remains one of the best in the state.

Area private schools are also seeing declining enrollments. While the same changing trends are shaping their enrollment figures, the private schools are also faced with increasing annual tuition costs that have, in some cases, created a negative effect on their enrollment numbers.

Another element of the educational services in the township is the availability of continuing education, adult education, and college classes whether locally or within close proximity to the township. Most of the major university campuses including the University of Cincinnati (Main, Clermont and Raymond Walters campuses), Northern Kentucky University, Cincinnati State, and the Union Institute are all within 10 to 15 minutes of the township both by car and in some cases via bus service. The FHLSD also provides opportunities for adult and continuing education through courses offered in the evenings, on weekends and during the summer at the various local schools. These types of classes provide another level of educational services to local citizens that may not be available to most communities.

PARKS AND RECREATION

Parks and recreational facilities are always a core element of a community. They meet a community's need to have fun and stay healthy through passive and active recreational uses while also creating a positive image of a community. The Anderson Township Park District and Hamilton County Park District 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. The Parks, Recreation and Greenspace Map illustrates land dedicated for park, recreational and Greenspace uses along with the property ownership.

In 1975, the residents voted to create the Anderson Township Park District (ATPD) to develop a system of parks within the township. The ATPD is a separate entity from Anderson Township and governed by its own Board of Park Commissioners, not by the Board of Township Trustees. The Board of Township Trustees appoints the five member Board of Park Commissioners to three-year terms. The ATPD is dedicated to providing Anderson Township residents with quality parks, facilities and programs. The ATPD currently owns eight parks comprising 342 acres of land. The ATPD is also responsible for managing another 121 acres owned by Anderson Township or Hamilton County. The ATPD parks are generally described below:

- **Beech Acres Park (26 acres)** – The ATPD redeveloped the open space and ball fields that once occupied this site into a “multi-use facility” that currently



includes the Rec Plex, gymnasium and classroom area, a hike/bike trail, picnic pavilion, amphitheater, skate and skateboard facility, soccer fields, ball diamonds, a basketball court, sand volleyball courts, the Firemen's Memorial Plaza and a restroom/vending building.

- **Clear Creek Park (101.7 acres)** – This park is one of the largest with room for up to 23 soccer/athletic fields depending on the demand for parking. In addition to the athletic field is the “Oasis” which is a structure designed to incorporate seasonal use of the mobile restrooms and concession trailers within a beautifully designed structure of landscaped arbors and pavilion. The majority of land for this Bicentennial Legacy was a gift from the Anderson Township Board of Township Trustees.
- **Juilfs Park (26 acres)** – This is another well-designed multi-use park with a combination of a hike/bike trail, shelters, a playground, sand volleyball courts, basketball and tennis courts, ball diamonds, and soccer fields. The ATPD administrative offices are located in the former Juilfs family home.
- **Kellogg Park (13.4 acres)** – Kellogg Park includes ballfields and a concession/restroom building along with the Anderson Dog Park. This property was a gift from the Anderson Township Board of Township Trustees.
- **Laverty Park (9.2 acres)** – This small park provides a playground, basketball court, paved trail, wooded trail and small ball field.
- **Riverside Park (46 acres)** – Riverside Park is located along Roundbottom Road. Its most notable features are the new synthetic turf and lighted play area, practice fields, ball diamonds, soccer fields, and lacrosse fields. The park also includes a bike/hike trail, restrooms, concessions and vending facilities. The land for this Bicentennial Legacy was a gift from the Anderson Township Board of Township Trustees.
- **Veterans Park (12.1 acres)** – Veterans Park includes a liberty bell memorial to our Veterans, playground, hiking trail, restroom and vending facility, basketball courts, ball diamond and soccer fields.
- **Johnson Park (136 acres)** – The ATPD came into ownership of this land in the last 10 years. The park is now open to the public as a passive park, with a master plan in place for future improvements.

In addition to owning land, the ATPD is responsible for managing the Heritage Center owned by the township, and Broadwell Woods owned by the Hamilton County Park District.

The Hamilton County Park District (HCPD) is the other major provider of park and recreational uses in Anderson Township. The HCPD owns several parcels of land within the township and Broadwell Woods, as well as properties along the Little Miami River. In addition to these properties, the HCPD owns and operates three major regional parks within the township, including:

- **Woodland Mound Park (984 acres)** – Woodland Mound Park contains a broad range of park and recreational uses including hiking trails, shelters, ballfields, playgrounds, a wet playground, Frisbee golf, a golf course (largely located in Clermont County), and natural areas. With the goal of preserving approximately 80% of the entire park system in its natural state, much of

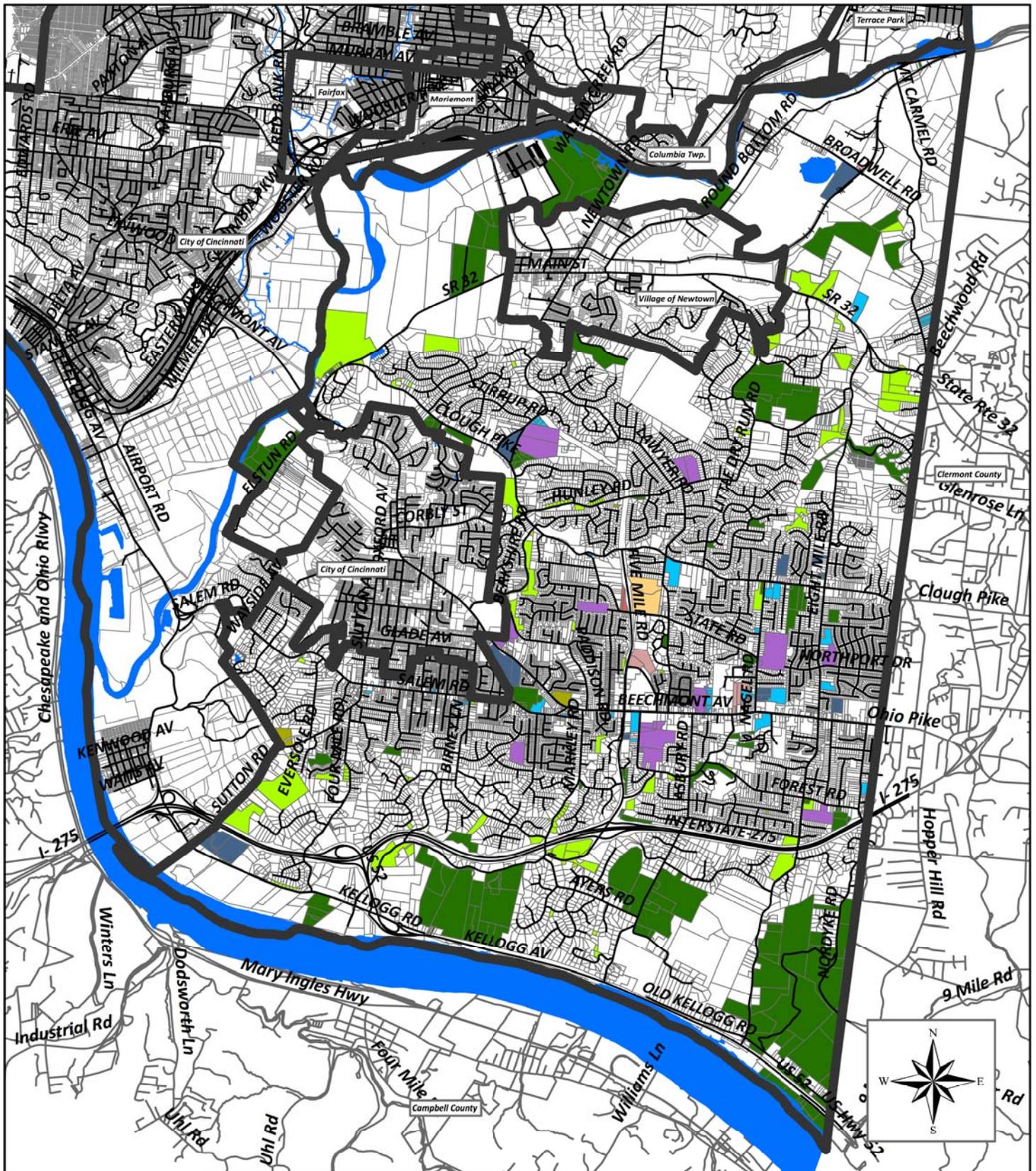


Woodland Mound will continue to be a conservation area managed to protect the existing natural resources.

- **Little Miami Golf Center (260 acres)** – The Little Miami Golf Center is primarily a public golf course with additional facilities for miniature golf, lawn bowling and Bass Island, a natural area along and within the Little Miami River. The county is currently working on improvements in the Golf Center to add parking and to accommodate a new segment of the Little Miami Scenic Bike Trail that, upon completion, will extend from the current trailhead at the golf center to a new trailhead at Clear Creek Park in Anderson Township and ultimately to Lunken Airport.
- **Withrow Nature Preserve (269 acres)** – The Withrow Nature Preserve is one of the county’s conservation areas where the intent is to protect the natural habitat and wildlife of the area. While the vast majority of the Preserve is a conservation area, the HCPD also provides some special facilities such as the Trout Lily Trail and a special outdoor wedding setting available for rental.

The HCPD continues to encourage the acquisition and preservation of land for park and conservation purposes. The Park District has identified the Little Miami River Corridor as a priority area due to its close proximity to a large population. This coincides with efforts by the township and the City of Cincinnati to acquire land along the Little Miami River for parks and conservation uses. The City of Cincinnati is in the process of developing the 350 acres named Armleder/Little Miami River Park on the west side of the Little Miami River with access from Wooster Road. This park will provide additional access to the river. The township and ATPD own several pieces of open space and park land in the area. Since the 1997 flood, the township has been acquiring properties located in the Old Fort development and around YMCA Road, along the Little Miami River, to minimize future property damage from flooding. The township is currently maintaining these properties as public open space.

Several private or non-profit organizations own and operate park and recreational facilities and services within the township. Facilities such as the YMCA, Coldstream Country Club, area swim clubs, Coney Island, the Anderson Township Senior Center, and others all provide services that are essential to the overall quality of the park and recreational system in the township.



Map 1: Community Facilities Map

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





TOWNSHIP GREENSPACE

Anderson Township is unique in that it is the first township in Ohio to have a township-sponsored Greenspace Program. In fact, it was members of the community who lobbied the state to enact the legislation that would allow the township to acquire land for permanent preservation, through negotiated purchase or donation, and to raise money through tax levies to fund those activities. As of fall 2010, the township had 72 separate parcels totaling over 680 acres under protection of the Greenspace Program, since the inception of this program in 1991.

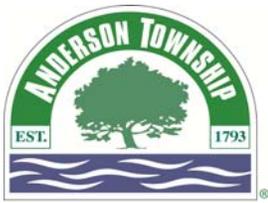
The Anderson Township Greenspace Advisory Committee advises the township in determining which properties to purchase by evaluating properties against an established list of criteria. These criteria include:

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

FUTURE OUTLOOK AND NEEDS

As stated earlier, the quality of life in Anderson Township is why many people move here and why current residents want to stay. 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. The following are additional directions for the various components discussed above:

- All of the school districts (public and private) that serve the township are separate entities from the township government but each have direct impacts on the work and services provided by the other. While the township cannot mandate decisions the school district should take, they can work to create an open dialogue about plans and projects. For example, the township should continue to include representatives from the school districts in planning processes such as this plan update to ensure any strategies or initiatives do not conflict with one another. The school districts, in turn, can work with the township to identify areas of growth and the related impact on particular schools within the district (e.g., growth that increases enrollment in a particular elementary school).
- Beyond the K-12 school systems, the township should continue to capitalize on the meeting space in the Anderson Center by providing opportunities for social, cultural, and educational meetings and classes for free or at minimal costs.



