

# GLEN ESTE WITHAMSVILLE / AICHOLTZ ROADS REVITALIZATION AND IMPROVEMENT PLAN

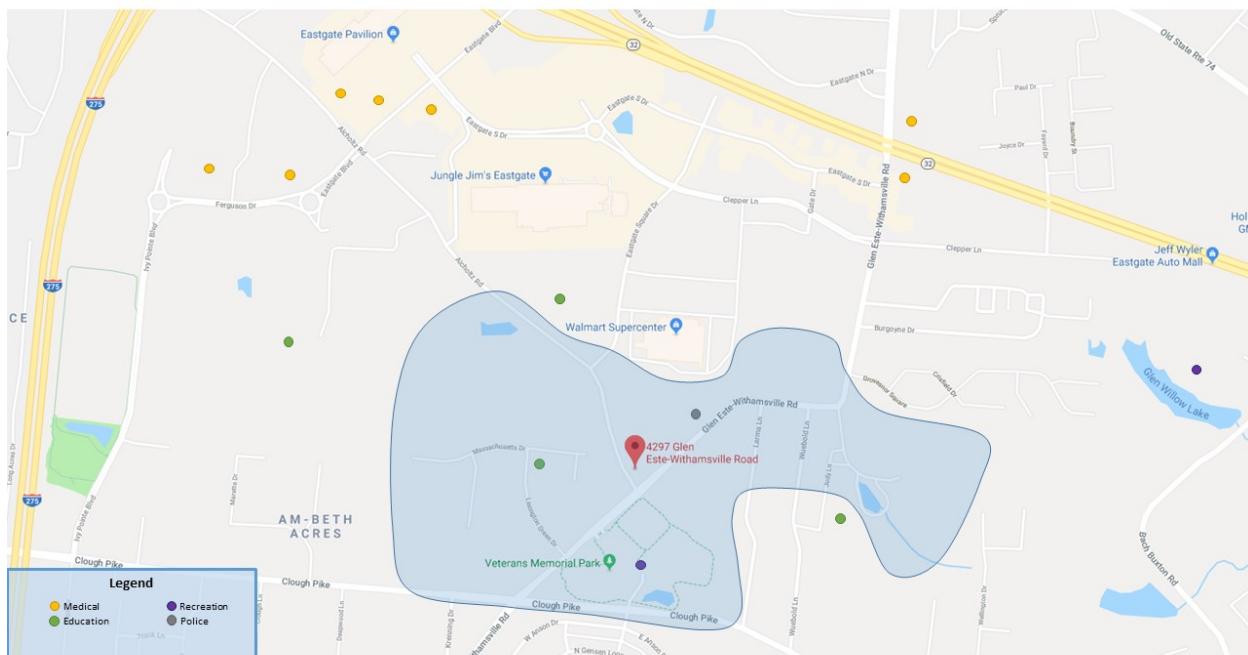


**UNION TOWNSHIP**  
*Clermont County, Ohio*

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## I. Location of the Glen Este Withamsville / Aicholtz Roads Revitalization and Improvement Area

The Glen Este Withamsville / Aicholtz Roads Revitalization and Improvement Area (the "Revitalization Area") is located in the central portion of Union Township, Clermont County, Ohio, occupying the western portion of the Ivy Pointe Commercial Corridor as defined in the Township's Horizon 2030 Comprehensive Plan adopted November 11, 2013. It is generally framed by the Eastgate retail area to the north, the former Glen Este High School to the east, Clough Pike to the south, and remaining farm land on the west as shown on the amenities map.



## II. Statement of Development Objectives to be achieved by the Glen Este Withamsville / Aicholtz Roads Revitalization and Improvement Plan

The broad goal of Union Township in establishing the Glen Este Withamsville / Aicholtz Roads Revitalization and Improvement Plan is to supplement the Horizon 2030 Comprehensive Plan (the "Comprehensive Plan") with a location specific strategy for improvement. The Comprehensive Plan provides a Township wide framework for guiding future and current development. However, it does not provide specific details and implementation measures for impact developments in targeted areas. The Comprehensive Plan deftly defines focus areas for investment and provides an

assessment of the conditions existing in the community at the time the plan was developed. The Ivy Pointe Commercial Corridor is a focus area identified in the Comprehensive Plan. The Revitalization Area described within this document is located in the western portion of the Ivy Pointe Commercial Corridor.

The specific goals of the Glen Este Withamsville / Aicholtz Roads Revitalization and Improvement Plan include working closely with key stakeholders to: 1) eliminate blight and to prevent the recurrence of blight in the defined reinvestment corridor; 2) encourage an appropriate mix of uses and intensity of development; 3) facilitate the development of new housing and new retail opportunities in the Revitalization Area to prevent economic stagnation; 4) establish development standards to guide the development of new structures and activities 5) facilitate the redevelopment of the Revitalization Area by developing an attractive, convenient and accessible environment for business, residential and cultural uses, and 6) increase the overall investment, and diversity of land uses in the immediate vicinity of the Revitalization Area.