- With regards to parks, recreation, and Greenspace, you will not often find a person that feels there are “too many parks.” Parks provide things for people to do and to enjoy outside of work and school. They are part of the quality of life in Anderson and they create a destination for people from outside of the community. Anderson Township already exceeds the national standard of 10 acres of parkland for every 1,000 people. This does not mean that the township, the Park Districts or any of the agencies providing park and recreational uses should stop the expansion of parks or recreational services. 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.
- From a geographic standpoint, a significant percentage of parks, recreational facilities, Greenspace, and conservation areas are generally located south of Interstate 275 and in the northern one-third of the township around the Little Miami Corridor. This is primarily due to the central part of the township having developed in a compact manner with few large properties available for park and recreational uses. The township and the park districts have done an exceptional job of preserving properties within this area and conserving or developing them to the fullest. As the township and other agencies continue to look for appropriate properties for acquisition, this area should be one of the focal points. Any future acquisitions will most likely be on a small scale but will make a large impact over a long period of time.
- The river corridors will also continue to be a major focal point for parks and recreation. The Ohio River Trail, addressed in the transportation element, will provide recreational opportunities along the Ohio River while continued conservation efforts along the Little Miami River have become more of a priority and will help preserve and provide access to this attractive river corridor while protecting the natural quality of the river and surrounding area.
- The township should continue to support its Greenspace Program as funding is available. The township has established a solid set of criteria for considering new additions to the Greenspace Program. In the future, the township should continue to expand the Greenspace Program through property acquisition and donation.

QUALITY OF LIFE PLAN INITIATIVES

- A) Work with the Anderson Area Chamber of Commerce to market the unique aspects of Anderson Township that will create a positive and unique image of the community, including parks, Greenspace, schools, the Anderson Towne Center, Anderson Center, and township governmental services. These efforts should be targeted to “outsiders” to attract them to the township but also to residents to promote activities within the community.
- B) Work directly with the Anderson Township Historical Society to identify any imminent needs related to historical resources (e.g., a historical site/structure that is not being properly maintained or is in danger of being developed or redeveloped in an inappropriate manner). This planning will allow the township to consider options for how it, or the historic society, might team up to preserve the resource.



- C) Promote programs and partnerships with other agencies that will contribute to the health and wellness, community stewardship, spirituality, and education of the community.
- D) Maintain an open dialogue with the school systems (public and private) to identify potential collaborations between the schools and the township that will maintain a high level of education in the community and preserve an excellent school system. This dialogue needs to address the direct link between decisions made by either group (e.g., establishment of new subdivisions, or the closure or redevelopment of schools) and how best to approach issues that will be mutually beneficial.
- E) Continue with the Greenspace Program of purchasing and encouraging donations of valuable Greenspace properties that will enhance the township Greenspace portfolio. Possibly evaluate a new tax levy to raise additional funds, if necessary.
- F) Develop methods to encourage the preservation of open space and Greenspace in any new development. Create standards for new open space so that the space will be tailored to the type of development (e.g., passive open space where there are high levels of natural resources or an improved urban plaza or similar use for development in and around Beechmont Avenue).
- G) Expand partnerships with the Anderson Township and Hamilton County Park Districts, the Senior Center, Beechmont Players, Forest-Aires, Cincinnati Chamber Orchestra, and other organizations to create and promote a variety of arts and cultural programs as well as the venues to encourage performances.
- H) Provide for services and accessibility for people of all ages and with all levels of abilities. Both address the special needs of our aging population so that Anderson Township is a positive place to age, and at the same time allow our young people to return to the community in which they grew up.
- I) Continue to promote year round recreational opportunities.



Land Use and Development Element

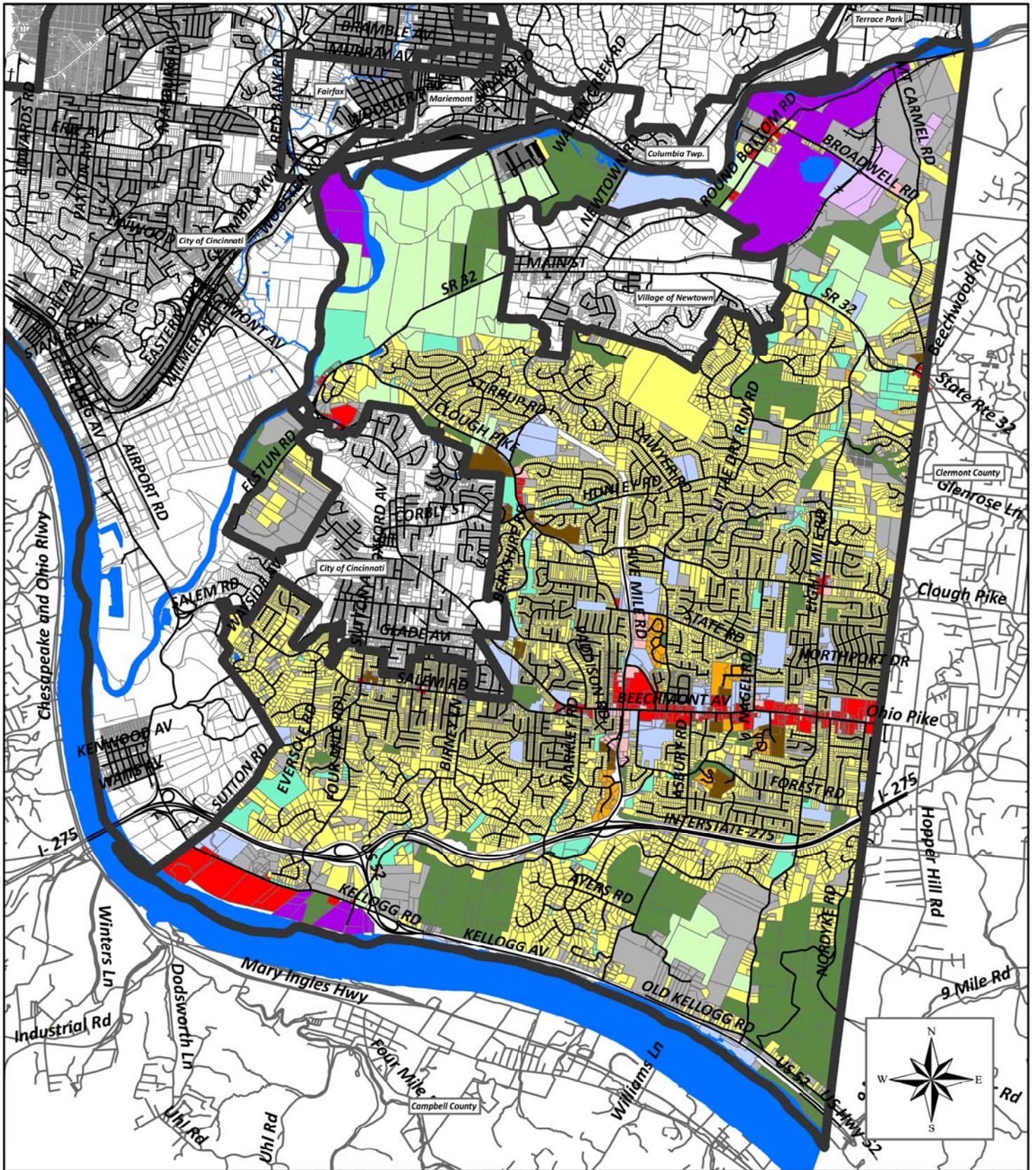
As stated in the introduction of this plan, the purpose of a comprehensive plan is to establish a vision for the future physical development of the township. One of the key aspects of defining that vision is the establishment of a land use plan and related development policies. This element was created to promote and illustrate the vision established in this plan and developed through a series of public input sessions including the 2010 Planning Summit.

In addition to the land use plan component of this element, information is also provided on existing land use issues, potential land demand (based on projected growth), and the capacity of land in the township to accommodate new growth.

EXISTING LAND USE

In order to have an understanding of how much land is available for development, and how that land might be developed, it is first necessary to understand the current land uses of all properties within the township. For Anderson Township, information from the Hamilton County Auditor was used as an initial base for the existing land use map. This information was then confirmed or modified based upon field checks and review of the draft map by township staff. Properties in the township are classified into 12 separate land use categories as defined below:

- **Agricultural** includes land used for farming and related activities.
- **Single-Family Residential** includes single-family homes on individual lots.
- **Moderate-Density Residential** includes attached housing and townhomes that have separate exterior entrances to each individual unit.
- **Multi-Family Residential** includes apartment buildings with a central entrance and interior access to individual units.
- **Commercial** includes developments used for retail sales and services.
- **Office** includes professional office space with no retail sales or services.
- **Light Industrial** includes manufacturing and assembly plants that are largely located within an enclosed building.
- **Heavy Industrial** includes construction and debris landfills, excavation and gravel pits, and large-scale outdoor storage and sale of natural materials such as mulch and gravel.
- **Township Greenspace** includes land owned by the township and not used for parks or recreational purposes but intended for permanent conservation.
- **Parks, Recreation, and Open Space** includes all land developed for active or passive park and recreational uses or permanently conserved by agencies. This category does not include township Greenspace.
- **Public, Semi-Public, Institutional, and Utilities** include all lands and buildings used by the public or other public agencies and may include township or county buildings, churches, schools (public and private), and cemeteries.
- **Vacant or Undeveloped** includes land not developed for any use listed above.



Map 2: Existing Land Use Map

- | | | |
|--|---|---|
|  Agricultural |  Commercial |  Township Greenspace |
|  Single-Family Residential |  Light Industrial |  Parks, Recreation, and Open Space |
|  Moderate Density Attached Resid |  Heavy Industrial |  Vacant or Undeveloped |
|  Multi-Family Residential |  Public, Semi-Public | |
|  Office | | |





Table 7 illustrates the existing land uses of the township, broken down by total acreage and percentage of the township.

Table 7: 2010 Existing Land Use in Anderson Township		
Land Use	Acres	% of the Township
Agricultural	1,592	8.7%
Single-Family Residential	8,869	48.6%
Moderate-Density Residential	142	0.8%
Multi-Family Residential	173	0.9%
Commercial	477	2.6%
Office	105	0.6%
Light Industrial	129	0.7%
Heavy Industrial	770	4.2%
Township Greenspace	684	3.9%
Parks, Recreation, and Open Space	2,108	11.6%
Public, Semi-Public, Institutional, and Utilities	820	4.5%
Vacant or Undeveloped	2,392	13%
TOTAL	18,261	100.0%
Source: Hamilton County Auditor Data and McBride Dale Clarion		

LAND DEMAND

An important part of a comprehensive planning process is understanding what might happen in the township if trends continue “as is” or if township policies change. Part of this is accomplished through the population and housing forecasts presented in the Housing and Neighborhoods Element of the plan. Another element of that process is the evaluation of potential land demand or, in other words, the amount of land that may be required for residential and nonresidential uses if growth trends continue. The following is a brief summary of the land demand analysis for Anderson Township.

RESIDENTIAL LAND DEMAND

The acreage that the growing population may demand is calculated by determining the amount of land necessary to accommodate the population projected for the next 20 years. The population and housing forecast illustrated in Table 5 (See Page 31.) can be expanded to determine the amount of residential land demand that will be necessary for future residential growth based on those projections. Table 5 illustrated that, depending on the potential rate of growth, the township could anticipate an additional 860 to 1,110 housing units between 2009 and 2025. To develop the potential land demand, certain assumptions must be applied to these forecasts including the percentage of homes that might be attached housing and the potential density of new units. Table 8 summarizes two scenarios for the residential land demand for Anderson Township based on the previously developed population projections and the following assumptions:

- 10% of new housing units will be in attached units. While the township may desire more, this has been the historical trend and it is the assumption for the purposes of this analysis.



- Single-family dwellings will continue to develop at the average density of 10,500 square feet per lot, or approximately four units per acre. This has been the ongoing average in Anderson Township with some single-family developments having a higher density and others having a lower density with the overall average of new developments at four units per acre.
- While multi-family zoning in the township allows for up to 15 units per acre, this has not been the typical density the township has experienced in recent history. Based on trends in surrounding communities and the township, the assumed density for multi-family development in the township is eight units per acre for the purposes of this analysis.

Table 8: Residential Land Demand

		2009 Estimate	2025 Projection	New Population & Housing	Housing Unit Type	Residential Land Demand*
Scenario 1: Stable Annual Growth (0.4%)	Population	45,419	48,415	2,996 people	---	---
	Housing Units	16,822	17,931	1,109 units	943 Single-Family	227 Acres
166 Multi-Family					21 Acres	
Scenario 2: Decreasing Annual Growth	Population	45,419	47,744	2,325 people	---	---
	Housing Units	16,822	17,683	861 units	732 Single-Family	176 Acres
129 Multi-Family					16 Acres	

* The residential land demand is based on the assumptions described prior to this table including assumed densities.

This analysis is not meant to say that development will or should occur at any specific density. Its purpose is to illustrate how much land might be needed based on future population growth and current trends in development. If development occurs at a lower density or there is another surge in population growth, there could be a substantial increase or even decrease in residential land demand.

NONRESIDENTIAL LAND DEMAND

There are no clear methods of determining potential trends in nonresidential land demand for a community the size of Anderson Township. Most often, trends in job growth are analyzed on a regional scale and in other cases, including Anderson, there is a desire to see redevelopment of existing commercial or industrial properties that will not create any new demand for vacant commercially or industrially zoned properties.

Currently, Anderson Township maintains a ratio of approximately 12 acres of commercial/office land and 19 acres of industrial land for every 1,000 residents. If you assume that this ratio continues, there could be a potential demand for 36 acres of commercially or office zoned land and 57 acres of industrially zoned land based on the projected growth of up to 3,000 new residents. For Anderson, most if not all of this is likely to be absorbed within existing land already zoned for nonresidential uses with a focus of redevelopment of underutilized commercial properties to accommodate much of the possible demand.

Applying the same analysis to Greenspace, parks, and recreation land shows that the township currently has approximately 60 acres of Greenspace, parks, and recreational uses for every 1,000 residents. Continuing this trend would mean that



the new growth would demand approximately 180 acres of new Greenspace, parks and recreation areas.

LAND CAPACITY ANALYSIS

A land capacity analysis is an evaluation of how much new development the township can accommodate if all land with some potential for development is developed in accordance with the existing zoning. For the purposes of this analysis, it is assumed that land classified as agricultural, undeveloped, or vacant has some additional potential for development, even though there may be long-term goals for the preservation of these uses, agricultural in particular, as much of this lies in the floodplain. This land, along with any residential lots in the township with a total area of more than 5 acres, was aggregated and then divided into Potential Development Areas (PDAs) based on existing zoning districts. Then any PDA less than 7,500 square feet in size was removed to eliminate small single lots that might remain in the middle of a previously platted subdivision or irregular slivers of land that are most likely associated with a larger, developed property.

Table 9 illustrates the total amount of land in PDAs, by zoning, for the entire township. The PDA map with assigned zoning is included in Map 3: Potential Development Areas Map.

Table 9: PDAs by Zoning – Gross Land Capacity	
Zoning District	Acreage
Residential Zoning	
A-A – Residence	1,870
A – Residence	888
A-2 – Residence	80
B – Residence	130
B-2 – Residence	4
B-AA – Residence	3
C – Residence	54
D – Residence	1
Nonresidential Zoning	
E – Retail Business	14
H – Riverfront	1,140
ID – Industrial Development	461
Total	4,645

Table 9 illustrates the basic amount of land capacity in the township; land where there could still be future development. Table 9 illustrates what would be considered the GROSS land capacity, which does not take into account development constraints such as steep hillsides or flood hazards. Understanding that there are development constraints within Anderson Township, it is necessary to evaluate those issues that may affect the development capacity of land in the township. The two most prevalent development constraints are the floodplains (See Map 5: Water Resources Map.) and steep hillsides (See Map 6: Hillsides Map.). While homes and businesses can be built in a floodplain or on some of the steepest slopes in the township, it is reasonable to assume that such development could not take place at an intensity as high as if the



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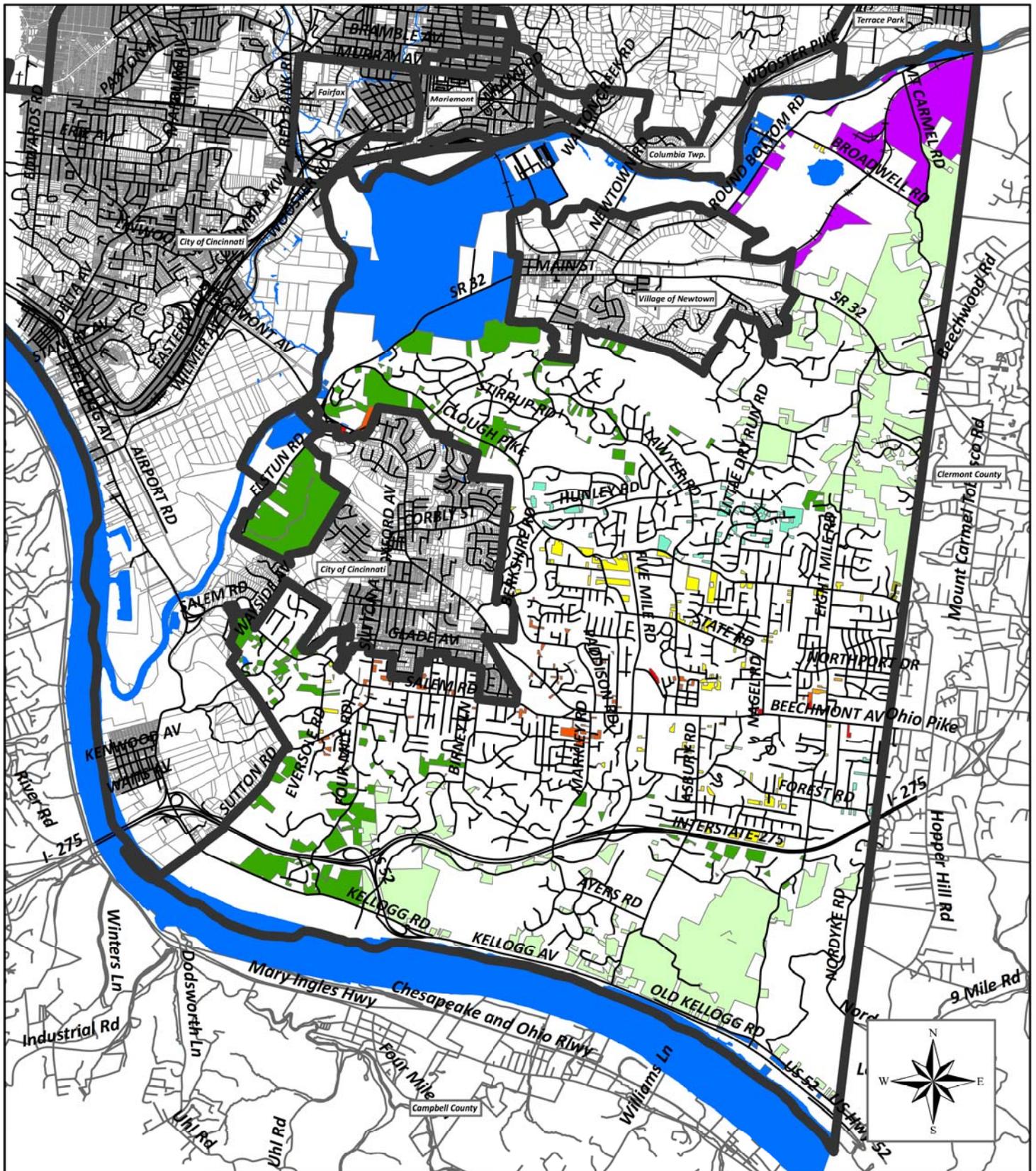
Land Use and Development Element

land were flat and elevated out of the floodplain. This limitation is not related merely to the safety of such development but to the sheer cost of development. For example, while it is currently possible to build a home on almost any degree of slope, the County Engineer limits the slope of public roadways, which in turn limits the density at which a property can develop. Additional information on the constraints is provided in the natural and environmental resources element of this plan.

In order to take into account the presence of development constraints, this plan includes an evaluation of **NET** land capacity, or the amount of land available for development that is not constrained by steep hillsides or floodplains. For the purposes of the net land capacity analysis, this plan includes an assumption that no development will occur on land within the floodplain (essentially the H district) or on a slope of 30% or more. This calculation is not intended to state a township policy but to establish the end numbers of a broad range of capacities. Table 10 illustrates the net land capacity for Anderson Township as compared to the original gross capacity numbers established in Table 9.

Table 10: Land Capacity		
Land Use/Zoning	Gross Acreage	Net Acreage
Residential Zoning		
A-A – Residence	1,870	789
A – Residence	888	425
A-2 – Residence	80	59
B – Residence	130	104
B-2 – Residence	4	4
B-AA - Residence	3	3
C – Residence	54	45
D – Residence	1	1
Residential Total Acreage	3,030	1,430
Nonresidential Zoning		
E – Retail Business	14	11
H – Riverfront	1,140	0
ID – Industrial Development	461	412
Nonresidential Total Acreage	461	423
TOTAL ACREAGE	4,645	1,853
Notes: The H district coincides closely with the floodplain boundaries and as such, no “net” land capacity is shown for the H district. * Net Acreage assumes no development in floodplains and/or on slopes of 30% or more.		

Even with Anderson Township’s slowing growth rate, there is still a significant amount of land available to accommodate five to six times the amount of projected growth in the next 15 years. The focus of the land use plan will be to identify how best to direct development and redevelopment by identifying appropriate land uses to all of the land subject to this land capacity analysis.



Map 3: Potential Development Areas Map by Zoning

Potential Development Areas by Zoning

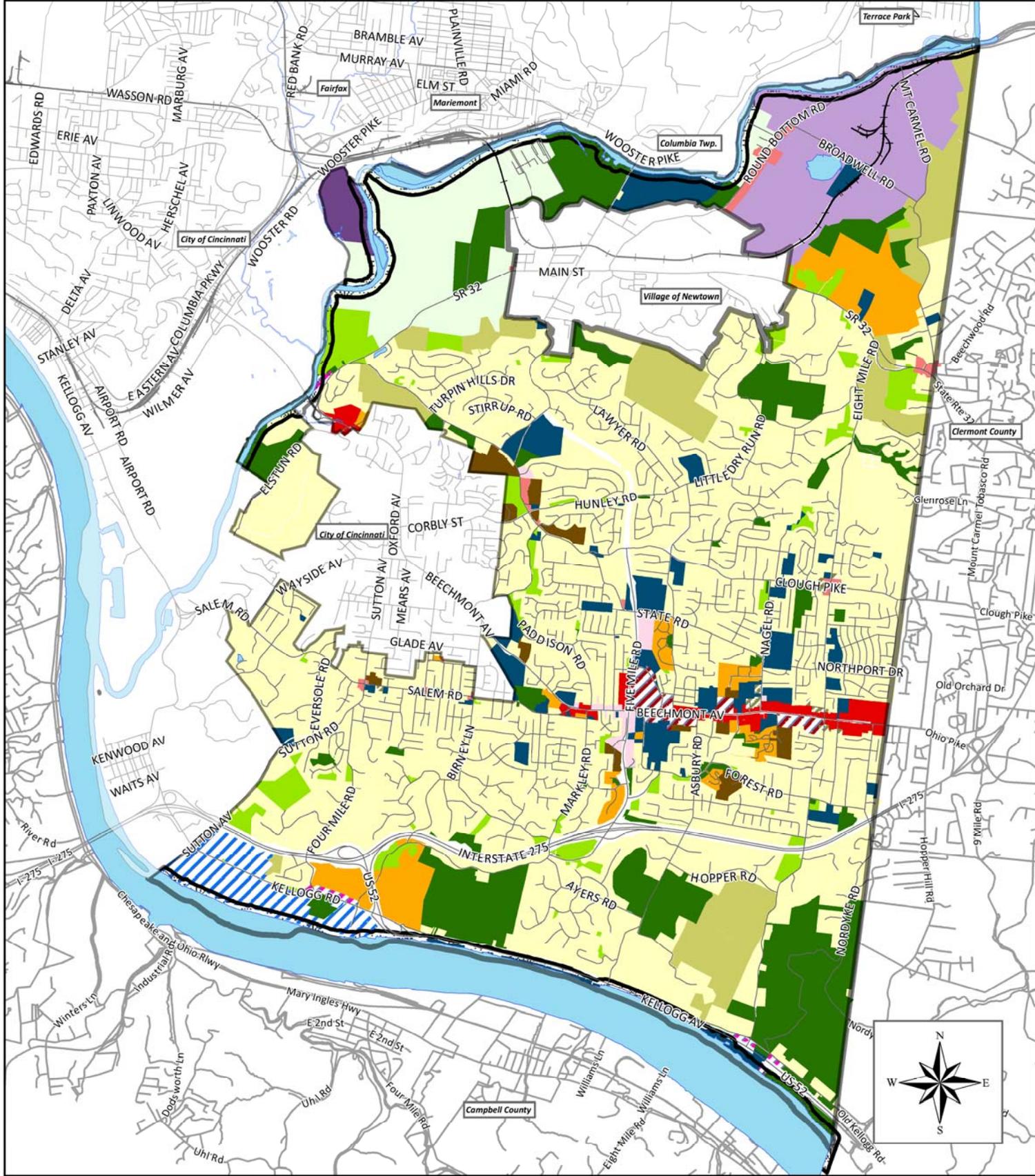
- | | | |
|--|---|--|
| A-A Residential | B-AA Residential | ID Industrial Development |
| A Residential | C Residential | |
| A-2 Residential | D Residential | |
| B Residential | E Retail | |
| B-2 Residential | H - Riverfront | |





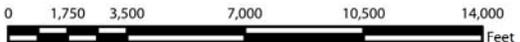
FUTURE LAND USE

The future land use plan incorporates recommendations of previous and current planning efforts including, but not limited to, the ANCOR Land Use Study, Ohio Riverfront Plan, Lower Salem Density Study, 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 Map 4: Future Land Use Plan.