To carry out the aforementioned goals, the following specific policy objectives are proposed:

#### **A. Land Use Objectives**

1. Encourage and guide the development of key impact sites in the Revitalization Area and/or facilitate the removal of blighted properties within the project area that are deteriorated, or a threat to the public health, safety and general welfare, or morals, by fostering appropriate redevelopment and private investment.
2. Faciliate and "fast-track" new multifamily residential and commercial investment and reinvestment through a combination of public-private partnerships with Union Township, including utilization of the Union Township Community Improvement Corp., and through the use of a flexible regulatory framework, best achieved through the Planned Development District zoning classification and/or Overlay District regulations.
3. Increase the attractiveness and stability of the residential area by facilitating new commercial and residential construction of substantial quality and design.
4. Work to assure that existing structures meet present day development standards and design guidelines through a comprehensive redevelopment approach.
5. Eliminate incompatible land uses that detract from the viable development of the area and that threaten the security or safety of the community, or otherwise undermine property values and/or deter investment.



6. Prohibit undesirable uses from locating in the project area, including uses that disrupt a safe, pedestrian-oriented residential environment, or otherwise result in negative adverse impacts upon established businesses or residential properties, or the community.

## B. Housing Objectives

1. Foster the creation of new housing of varying densities through the utilization of Planned Development Zoning and Overlay District regulations. Single family home ownership should be encouraged and fostered where appropriate, but the reinvestment corridor should retain a strong mixed use element. Multifamily housing, with preferred minimum densities of at 15 dwelling units per acre, should be encouraged where consolidated areas of vacant lands are adjacent to commercialized areas, arterial roads, and where established multi-family densities already exist within the Revitalization Area, thereby fostering mixed-use walkable development.
2. Provide for the construction of a variety of housing types to provide a choice for Union Township residents in terms of size, style and price. The Revitalization Area is in close proximity to Eastgate Mall and the Eastgate South area, which are Union Township's main retail employment centers and economic drivers. Affordable housing options must be a priority for housing a growing workforce, including rental apartment communities.
3. Promote policies that actively acknowledge the need for diversity among compatible land uses, as well as the need for diversity of housing stock choice for individuals, families and seniors within the Revitalization Area.
4. Discourage conversions of single-family homes into multi-unit residential structures in order to preserve established residential areas.
5. Ensure appropriate and orderly transitions among differing land uses and intensities of development through the deployment of creative buffering strategies.
6. Preserve, protect, and enhance existing property values and investment through continued enforcement of established zoning and nuisance condition regulations.



### C. Environmental Objectives

Develop an attractive and visually improved environment within the Revitalization Area through the following policies:

1. Facilitate the removal of blighted and unsafe buildings or structures that are poorly maintained or deteriorated, attract nuisance activities and are detrimental to the health, safety and welfare of the general public and persons who pass through the area.
2. Encourage the removal of blight in the area caused by vacancies or inappropriate land use by appropriately directing reinvestment to the Revitalization Area.
3. Implement redevelopment that will prevent blighted conditions from recurring which are harmful to persons within, adjacent to, and who pass through the area.
4. Improve the functional and physical condition of the Revitalization Area through continuous improvement in the built environment, which can be accomplished through creative design strategies and deployment of development Best Management Practices (BMP's).
5. Continue to enforce existing rules, regulations, and statutes regarding the accumulation of debris, trash and litter, or other nuisance conditions, thereby eliminating blighting influences upon neighboring properties.
6. Create an attractive, well-landscaped and well-lighted pedestrian-friendly environment throughout the Revitalization Area to encourage visits to Veterans Memorial Park, the Union Township Civic Center, and surrounding business developments, and to attract future sustainable economic development.
7. Require the development and installation of sidewalks when properties develop or redevelop, in order to further promote connectivity and multiple modes of transportation.
8. Promote the installation of stormwater management BMP strategies in the area to improve water quality, through the use of such innovative techniques as rain gardens, vegetated bioswales, or other non-traditional detention strategies, subject to regulatory approval.



### D. Public Improvements Objective

1. Provide the public improvements necessary for ongoing redevelopment, including streets, utilities, water and sewer, sidewalks, curbing, street trees, street lighting, etc. where necessary.

#### **E. Circulation and Transportation Objectives**

1. Implement proposed transportation system improvement projects including the Aicholtz Extension project and the Aicholtz – Gleneste Withamsville Road Intersection Improvement project.
2. Reduce conflicts among all forms of circulation routes, including pedestrian, vehicular, school and commercial traffic.
3. Provide a pedestrian-oriented streetscape in the Revitalization Area to connect major uses.
4. Advance the periodically updated Safe Routes to School Travel Plan adopted by the Township and approved by the State of Ohio.
5. Collaborate with Clermont Transportation Connection to determine the feasibility of routes in and around, and servicing the Revitalization Area, in order to provide alternative modes of transportation to and from established employment centers within the Township.