Map 4: Future Land Use Plan Map

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





FUTURE LAND USE CATEGORIES

The decision-making bodies of the township should use this plan element in conjunction with all other elements 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. However, the township should review and modify, if necessary, this specific plan element at least every five years to ensure that it still reflects the community's vision of its future. Additionally, because there are always unforeseen changes in trends, the township should implement a process for amending the plan upon the request of property owners or their representatives.

The following pages generally describe each land use category illustrated in Map 4: Future Land Use Plan.



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

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



Single-Family Residence

Low-density detached housing and related compatible uses.



Transitional Residence

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



Multi-Family Residence

High-density attached housing and related compatible uses.



Transitional Mixed Use

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.



General Office

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



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.



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 highways with relatively high traffic volumes. Development in these areas may also include mixed-use developments that contain a mixture of 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 that may include office or residential uses either on the same site or 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.



Entertainment Commercial

Includes commercial attractions and event destination uses (e.g. River Downs, 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), and compatible port related 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.



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.



Public, Semi-Public, Institutional, and Utility

This use includes a broad range of public and institutional uses that include community centers, schools, churches, country clubs, sports clubs, hospitals and educational, philanthropic, religious, or charitable institutions, and public properties and buildings with similar uses. Utilities include facilities for gas, electric, water, sewer, cable television or other similar utilities.



Parks, Recreation, and Open Space

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



River Conservation

This use is 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 of the area. Buildings should be excluded from this area to the maximum extent feasible.



GENERAL LAND USE DECISIONS

This Future Land Use Element encompasses recommendations that arose from a thorough planning process. Specific recommendations on the density or other development standards are purposely omitted from this element in order to provide some flexibility in planning and to allow for consideration of neighborhood characteristics in future land use decisions. In situations where the township is considering amendments to this future land use plan, the zoning map or text, or other land use-related decisions, the decision-making body should consider the following statements and guidelines:

- All new development or redevelopment should reflect the goals and objectives which serve as the foundation of this comprehensive plan. The goals and objectives provide broad guidelines for all decisions.
- Unless otherwise noted in other sections of this plan, lot sizes and subdivisions should reflect the density of surrounding development.
- If the overall density reflects surrounding 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.
- Recognizing that the development of land previously undeveloped or used for agriculture will result in some level of increased traffic and/or impacts on community services, new development or redevelopment should not be detrimental to the general character of the surrounding neighborhood.
- Sidewalks and walkways should be encouraged from any development to adjacent sidewalks, mass transit stops, shopping, parks, institutional or other nonresidential uses and services.
- Landscaped buffers should be used as a buffer between developments of different intensities (e.g., between a multi-family apartment building and a single-family subdivision).

TRANSITIONAL RESIDENTIAL AND TRANSITIONAL MIXED USE AREAS

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 uses as described in the previous section of this element. These uses are intended to create a land use buffer between higher and lower intensity uses surrounding the proposed transitional areas. The following are guidelines for transitional land uses:

Transitional Mixed Use

- The proposed use reflects the goals and objectives which serve as the foundation of this comprehensive plan. The goals and objectives provide broad guidelines for all decisions.
- The residential character of the structure is maintained through the preservation of the front and side façades.



- The front yards of these uses should be maintained as yard space and not converted to parking or other service uses beyond what is permitted for a typical residential use.
- The overall density of the development should not exceed 2.5 times the average density of the surrounding residential uses. For example, if the surrounding residential uses average three units per acre, then the transitional residential uses should not exceed densities of 7.5 units per acre.
- The proposed uses may include attached residential housing units, provided that the units are attached along side walls and do not constitute 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 goals and objectives which serve as the foundation of this comprehensive plan. The goals and objectives provide broad guidelines for all decisions.
- The overall density of the development should not exceed 2.5 times the average density of the surrounding residential uses.
- The proposed uses may include attached residential housing units.
- Sidewalks and walkways should be provided from 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.

BEECHMONT AVENUE

Concerns by residents and business for the appearance and usage of properties along Beechmont Avenue are second only to their concerns over the transportation system. Specific comments identified by residents during the initial input sessions during the original plan and this plan update include, but were not limited to:

- The need for revitalization of Beechmont Avenue
- Retail congestion and clutter along Beechmont Avenue
- The overall appearance of the corridor
- Traffic safety
- Good quality development along the corridor

The township continues to work on improving the overall corridor through specific planning efforts including the Beechmont Avenue Landscape Plan, the Beechmont Avenue Signage Study, and the Beechmont Corridor Plan, to name a few. The difficulty facing the township is that much of what is currently located along the corridor was there long before the township ever had control of zoning. Additionally, the current E zoning allows for most commercial, office, and even mixed uses that may include a residential component, but the zoning does not provide the opportunity for general input on the development/redevelopment of the property that the township might have if the properties were within a planned



district such as the E-E district. For this reason, changes in tenants or property ownership will not necessarily result in the implementation of any new signage, landscaping, lighting or parking requirements. The township is currently making significant strides in improvements through its one-on-one work with property owners, the use of a PUD overlay, and the financing of some landscaping and sidewalk improvements.

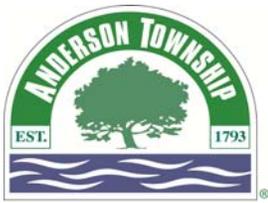
The main commercial core of Beechmont Avenue is almost exclusively zoned for commercial uses, including allowances for office and mixed use. In recent years, studies have shown that most communities are saturated in retail zoning and that a key aspect of future economic development planning is to evaluate how to reduce the amount of pure commercial zoning available. This strategy helps create more demand for the remaining commercial zoned properties, spurring more interest in redevelopment opportunities. Another strategy, which the township already encourages, is the redevelopment of properties for mixed use that will incorporate residential uses. This provides an open opportunity to provide more diverse housing options through the provisions of multi-family housing in the township and it also helps create a critical mass of population near commercial centers that can help create a vibrant commercial corridor.

ANCOR AREA

The township has identified the ANCOR Area as one of the community's major nonresidential development areas with a focus on economic development. In 1994, the township prepared the Land Use Planning Study for the ANCOR Area that identified key land use guidelines for the future development of this area. These guidelines include the following:

- Encourage the preservation of environmentally sensitive areas, such as the Little Miami River and environs, and wooded slopes. In addition, the potential exists for "jurisdictional wetlands" within this area, which should also be preserved.
- Encourage the preservation of historically and archeologically significant areas.
- Provide for a mix of commercial, office, industrial, research facilities, and recreational uses.
- Discourage new residential development in the immediate Ancor Area.
- Encourage agricultural uses as interim uses where feasible.
- Develop properties with sensitivity to environmental issues and especially with regard to potential emissions of pollutants.
- Reclaim and redevelop some of the mined areas for redevelopment into industrial or office uses. This change will require elevating the grade above flood levels.
- Encourage agricultural uses in the interim.
- Encourage commercial uses on the east side of Roundbottom Road that serve or are compatible with the park.

In addition to the above guidelines, discussions during the planning process led to the following additional guidelines:



- Encourage planned developments that incorporate the natural environment of the area including the lakes and waterways created by the gravel mining.
- Incorporate regulations that focus on enclosed structures and industrial uses that have minimal outdoor storage.

During the development of this plan update, a special zoning certificate for a conditional use for a new underground mine was approved by the Anderson Township Board of Zoning Appeals for this area that fueled a lot of discussion and debate about the future of this area. A main initiative of this plan is to develop an update to the 1994 ANCOR area land use study to evaluate in more detail and to address a number of issues raised during this process related specifically to this area.

OHIO RIVERFRONT

Planned development along the Ohio riverfront has been a long-term goal of Anderson Township as it is one of the few large areas that the township has for nonresidential expansion. Over the last few years, both the township and OKI have created detailed plans for development along the riverfront. The township has focused on creating an entertainment district near the interchange of Kellogg Avenue and Interstate 275 that would include all of the entertainment uses currently in the area and future entertainment, office and service uses. The township's plan also focuses on residential development along the entire Ohio riverfront, which includes being environmentally sensitive, especially in relationship to the hillsides. OKI is working with Anderson Township and surrounding communities to develop the Ohio River Trail, which would provide a bike/hike trail extending from the Little Miami River east to the Village of New Richmond, and west to downtown Cincinnati.

The following are some fundamental planning guidelines for development along the Ohio riverfront as outlined in the 2002 Ohio Riverfront Area Plan.

- Promote sustainable economic development, making use of the riverfront assets and amenities.
- Develop land uses that are compatible with current and future amenities such as the future Ohio River Trail.
- Improve access to Ohio River recreation, entertainment and businesses.
- Preserve and respect historic and cultural resources of the area and incorporate them in future development, as appropriate.
- Enhance and preserve Greenspace, floodplains, hillsides, environmental quality, viewsheds (areas on the ground that are visible from specified locations), and overall aesthetics of the riverfront study area.
- Kellogg Avenue/US 52 should be maintained as a scenic corridor.
- Facilitate development that is in harmony with the natural and man-made resources of the area.
- Seek to minimize negative impacts from development (such as noise, light, and air pollution as well as traffic congestion).



FUTURE OUTLOOK AND NEEDS

Anderson Township has always been involved in proactive planning efforts. While the 2005 plan may have been the first township wide comprehensive plan, the township has, and continues to, pursue individual area plans that focus on specific land use issues and geographic areas including all of the special areas listed above and other, special areas such as the Clough Pike and Salem Business Districts, each that have their own special redevelopment plans. The township needs to continue these types of planning efforts, and look to how the township zoning regulations limit or encourage the desired land use and characters. 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 PLAN INITIATIVES

Planning for future land use and development is one area where Anderson Township has a great amount of control. However, there are limits on what the township may accomplish through zoning, the primary implementation tool for land use plans. For this reason, several strategies focus on improving the overall implementation of this land use and development element.

- A) Update the 1994 ANCOR Area Land Use Study. This study needs to focus on the long-term plan for the northern area of the township and must equally engage both business owners and residents from this portion of the township. At a minimum, the updated study needs to evaluate and address the following:
- The types, intensities, and locations of various land uses including, but not limited to, agricultural, recreation, conservation, attached and detached residential, commercial, mixed use, public, institutional, and industrial;
 - Natural and environmental resources;
 - The environmental impacts of development (e.g., air and water quality);
 - Impacts of future development on the economy of the township;
 - Impacts of future development on surrounding residential areas and neighboring jurisdictions;
 - The various proposals related to the Eastern Corridor project;
 - Road, rail, and pedestrian access; and
 - Infrastructure.
- B) Update the 2002 Ohio Riverfront Area Plan. The updated study should be expanded to incorporate a study of the issues and needs related to both the Ohio riverfront and the Little Miami riverfront. At a minimum, the updated plan needs to evaluate and address the following:



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- The types, intensities, and locations of various land uses including the desire and effectiveness of maintaining the Ohio Riverfront as a key regional riverport within Anderson Township;
 - How entertainment uses and port related industrial uses can be located and designed in a compatible, value maintaining manner, where such uses currently exist between Four Mile Creek and Five Mile Road;
 - Public access opportunities to both the rivers for recreational opportunities;
 - Areas of natural and environmental resources that need to be priority preservation areas for both the purpose of protecting the scenic nature of the riverfronts but also to mitigate issues such as flooding and erosion;
 - The likelihood for expanded gambling opportunities at or near River Downs, and the related impacts of such activities;
 - Impacts of future development on the economy of the township;
 - Access by all means of transportation (road, bus, river, bicycle, and pedestrian); and
 - Infrastructure.
- C) The township should continue to prepare other plans as necessary to address area-specific issues that this comprehensive plan cannot address in detail but where a more detailed study and evaluation is necessary.
- D) Identify any existing or potential brownfield sites. The redevelopment and cleanup of brownfield sites can open up some additional funding for the township as well as providing new areas for economic development.
- E) The township should amend its zoning resolution and zoning map, as may be necessary, in response to recommendations of any plans or plan updates completed under the direction of this plan update. Zoning is an effective and quick implementation strategy that the township can undertake that is a clear step forward in meeting the goals established in the plan.
- F) The township currently has only one regional retail commercial district. The township should consider the creation of new commercial districts above and beyond the existing "E" retail district. In particular, the township should develop a neighborhood scale commercial district for areas with small concentrations of commercial uses, and a mixed-use zoning district that integrates a mixture of office, commercial, and residential uses all within the same building. Each district should also include appropriate design guidelines to ensure compatibility with surrounding neighborhoods and to support a desire for high-quality development in the township.
- G) Consider developing new zoning regulations that focus more on the character of the neighborhood rather than across-the-board regulations that do not take into consideration the variety of housing and neighborhoods in the township (e.g., regulations based on individual neighborhoods that focus on the scale and form of development).



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- H) Consider developing standards for clustered subdivisions as recommended in the land use plan. This plan and several other township plans recommend the use of clustered homes to preserve various natural resources. The township should develop clustering regulations either through changes in the residential districts or special regulations under the CUP regulations.
- I) Enhance the design standards for commercial and office development in the township, with emphasis on along Beechmont Avenue since the township is often identified by this corridor. New regulations should address building setbacks, the location of parking, enhanced signage and landscaping, building façade massing, height, and similar elements of development.
- J) 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.
- K) Create a protocol for communication and coordination with neighboring communities to address mutual land use impacts.
- L) Continue lobbying for improvements that will allow the township to achieve the goals and objectives of this plan, including regulating aesthetics.



Natural and Environmental Resources Element

The environmental resources of Anderson Township are as vital to the community as its network of roads or mixture of land uses. The rivers and water resources, hillsides, forests, and soils create a foundation for development and are integral to the overall quality of life in the township.

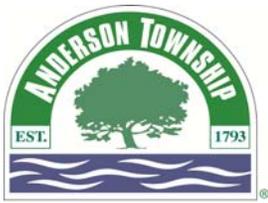
The preservation of the vast natural and environmental resources in the township has come to the forefront of importance in recent years as development continues to encroach upon many of the natural characteristics of the community. Such concern has led to the development of the Greenspace program and the township's support of the preservation of natural resources. Anderson Township and regional planning agencies have also recognized the importance of these resources in various other planning processes.

Because of the importance of the environmental resources to the overall health of the community, the comprehensive plan must recognize the changes to the environment and identify solid conservation practices. The recommendations of this plan recognize the importance and impact of these resources. While there would appear to be a boundless amount of environmental and natural resources within the township, the following subsections provide a summary analysis of the water resources and hillsides, two of the most prevalent and documented resources in the township. Additional information on environmental resources were also reviewed as part of this planning process including, but not limited to, the Eastern Corridor Land Use Vision Plan, Hamilton County's Community Compass, resources from the Environmental Protection Agency, and the Ohio-Kentucky-Indiana Regional Council of Governments along with a number of other information sources available through the township and the various regional agencies.

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. While many residents are well aware of the two major rivers running on three borders of the township, the aquifer is not visible and most residents are unaware of its existence within the township. The aquifer is a vital water resource because it, by definition, 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 unlikely to see a significant amount of impact. This plan still needs to recognize that intense development and some land uses (gasoline stations, heavy industrial, and other uses with a potential for pollutant releases) could pose a direct danger to the aquifer through pollution entering our natural drinking water system.

Map 5: Water Resources Map, illustrates the water resources within Anderson Township. The map also illustrates the 100-year floodplain within the township



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because the floodplains are related to the rivers; they are themselves an environmental resource and affect the level of development that may occur in the area. Someone who owns property in a floodplain has the ability to develop on that property provided the structure be elevated above the base flood elevation. However, many communities now recognize that simply elevating a structure does not eliminate flooding problems. If the built environment obstructs a floodplain, it forces the floodwaters into other areas that were not previously subject to flooding in the past. This is why one community that is downstream from another community that does not preserve the floodplain may suffer from increased flooding. The more 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. 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.

A regulatory floodway is defined by FEMA as follows:

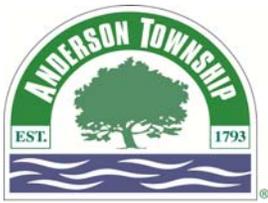
“A ‘Regulatory Floodway’ means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. For streams and other watercourses where FEMA has provided Base Flood Elevations (BFEs), but no floodway has been designated, the community must review floodplain development on a case-by-case basis to ensure that increases in water surface elevations do not occur, or identify the need to adopt a floodway if adequate information is available.”

A base flood (also known as a 100-year flood plain) is defined by FEMA as follows:

“The flood having a one percent chance of being equaled or exceeded in any given year. This is the regulatory standard also referred to as the “100-year flood.” The base flood is the national standard used by the NFIP and all Federal agencies for the purposes of requiring the purchase of flood insurance and regulating new development. Base Flood Elevations (BFEs) are typically shown on Flood Insurance Rate Maps (FIRMs).

Wetlands are another water resource within the township and are defined by the U.S. Fish and Wildlife Service as follows:

“Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is



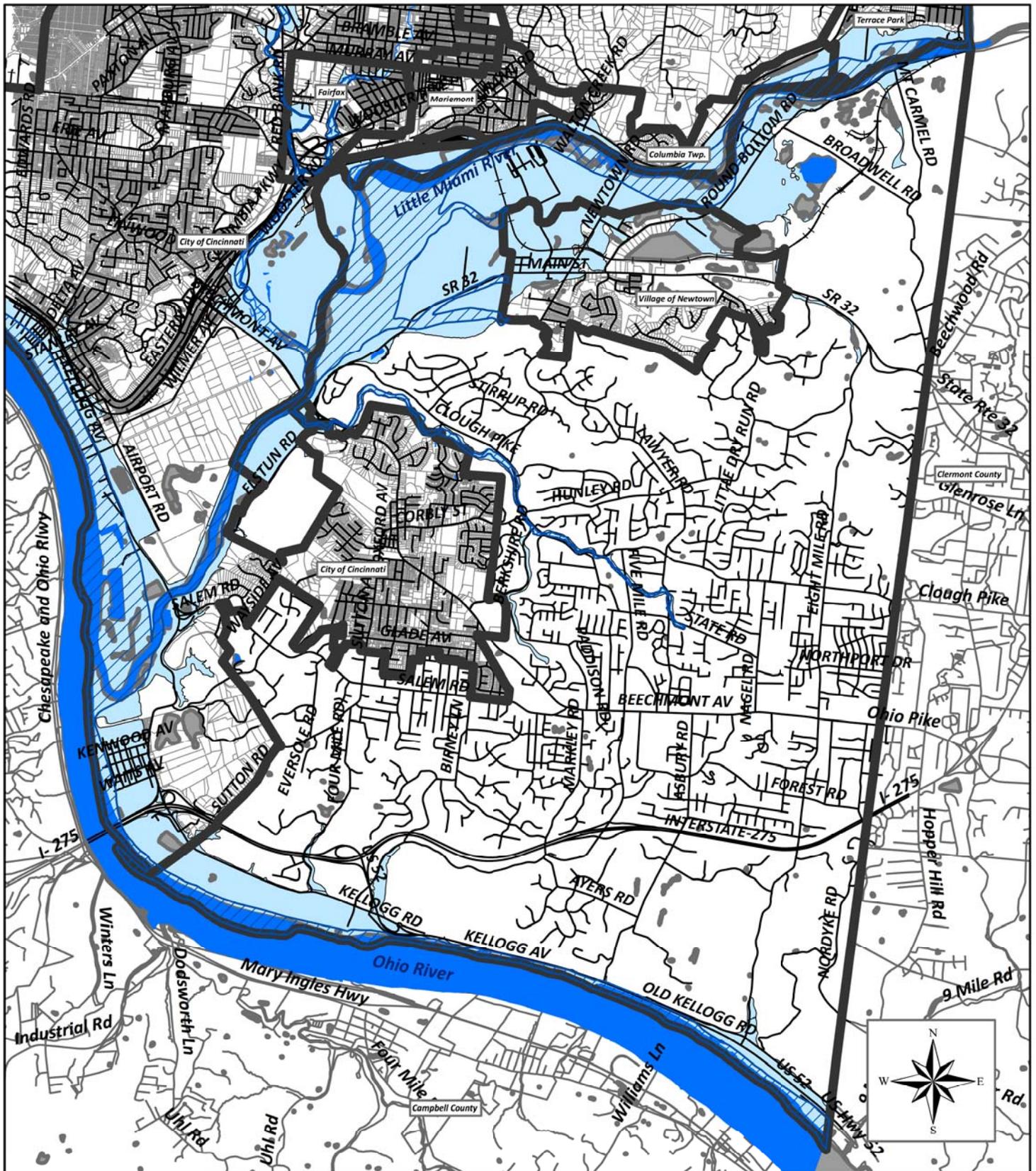
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nonsoil and is saturated with water or covered by shallow water at some time during the growing season of the year."

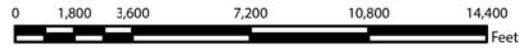
There are essentially two types of wetlands in the township with the largest being manmade wetlands as seen in areas of excavation in the ANCOR Area. The second type of wetland is the natural wetland located primarily along the Little Miami River and in some limited areas throughout the township. The latter of the two are, for the most part, less than one-half acre in size and present a limited constraint to development. However, most of the wetlands in the township are either located directly adjacent to the Little Miami River or are generally less than one-half acre in size. 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. Corp of Army Engineers, which makes a formal identification of a wetland and determines any necessary mitigation actions such as locating a new wetland in the community.

All of the major water resources need acknowledgement in a comprehensive plan, because development on or near any of these natural resources can have direct implications on the resource itself and the water quality on which we depend for our day-to-day needs.