#### **F. Economic Objectives**

1. Promote new housing construction and retail development where appropriate to revitalize the Revitalization Area and provide new housing opportunities for Union Township residents.
2. Continued revitalization of the Revitalization Area as a viable area for businesses to locate. Where parcel consolidation allows for larger developments, such development should be encouraged, with an eye towards preserving the mixed-use character of the area.
3. Interact appropriately and cohesively with the other areas of the Township in the capacity as a quality residential atmosphere to house the workforce for businesses located in and around the nearby Eastgate Mall, Eastgate South, and/or Ivy Pointe Commerce Park.

### **III. Other Provisions**

#### **Relationship to Local Objectives**

The existing Union Township Horizon 2030 Comprehensive Plan is intended to communicate to residents, property owners and developers, the type of expansion that the township is willing to

consider for any land area. The plan is a dynamic document that changes over time as the community develops and conditions transform. This Revitalization Plan is intended to augment, update, and further refine recommendations for portions of the Revitalization Area, and reflect a shift towards an inclusive housing strategy in Union Township.

## **Implementation Measures**

The implementation of the goals stated herein is dependent upon the cooperative efforts of private interests, local government and area stakeholders. Public – private partnerships may need to be employed to achieve desired outcomes and stated policy objectives. Key to achieving the goals of this plan and the Horizon 2030 Comprehensive Plan is the continued efforts and guidance by Union Township officials and staff. Many of the stated goals are the continuation of ongoing programs funded by Clermont County or Union Township and implemented by Union Township staff and other public organizations. However, there are key impact projects in the Revitalization Area that call for further description.

### ***Aicholtz Extension project and the Aicholtz – Gleneste Withamsville Road Intersection Improvement project***

Union Township is part of the Clermont County Transportation Improvement District (CCTID). The County and the Township have coordinated efforts to plan the Aicholtz Extension and Aicholtz – Gleneste Withamsville Road Intersection Improvement projects (collectively the “Aicholtz Road Projects”). However, CCTID is responsible for implementing large-scale transportation projects such as this.

The needed state and federal transportation funding was secured in 2017 for the Aicholtz Road Projects. Construction will commence in 2018 and be completed in 2019.

### ***Redevelopment of former Glen Este High School***

The former Glen Este High School is located on Glen Este Withamsville Road and includes property connecting to Elick Lane to the east of the Revitalization Area. The 97 acre property includes the former high school building, accessory buildings, parking areas, athletic fields, and undeveloped wooded areas. The Union Township Community Improvement Corporation (UTCIC) is guiding the redevelopment of this significant opportunity in a public-private partnership with a private master plan community developer. The redevelopment will include a mix of uses including residential, commercial, public amenities and infrastructure improvements. Significant traffic system improvements will be leveraged to bring this development to fruition through coordinated efforts with the CCTID.

As with any master plan development of this scale, the implementation of the redevelopment project will be broken up into several phases based on market conditions, construction capacity and financing. UTCIC is responsible for selecting the master developer and coordinating the implementation of the project, which is expected to begin in 2019 and take 5 to 10 years for full implementation. Financing sources will be varied dependent upon the component of the master plan, but are expected to include public funding for transportation and infrastructure improvements,

private equity and debt financing for residential and commercial components. Grant sources may be leveraged for public amenity improvements.

### ***General Occupancy Multifamily Housing***

The UTCIC has assembled project sites for the construction of general occupancy multifamily housing along Glen Este Withamsville Road northeast of the Township Police Headquarters. Through a public-private partnership, a developer has purchased the first of these sites and commenced construction on a midrise multifamily building. The project is privately financed and expected to be complete in 2018.

A second adjacent site is proposed for an additional midrise multifamily building. The project will be financed through private equity and conventional debt. Construction is scheduled to commence in 2019 and be completed in 2020.

### ***Elderly Assisted Living and Memory Care***

The UTCIC has assembled a project site for the construction of elderly assisted living and memory care along Glen Este Withamsville Road south of the Township Police Headquarters. Through a public-private partnership, a developer has purchased the site and commenced construction on a low-rise elderly campus. The project is privately financed and expected to be complete in 2018.

### ***Elderly Independent Living***

The UTCIC is assembling project sites for the construction of an elderly independent living facilities along Glen Este Withamsville Road east of the Township Police Headquarters. Through a public-private partnership, a developer has executed a purchase agreement to acquire the first building site. Construction of a midrise residential building is scheduled to begin in 2019 and be completed in 2020. The project will be privately financed through GSE agency debt and the syndication of housing tax credits.

A second adjacent site is proposed for an additional midrise residential building. The project will be privately financed through GSE agency debt and the syndication of housing tax credits. Construction is scheduled to commence in 2021 and be completed in 2022.