Map 5: Water Resources Map

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





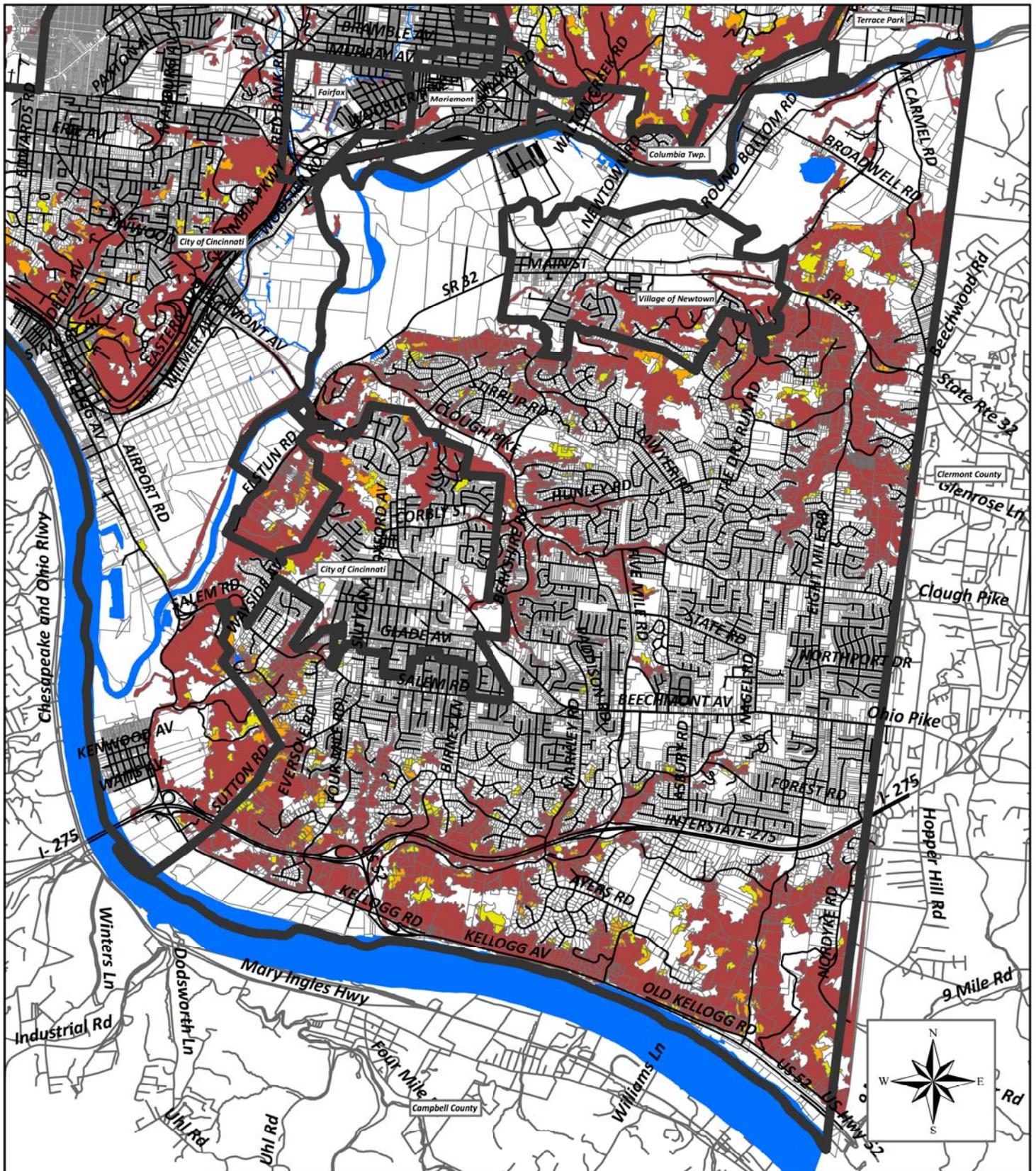
HILLSIDES

The hillsides and slopes of Anderson Township and Hamilton County as a whole 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, before the last remaining properties in the township are developed.

It is clear that over the years, Anderson Township has put a considerable amount of thought behind the hillsides both in the adopted studies and plans for the riverfront, ANCOR Area and Lower Salem, and in considering hillside regulations through an organized hillside study in the late 1990s. It was during the analysis of the hillside regulations that it was clear that percentage of a slope is not the only consideration when determining the potential for landslides and stormwater problems. Other issues such as soil type and the underlying geology also play an important role in the safety issues revolving around hillsides. However, this plan considers the percentage of slope of a hillside, because limiting development and preventing the clearing of hillsides protects this natural resource and helps to minimize the potential for landslides and runoff problems. Map 6: Hillsides Map, illustrates the areas within the township affected by steep slopes. Development on slopes of less than 20% is not uncommon; however, development on slopes greater than 20% is strongly discouraged. Where development does occur on steep slopes, flexibility should be given to allowing 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 resource 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.



Map 6: Hillside Map

- Slopes of less than 20 percent
- Slopes of 20-24 percent
- Slopes of 25 to 29 percent
- Slopes of 30 percent or more





NATURAL AND ENVIRONMENTAL RESOURCES PLAN INITIATIVES

The following are some strategies the township might consider undertaking or expanding to protect the local natural and environmental resources.

- A) Evaluate natural and environmental resources as a core component of any focused planning effort undertaken by the township (e.g., as part of the ANCOR Area Study update). This type of planning helps make the connection between the public health, safety, morals and welfare and the need to protect these resources.
- B) Develop environmental resource protection standards. The township currently utilizes the H district to regulate development in the floodplain beyond the Hamilton County Building Department's floodplain development regulations. The township might consider reevaluating these regulations to incorporate the recommendations of this plan update and emphasize the river conservation areas. The township should also reconsider hillside regulations while looking for methods of encouraging better development rather than prohibiting development on certain slopes. The development of clustering regulations may help accomplish this objective. In addition to protecting the aesthetic qualities of the environmental resources, there is clearly a need to regulate development on these natural resources to protect the safety of the public.
- C) Per the recommendations in the land use and development element, allow for flexibility with Community Unit Plans for subdivision lot design in return for preservation of existing hillsides, large stands of trees and vegetation, and other environmental features. Make development that will have significant impacts on any resources undergo a township review process with the zoning commission and township trustees (e.g., similar to CUPs) whereas development that has little to no impact should be approved administratively with little "red-tape."
- D) Continue to encourage the safe use and appropriate disposal of solid waste and hazardous materials by all generators in the township.
- E) Identify and implement methods of controlling sources of light to minimize light pollution, while maintaining safety of citizens.
- F) Continue to 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.



Township Services Element

Anderson Township is a major provider of many services within the community, including the maintenance of roads, ditches and drains, fire protection, township cemetery maintenance, zoning, township building maintenance, the support of senior services, budgeting, and the overall coordination of activities within the township. In addition, the township contracts with the Hamilton County Sheriff's Office for the provision of police protection services. The roles and powers of the township are generally dictated by the Ohio Revised Code, which provides for the powers of townships. 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 reviewing subdivisions, levying income taxes, and other roles that a city or village may have.

While the Ohio Revised Code limits township powers to a certain degree, the township is able to identify and provide for various necessary services such as senior services. In this case, the township built the Anderson Senior Center, which it leases to Senior Independence of Southwest Ohio, which in turn offers a variety of programs and services primarily to individuals over the age of 55. Senior Independence offers older township residents a unique package of programs and services for both those individuals coming into the facility and those that are homebound. Programs and services include, but are not limited to, education, recreation, fitness and in-home services and programs ranging from computer education, travel and health screenings to exercise and fine arts. Older adults needing help with activities of daily living have access to Meals on Wheels, medical transportation and in-home nursing and therapy services. Anderson Senior Center also allows older adults living in Mt. Washington and Newtown use of the facility, with priority given to township residents.

Township residents are pleased with the level of services that the township offers and desire to see those services maintained or improved without increases in tax rates. Township citizens commented during the planning process that there is a need for the township to build on existing communications with the citizens and to continue to look at the township with a regional perspective. The township has continued to strive toward these objectives with its participation in the Planning Partnership (Hamilton County), the Ohio-Kentucky-Indiana Council of Governments (OKI), and various regional planning processes including the Eastern Corridor Project. The township is also readily available to answer questions from the residents regarding any of the provided services, or to direct concerns to the appropriate agency.

Part of the reason the township is able to provide an extensive amount of services for what is one of the lowest effective residential tax rates is that the township continues to look for opportunities to collaborate with regional agencies that allow the township to achieve some economy of scale. For example, instead of its own separate police force, the township contracts with the County Sheriff and participates in regional activities such as the Planning Partnership and the new County Stormwater District. The township provides its employees' health insurance



through a collaboration established through the Center for Local Government, instead of buying a separate policy. The township needs to continue considering the various options of sharing costs of public services through coordination and cooperation with other groups outside of the township.

POLICE PROTECTION

Anderson Township contracts with the Hamilton County Sheriff's Office for police protection for residents and businesses. The Hamilton County Sheriff's District 5 comprises Anderson Township. Currently, the Sheriff's District 5 officers operate out of a substation located at the Township Operations Center on Beechmont Avenue, administrative offices at Anderson Center and a storefront substation in the Anderson Towne Center.

Increases in population, housing and business will have an impact on police protection because such growth may demand additional Sheriff resources. 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, etc. require almost 24-hour patrols in addition to the ongoing patrols of the overall township. Increasing housing and commercial development may require an increase in the number of personnel and resources to ensure a safe community.

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 the confines of a budget to ensure adequate coverage for the entire township.

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 100 – 8330 Broadwell Road, and Station 101 – 6880 Hunley Road. The department will typically assign 21 personnel to a shift with normally 17 people staffing each shift. Typically, at least 17 personnel are required to manage an average structure fire and two persons per vehicle. Additionally, Anderson Township has a solid mutual aid relationship with its neighbors, including the City of Cincinnati and Union Township. Each of these communities responds to the township if the need arises, as Anderson Township responds to their calls in times of need. This mutual response ensures that there is no lack of protection for residents.

In addition to the emergency services provided by the township, Mercy Hospital Anderson, ranked as one of the top 100 in the country by Solucient, is located in the center of the community. The hospital has become a vital component of the community both because of the services it provides and also because it is the largest private employer in the township and has helped spark a medical office corridor along Five Mile Road. Anderson is one of the few communities to have a full service hospital and the benefits are immeasurable.



FUTURE OUTLOOK AND NEEDS

Anderson Township uses multiple avenues to address the needs of the community including reaching out to residents and business through annual surveys and in planning processes such as this plan update. As the township grows and matures, there will be an increasing demand to maintain the high level of services and preserve the quality of neighborhoods and developments. These changes will require diligent monitoring of the community and continued response to the needs of the citizens.

One important need that will continue to grow is additional senior services. People are living longer, and the overall population is aging. At the same time, many people currently feel that they need to move out of the township as they grow older because there is a lack of appropriate housing opportunities. They may also be unaware of services in Anderson, such as those offered at the Senior Center. As the township progresses in the future, the community needs to be aware of and address issues that are specific to our aging population.

As alluded to in the various other elements of this plan, there are numerous agencies beyond the township that are responsible for providing services to the entire community. The following is just a sample of some of these services and the responsible agencies:

- Sanitary Sewer – Metropolitan Sewer District (countywide service provider)
- Septic System Regulation – Hamilton County General Health District
- Water – Greater Cincinnati Water Works (regional service provider)
- Stormwater (except for drainage ditches along Township roads) – Hamilton County Department of Public Works
- Parks – Anderson Township Park District (separate agency from Anderson Township) and Hamilton County Park District
- Electric – Duke Energy and other electric suppliers (regional)
- Natural Gas – Duke Energy and other natural gas suppliers (regional)
- Greenspace and Open Space – Anderson Township and private organizations
- Transportation – Anderson Township, Hamilton County Engineer, and Ohio Department of Transportation
- Police protection – Anderson Township and Hamilton County
- Building conditions and construction – Hamilton County Building Department
- Cut and fill of hillsides – Hamilton County Department of Public Works
- Subdivision Review and Approval – Hamilton County Regional Planning Commission
- Zoning and Land Use Planning – Anderson Township and some recommendation authority by the Hamilton County Regional Planning Commission

One key goal of this plan is to promote and encourage the expansion of the township's business foundation, even more so than encouraging new residential growth. The township continues to work on initiatives that will attract new businesses and encourage the expansion of existing businesses. As the community



works toward this goal, it will be important to include involvement from the above agencies and from the various departments within the township (e.g., sheriff, fire, zoning) to evaluate impacts of business expansion and work cooperatively to help mitigate any impacts.

TOWNSHIP SERVICES PLAN INITIATIVES

The following are specific plan initiatives the township should undertake to enhance township services.

- A) Continue efforts to meet or exceed minimum standards for police, fire, and emergency medical services in staffing and response times.
- B) Identify opportunities to provide for community facilities and services through the coordination of future improvements. Examples of coordination activities could include:
 - The development of a new fire station and joint police substation south of I-275 to help serve the Ohio River corridor as new development and redevelopment occurs and the demand on these services increases;
 - Consolidation of certain township services (e.g., public works, sheriff, fire, recycling, etc.) on existing township properties as an alternative to the purchase of new buildings and sites;
 - Creation or expansion of parks and Greenspace through coordination between the township and the Hamilton County Park District through its ForEverGreen Conservation Program.
- C) Support programs such as bike patrols that will improve safety in the community while also creating better methods of interaction with the citizens.
- D) Evaluate the development process for both residential and nonresidential development to make the process as efficient and timely as possible.
- E) Make public involvement and interaction a high priority with any project or plan to ensure a full understanding of township issues and the concerns of its residents and property owners.



Infrastructure Element

Many people say, “development follows the pipe,” in that new development will go where appropriate infrastructure (sanitary sewer, water, etc.) is available. This is as true in Anderson Township as it is in any other 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.

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

- Transportation
- Sanitary Sewage
- Water
- Natural Gas
- Electric
- Stormwater Drainage

This section addresses each of the above infrastructure components with the exception of transportation, which is addressed in an earlier section of this plan as a separate plan element.

INFRASTRUCTURE COMPONENTS

SANITARY SEWAGE

Sanitary sewage is a significant factor in defining what areas of 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, however, two significant areas of the township that are not currently served by the centralized MSD system. The first area is the northern area of the township, generally north of Batavia Road (State Route 32), and more specifically in the general ANCOR Area where MSD is currently constructing improvements. The second area is the southern portion of the township, south of Interstate 275. In addition to these two generalized areas, there are a few smaller, isolated areas in the township that are not directly tapped into the centralized system but are within close proximity to the main trunk sewer lines provided by MSD. In the latter case, the property owners or a developer can pay to extend sewers to service the properties.

According to MSD, there are three major reasons to install trunk lines for a centralized system, including:

- Improving the overall system by eliminating force mains, pump stations or small package plants which have higher maintenance costs;
- Mandates for improvements from agencies such as the Environmental Protection Agency (EPA); or



- Strong support from the local jurisdiction with supporting plans and documents that demonstrate a significant number of potential users or an increased demand for sanitary sewers.

Currently the only foreseeable plans by MSD to install new sewer trunk lines within Anderson Township are within the Dry Run and Newtown drainage basins in the northern portion of the township. Sewers in this area will be phased in over the next 5 to 10 years as follows:

- The first part of this project is already completed and included sewer lines coming across the Newtown Road bridge and extending to the west through the Little Miami Golf Center to State Route 32 at the eastern boundary of the Village of Newtown.
- Stage 1 of the next phase began in August 2010 and will extend sewers to the east of Newtown toward Roundbottom Road, across the Horizon Church property. Sewers will then be extended east on Roundbottom Road to the Anderson Township boundary and will also include sewers on Edwards Road. The second part of this stage, from the end of Edwards Road to Bridle Road, will start construction in the Summer of 2011.
- Stage 2 will not begin until MSD obtains the necessary property easements to extend sewer on Roundbottom Road between Anderson Township and Broadwell Road.

In discussions with MSD, the District indicated it does not have any foreseeable plans to extend sewer along the southern portion of Eight Mile Road near Woodland Mound Park. This is not meant to say that sewers will never be extended into this area, only that there is no perceived demand. Additionally, extension of sewers in this area requires an agreement with Clermont County to accept sewage from this area because the sewers would gravity feed to Clermont County's treatment plant.

It is important to note that all of the timelines discussed in this section are subject to change. If federal or state mandates require improvements in other areas of the county, the improvements discussed in this section may occur later than discussed. Alternatively, the township may help speed up the improvement schedule for these areas if there is significant support and lobbying of MSD and the county by the township.

Also of note is that MSD does not install sewers at the request of a private developer. If developers want to install sewers, they can do so at their own cost. MSD provides the main trunk lines as noted in earlier discussions, and private property owners or developers can extend secondary lines to those trunk lines if those secondary lines meet county standards.

MSD does have a Sewer Assessment Program, where homes served by on-site sewage systems can request that MSD extend sewer service to their properties. This requires a majority of affirmative votes by the affected property owners and then approval by the Hamilton County Commissioners. Presently, Hamilton County covers all costs for the public sewer about the maximum out-of-pocket \$12,000 per property, which may be assessed on the property's taxes over many years.



For properties where a centralized sewer system is not available, the only other option is an on-site sewage system regulated by the Hamilton County General Health District (most residential uses) or the Environmental Protection Agency (nonresidential uses). The Health District sees modern on-site systems as a viable option to centralized sewers. However, due to the presence of poor soil suitability and steep slopes in the township, the Health District is likely to require more than one acre in lot size to accommodate primary and secondary sites for on-site systems. The Health District is unlikely to permit shared on-site systems or package plants unless an agency such as MSD is willing to take over control and maintenance of such systems, which is highly unlikely.

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. In a few cases, property owners may still have access to private water systems such as wells. According to GCWW, the portion of the water system located in Anderson Township is one of the newest and best compared to other areas of the county. This is in large part due to Anderson Township's being one of the last areas of the GCWW system to develop with centralized water.

GCWW constructs new water mains largely to better the existing system (increased pressures, looping the system, etc.) or for reasons of safety (fire protection). GCWW installs all water mains that are larger than 20 inches in diameter. Smaller lines are installed by a combination of property owners, developers, Hamilton County and GCWW. Because water mains are considered critical infrastructure, GCWW no longer allows for the illustration of water line sizes or locations on maps for the public due to homeland security issues.

Essentially 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 over the next 10 years through a series of improvements to loop the system, such as with a new line along the ANCOR connector which stabilizes pressure.

ELECTRIC

Electricity is another infrastructure component that is a necessity 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. Duke Energy typically absorbs the cost of major improvements and installing new above ground power lines. The only cost to property owners is if they choose to have power lines placed underground within a development or from the main power line to a structure.

One instance where electric lines have been identified as an issue is the presence of power lines along Beechmont Avenue and the visual impact they create on the



corridor. Duke Energy does not undertake projects to bury power lines unless necessary to enhance service. Burying power lines for aesthetic purposes have and can be funded by property owners through special districts. In the case of Beechmont Avenue, this would be a costly endeavor with estimated costs in the tens of millions just to bury the standard power lines, not including burial of high tension wires on the opposite side of Beechmont plus phone lines, or other cables. For this reason, this project was not explored as a prime initiative as part of this plan.

NATURAL GAS

Natural gas is often a desired infrastructure amenity but is not always required for most 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. However, if developers or property owners wanted access to natural gas, they would have the ability to extend gas mains at their own cost provided they meet Duke Energy's requirements.

STORMWATER DRAINAGE

An increasing issue within the township is stormwater drainage. Years ago when the township was only beginning to develop, much of the community was still rural with natural drainage or drainage ditches along the roadways. As new development has occurred, 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 or for 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.



FUTURE OUTLOOK AND NEEDS

As described earlier, MSD is in the final planning and engineering stages of providing sanitary sewer service to the northern portions of the township. However, these sewer extensions will continue to take some time to acquire the appropriate easements and construct the infrastructure. In order to ensure the continued efforts to construct these sewer lines, the township will need to continue to support and lobby for these improvements. Concerning the southern portion of Eight Mile Road, the second large area of the township that currently lacks sewers, the township should consider whether or not there is a significant demand in this area for sewers. If in the future there are discussions between the township and property owners indicating a demand for sewers, the township should encourage MSD to extend sewers in this area. However, servicing the southern Eight Mile Road area will require additional negotiations with Clermont County for wastewater treatment that could lengthen the time before sewers are operational in this area.

There are limited issues with the water system. Even though there are some pressure issues in the northern areas of the township, they are not sufficient to delay new development. The only other area of the township that lacks a large number of water connections is the area south of Interstate 275, because there is insufficient development demand in this area.

For the most part, developers or property owners will install new water lines by working with the Hamilton County Department of Public Works and at the cost of the developer or property owner. It will be development demand that will push for, and pay for, the extension of water in the township.

Like the water system, there are limited issues with the electric system in Anderson Township, as older equipment has been upgraded by Duke Energy and an aggressive right-of-way tree trimming program introduced. The only potential improvements that may occur will be in the ANCOR Area as development continues in this area.

The township has been working diligently to address ongoing flooding and stormwater issues. As development continues in and around the township, additional areas of concern may arise and the township should continue to work with the county to try to address these problems as they arise.



INFRASTRUCTURE PLAN INITIATIVES

Within Anderson Township, all of the major infrastructure components, other than elements related to transportation, are under the jurisdiction of regional agencies rather than the township. The following are some strategies that the township can use to work with the agencies to support infrastructure improvements within the township. Some may coincide with transportation plan initiatives, including the development of a capital improvements plan.

- A) Develop a capital improvements plan for the township that outlines how public funding, and more specifically township funds, will be used toward the physical improvements of the infrastructure and transportation systems. In some cases, this may include utilizing township funds to leverage projects for certain infrastructure improvements such as the expansion of sewer lines.
- B) Designate existing township staff member to serve as an infrastructure and transportation coordinator between all of the regional, state, and federal (EPA) agencies involved in the provisions of infrastructure. The role of the coordinator will be to maintain an open line of communication and to stay abreast of all projects that affect the township so the township may decide how to approach and/or support the project.
- C) Continue efforts to improve existing infrastructure problems in the northern and southern areas of the township. As infrastructure improvements are made, the township can serve a key coordination role to try and incorporate multiple improvements with each project (e.g., address electric and access issues as sanitary sewer lines are extended into the ANCOR area).
- D) Lobby for changes to state legislation that will benefit the township including, but not limited to, the creation of incentives for reinvestment in developed areas versus extending development into surrounding greenfields or farmland (through the extension of sewers and water). The township should continue to work to help the region change how the state prioritizes investment in our communities.



Sustainability Element

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. 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 those same resources. While sustainability was not a term used during the 2005 planning process, it has become an area of interest for many residents ranging from wanting to encourage clean and green businesses to wanting the ability to have transit options in the township beyond having to use their own cars.

FUTURE OUTLOOK AND NEEDS

These type of concerns have led to an increasing number of communities incorporating recommendations for sustainable practices within their comprehensive plans and land use regulations. For example, communities such as Anderson Township are taking a proactive approach to renewable energy by making provisions for the use of solar panels and wind turbines throughout the community. However, one of the challenges to this approach is that many issues tied to sustainability are more global in nature – air quality, biodiversity, ozone depletion, climate change, food production, and others – and it is often difficult to identify how local planning policies can address these issues. A second challenge is that some actions can be controversial in nature (e.g., the allowance for wind turbines in residential neighborhoods). These difficult policy decisions require a proactive stance by the township that includes a transparent process in the development of regulations with a strong educational component that minimizes false information from circulating about how the township will address the issue and any impacts within the regulations.

That being said, there are a number of initiatives that the township can undertake that will allow the township to think globally, while acting locally, and to contribute to the improvement of our greater society.



SUSTAINABILITY PLAN INITIATIVES

- A) Encourage higher intensity, mixed-use developments along primary corridors that are also tied into the sidewalk, trail, and transit systems as a way to promote economic and transportation related sustainability.
- B) Develop educational brochures and initiatives for township residents and businesses about sustainable practices that are allowed in the community including provisions for vegetable gardens in all yards, raising of chickens in residential areas, construction of accessory dwelling units, and installation of solar panels. These initiatives could also be expanded to educate the citizens about basic steps they can take to help Anderson reach its sustainability goals (e.g., using the township recycling center).
- C) Facilitate the creation of bicycle parking facilities, including introducing bicycle parking facilities to all moderate to large scale developments.
- D) Identify potential locations on public or semi-public (e.g., churches and private schools) lands for additional community gardens.
- E) Continue to identify ways the township's operations and new development can be more energy efficient.
- F) Continue to allow for the establishment of small-scale wind turbines on top of structures or on stand-alone poles with reasonable provisions for height.
- G) Explore options on establishing a township sustainability committee that can work on creating a community sustainability plan for Anderson Township (Sustainable Anderson) that looks at all aspects of the community (e.g., economy, development, operations, environment, and resources) to identify other public and private efforts to promote sustainability.



Implementation and Monitoring

IMPLEMENTATION

Each element of this plan identifies specific initiatives for the implementation of the recommendations and related goals. For initiatives such as land use and zoning, the township can take the lead role in a project while in other strategies, such as the extension of sewers, the township is seen more in a supporting role because the system is managed by another agency. The focus of this implementation section is on what role the township **should** consider playing regarding each of these strategies. In some cases, the strategy is merely to work cooperatively with relevant agencies to ensure other agencies are working for the better of the township.

Table I I summarizes the specific plan initiatives detailed in each of the plan elements and identifies initial responsible agencies.

GENERAL IMPLEMENTATION STRATEGIES

There are a few implementation strategies discussed throughout this plan that really apply to all aspects of this comprehensive plan and addressing future planning topics. The following is a brief discussion of each general strategy:

Involve the Public

Anderson Township consistently involves the public in every affair of the township whether it be input for this comprehensive plan or guidance on the design of a new Anderson Center and other public improvements. Elected and appointed officials of Anderson Township, as well as hired staff, are responsible for a large population and public input helps assure that decisions are made in the best interest of those citizens. As the township continues to grow, public input will be a key ingredient in the process.

Regional Cooperation

The township recognizes that it is not an isolated community and that what impacts the region, impacts the township. As such, township officials and residents alike have made a concerted effort to immerse themselves in regional plans and agencies. The township is involved with MSD, the County Stormwater District, OKI and OKI's Land Use Commission, Hamilton County's Community Compass, the Planning Partnership and a variety of other regional groups. The township is also active at the state level helping to address the needs of urban townships. The township should continue their involvement in any group that will help address township interests through planning and progress at the regional and state levels.



Planning Partnership

HAMILTON COUNTY
Regional Planning Commission



Zoning Amendments

As stated earlier, zoning is one of the strategies in which the township can take the lead. However, every change in the current zoning code requires review in a process detailed by the Ohio Revised Code. With amendments to the text, the Board of Township Trustees, Zoning Commission, developer, or property owner will initiate proceedings for review and adoption. After the development of the proposed text, the township will send the text to the Hamilton County Regional Planning Commission (HCRPC) for review and recommendations. The Township Zoning Commission will then hold a public hearing to allow for comments by concerned citizens and use this information, along with the HCRPC recommendations, to make recommendations to the Board of Township Trustees. The Board of Township Trustees will then hold a public hearing and will make the final decision on whether or not to adopt the amendment. A map amendment follows the same process, but in this case, the property owner may initiate a request for amendment.

Coordination of Public and Private Improvements

Along with regional cooperation, the township has found that success often takes partnerships both with public and private agencies. The township has worked, and is working, on the coordination of public and private improvements to help achieve certain goals. For example, the township was able to work to change state law to assist with financing demolition on private property to assist in the redevelopment of the Anderson Towne Center. The township also looks for methods of leveraging public funding for improvements, such as sidewalks, when the improvements will help implement plans such as the Anderson Trails Plan. This type of coordination helps the township both by creating opportunities to implement plans and by spurring economic development and redevelopment in the township.

Committees

As seen in this plan, there are many issues on the minds of Anderson Township's citizens. With so many issues, the township has to look for ways of addressing concerns with a variety of resources. For Anderson Township, the best resource is the pool of involved citizens who volunteer their time and effort in citizen committees that include:

- Betterment and Beautification Committee
- Beechmont Corridor Task Force
- Board of Zoning Appeals
- Comprehensive Plan Committee
- Development Advisory Committee
- Greenspace Advisory Committee
- Transportation Advisory Committee
- Zoning Commission
- Greater Anderson Township Betterment Commission
- Street Tree Committee
- Economic Development Committee

Table I I: Implementation Matrix

Plan Initiative	Responsible Agency	Immediate Priority (Initiate as soon as possible)	Short Term Priority (1-3 Years)	Mid-Term Priority (3-7 Years)	Continual Effort
Transportation Element					
Update the Anderson Trails Plan every five years	Planning and Zoning			X	
Develop a capital improvements plan	Planning and Zoning/Township Administration			X	
Lobby for and administratively support regional planning efforts related to the Eastern Corridor and Ohio River Trail	Planning and Zoning/Township Administration/HCEO/OKI				X
Evaluate traffic problem areas where congestion continues to be an issue and identify potential methods of controlling traffic	Planning and Zoning/HCEO/OKI/ODOT			X	
Develop educational brochures and efforts to educate the public about mass transit options and alternatives to driving	Township Administration/SORTA	X			
Designate existing township staff member to serve as an infrastructure and transportation coordinator between the township and all regional, state, and federal agencies involved in transportation	Township Administration	X			
Expand regulations that introduce bicycle parking and/or storage at larger commercial and office development	Planning and Zoning		X		
Economic Development Element					
Reevaluate and expand the existing Beechmont Vision Plan and conduct a market assessment of this plan for development of two marquis sites	Planning and Zoning/Township Administration	X			
Encourage improvements to the built environment such as clustering of high density, affordable housing for young professionals, encouraging walkable communities, and facilitating a more accessible community	Planning and Zoning				X
Establish an independent economic development "Anderson Ambassador"	Township Administration		X		
Initiate design and architectural guidelines	Planning and Zoning/Township Administration	X			
Identify experts that can lead or facilitate development of key demonstration sites	Planning and Zoning		X		

Table II: Implementation Matrix

Plan Initiative	Responsible Agency	Immediate Priority (Initiate as soon as possible)	Short Term Priority (1-3 Years)	Mid-Term Priority (3-7 Years)	Continual Effort
Support the Economic Development Committee and develop a targeted economic plan for the township, containing goals, policies, benchmarks, and implementation strategies.	Planning and Zoning/Township Administration	X			
Analyze existing tax and other revenue streams to assess benefits, opportunities, and limits to these resources	Township Administration		X		
Housing and Neighborhoods Element					
Interview or survey employees that work in the township about housing choices	Planning and Zoning		X		
Create guidelines for housing infill development and redevelopment	Planning and Zoning			X	
Establish an evaluation program to monitor the health of the neighborhoods	Planning and Zoning/Township Administration				X
Develop sidewalks and trails in accordance with the Anderson Trails Plan	Township Administration				X
Undertake a study of local housing options	Planning and Zoning		X		
Provide density incentives for residential developments that include multiple types of housing types (attached and detached) and that also include other amenities per the comprehensive plan	Planning and Zoning			X	
Provide for the flexibility to evaluate new types of housing with the township's zoning resolution that may fit the needs of certain groups of the township population (e.g., patio homes, townhomes, condominiums, etc.)	Planning and Zoning		X		
Quality of Life Element					
Work with the Anderson Area Chamber of Commerce to market the unique aspects of Anderson Township that will create a positive and unique image of the community	Township Administration/Anderson Area Chamber of Commerce				X
Work with the Anderson Township Historical Society to identify imminent needs related to historical resources	Planning and Zoning/Anderson Township Historical Society		X		
Promote partnerships and programs with other agencies that will contribute to the health and wellness, community stewardship, spirituality, and education of the community	Planning and Zoning/Township Administration				X

Table II: Implementation Matrix

Plan Initiative	Responsible Agency	Immediate Priority (Initiate as soon as possible)	Short Term Priority (1-3 Years)	Mid-Term Priority (3-7 Years)	Continual Effort
Maintain an open dialogue with the school district on impacts of growth and development	Township Administration				X
Continue with the Greenspace Program	Planning and Zoning/Township Administration				X
Develop methods to encourage the preservation of open space and Greenspace in any new development	Planning and Zoning				X
Expand partnerships with the Anderson Township and Hamilton County Park Districts, the Senior Center, and other arts and recreational providers to create and promote a variety of arts and cultural programs	Township Administration/Anderson Township and Hamilton County Park Districts/Anderson Township Senior Center	X			
Provide for services and accessibility for people of all ages and with all levels of abilities	Township Administration				X
Land Use and Development Element					
Update the 1994 ANCOR Area Land Use Study	Planning and Zoning	X			
Update the 2002 Ohio Riverfront Area	Planning and Zoning	X			
Prepare other plans, as necessary, to address specific issues or geographic areas	Planning and Zoning			X	
Identify any existing or potential brownfield sites	Planning and Zoning			X	
Update the zoning resolution to implement various plan initiatives defined in the individual plan elements	Planning and Zoning		X		
Consider the creation of new commercial districts above and beyond the existing E Retail zoning district	Planning and Zoning			X	
Develop new zoning regulations that focus more on the character of the neighborhood rather than across-the-board regulations that do not take into consideration the variety of housing and neighborhoods in the township	Planning and Zoning			X	
Develop standards for clustered subdivisions as recommended in the land use plan	Planning and Zoning			X	
Continue to enhance the design standards for all development in the township	Planning and Zoning	X			
Continue to evaluate and update this plan on a regular basis	Planning and Zoning/Township Administration				X

Table II: Implementation Matrix

Plan Initiative	Responsible Agency	Immediate Priority (Initiate as soon as possible)	Short Term Priority (1-3 Years)	Mid-Term Priority (3-7 Years)	Continual Effort
Create a protocol for communication and coordination with adjacent communities	Township Administration		X		
Lobby for enhanced authority at the state legislative level to allow the township to achieve the goals and objectives of this plan	Township Administration				X
Natural and Environmental Resources Element					
Evaluate natural and environmental resources as a core component of any focused planning effort undertaken in the township	Planning and Zoning				X
Develop environmental resource protection standards	Planning and Zoning			X	
Allow for flexibility in Community Unit Plans (CUPs) for subdivision lot design in return for preservation of existing hillsides, larger stands of trees and vegetation, and other important resources	Planning and Zoning/Township Administration			X	
Encourage the safe use and appropriate disposal of solid waste and hazardous materials by all generators in the township	Township Administration/Public Works/Fire and Rescue		X		
Identify and implement methods of controlling sources of light to minimize light pollution, while maintaining safety	Planning and Zoning			X	
Identify additional funding avenues for additional natural and environmental resource preservation efforts	Township Administration			X	
Township Services Element					
Continue to meet or exceed minimum standards for police, fire, and emergency medical services	All Township Departments				X
Identify opportunities to provide coordination of community facilities and services	All Township Departments				X
Support programs such as bike patrols that will improve safety in the community	All Township Departments				X
Evaluate the development process for residential and nonresidential development to make the process as efficient and timely as possible	All Township Departments	X			

Table I I: Implementation Matrix

Plan Initiative	Responsible Agency	Immediate Priority (Initiate as soon as possible)	Short Term Priority (1-3 Years)	Mid-Term Priority (3-7 Years)	Continual Effort
Make public participation and engagement efforts a priority in all township activities	All Township Departments				X
Infrastructure Element					
Develop a capital improvements plan	All Township Departments			X	
Designate existing township staff member to serve as an infrastructure and transportation coordinator between the township and all regional, state, and federal agencies involved in infrastructure	Township Administration	X			
Improve existing infrastructure problems in the northern and southern areas of the township	Township Administration				X
Continue to lobby for enhanced authority at the state legislative level	Township Administration				X
Sustainability Element					
Encourage higher intensity, mixed-use development along primary corridors	Township Administration/Planning and Zoning				X
Develop educational brochures and initiatives for township residents and businesses about sustainable practices	Planning and Zoning		X		
Facilitate the creation of bicycle parking facilities	Township Administration/Planning and Zoning		X		
Identify potential locations on public and semi-public land for additional community gardens	Planning and Zoning		X		
Identify ways the township's operations and new development can be more energy efficient	Township Administration/Public Works		X		
Continue to allow for the establishment of small-scale wind turbines	Township Administration				X
Explore options on establishing a township sustainability committee that can work on creating a community sustainability plan	Township Administration		X		



MONITORING

A comprehensive plan is a long-term visionary document that looks at a planning horizon of 20 years. This does not mean that the township should wait 20 years before reviewing and/or updating the comprehensive plan. In fact, it is highly recommended that the township review the plan, in moderate detail, at least every five years. The following is a recommended schedule for review and discussion of the comprehensive plan to help monitor the recommendations of the plan and identify when the township achieves various goals and objectives.

ANNUAL REVIEW

The goals and objectives of this plan create an effective checklist for monitoring the plan. Each year, the township should meet, possibly during planning meetings or similar event, to determine which objectives or strategies they will work on over the upcoming year. At the same time, the township can look back over the previous year and evaluate what the community accomplished, as well as where there is a need for improvement. This review allows for flexibility in determining the tasks the township should undertake based on budgetary constraints and/or community input.

This annual review can also be used to create specific, quantitative goals for various objectives. Because the benchmarks are quantitative, they allow the township the ability to monitor annual accomplishments. Developing the benchmarks on an annual basis allows the community to consider various factors such as community priorities, budgets, and available staff and resources.

FIVE-YEAR REVIEW

Major changes can occur in a very short time. Because changes in infrastructure, the transportation system, development methods, and even changes in elected officials, state law or other regulations can have a significant impact of the recommendations of this plan, it is necessary to periodically review the document for substantive changes. It may not be necessary to go through a long and intensive review process, but the township should take steps to involve the public in this review process to ensure that the goals and objectives are still relevant. The review should also identify major changes in infrastructure, transportation and trends that may change the recommendations of this plan.

LONG-TERM REVIEW

This plan is a 20-year visioning document that, while clear on the long-term vision, is intended to be a dynamic document. As time progresses, the township will continue to work toward the overall goals of this plan and by 2025 will have accomplished many of the specific action strategies outlined in this plan. For this reason, the township should go through an extensive comprehensive planning process every ten to twenty years, similar to the one that led to this plan, to update this comprehensive plan for Anderson Township.