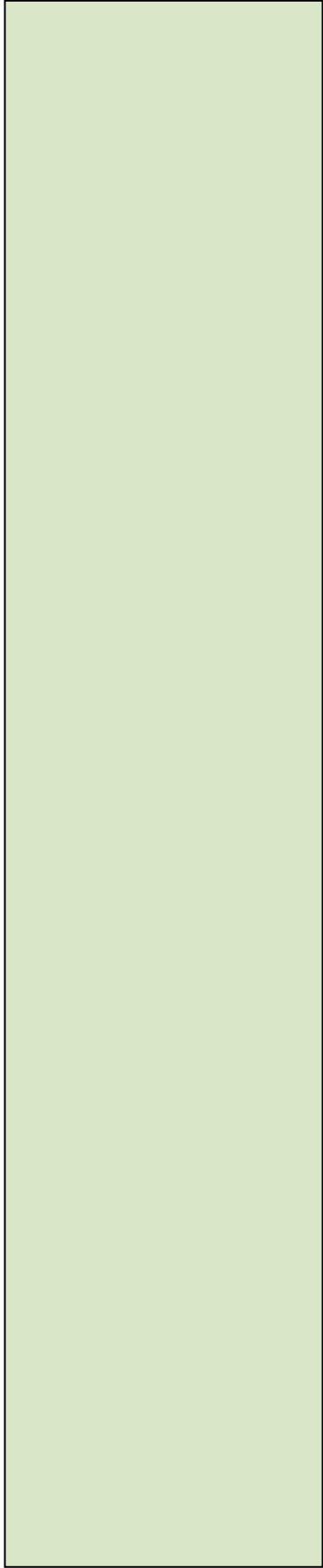


APPENDIX D – MAJOR DEVELOPMENTS







Major Developments – Trip Generation

Western Hamilton County Transportation Study

Date 11/21/2005

The following major developments been reviewed and summarized as a part of the Existing Conditions Report for the Western Hamilton County Transportation Study. Recognizing that these developments are significant in size and will have immediate and considerable impacts on traffic once completed, EK estimated the average daily traffic volumes that may be associated with each project.

To determine daily traffic volumes for the average weekday, EK used standard guidelines and formulas as provided in *Trip Generation, 7th Edition*, published by the Institute of Transportation Engineers. When available, project specific information such as gross square feet for commercial and/or office space, and numbers of dwelling units for residential developments were used as independent variables. When such information was not available, local knowledge and professional judgment determined estimates of daily traffic volumes that may be reasonable for the type and scale of the project.

Based solely upon available information regarding the major developments in Western Hamilton County, it is estimated that the residential, office, and commercial construction projects described below will generate approximately 140,200¹ vehicular trips on an average weekday in the Study area. These trips will be distributed on roadways throughout Western Hamilton County communities, however, most development and associated traffic impacts will likely occur in Colerain and Green Townships. Trip estimates are shown for each of the major developments considered in this Study.

Colerain Township – Otis Spriggs 385-7505 ospriggs@coleraintwp.org

Several new developments that are in various stages of approval along Colerain Avenue that will have significant impact on traffic in the area, and they include the following:

1. *Colerain Hills Shopping Center* – The redevelopment of this commercial center will include over 245,000 square feet of new retail space, 10,000 of new office space, and reconfigured parking to include approximately 1,400 spaces.

¹ Estimates of average daily traffic volumes are approximate and have been rounded to the nearest hundred.

Daily Vehicular Trip Generation Estimate: 12,200

2. *Stone Creek Town Center* – The redevelopment of this site (former location of Furrows) has been approved by the Hamilton County Regional Planning Commission and the Colerain Township Zoning Commission with conditions, including that total building gross square footage should not exceed 501,083 square feet, and the final development plan shall be revised to comply with the Hamilton County Thoroughfare Plan.

Daily Vehicular Trip Generation Estimate: 19,400

3. *Single-family Residential Development (Livingston Road)* – The developer that had submitted plans for the Hamilton County Retirement Community has pulled the application and is now considering the construction of 55-60 single-family dwelling units.

Daily Vehicular Trip Generation Estimate: 700

Hamilton County Retirement Community (Livingston Road) *application pulled* – This new development has been approved with conditions by the Hamilton County Regional Planning Commission, and will include 22 independent cottages, 104 light care assisted living units, 30 heavy care assisted living units, 100 skilled nursing units, and an area with ancillary services, and parking for 285 vehicles.

Daily Vehicular Trip Generation Estimate: 700

4. *Rumpke Sanitary Landfill* – The Rumpke Sanitary Landfill, located in the northeast corner of Colerain Township, has recently submitted a request to the Hamilton County Regional Planning Commission (HCRPC) to amend the Land Use Plan to allow for Heavy Industrial uses, and the future expansion of the landfill. The proposal consists of a small industrial and/or commercial area to the south along I-275 and the redefinition of a portion of the landfill along the northern boundary from Heavy Industrial to Green Space and Agriculture to reflect the existing buffer in this area.

In response to this proposal, and in recognition of the contentious nature of the Rumpke landfill expansion, the RPC recommended a continuation of the public hearing for this case, and review by appropriate county and state agencies. This plan approval/denial process concerning Rumpke will likely continue for several years; however, the impacts of this proposed development on traffic in northern Colerain would be measurable.

Daily Vehicular Trip Generation Estimate: Unknown

5. Duke/Vandercar Office Development – two 100,000-square-foot office buildings are proposed for a 14.5-acre site located north of Interstate 74/275, west of Wesselman Road, and south of Harrison Avenue.

Daily Vehicular Trip Generation Estimate: 5,200

Green Township – Adam Goetzman 574-4848 administ@greentwp.org

A number of developments in Green Township are in various stages of design and approval; however, when complete they will likely have significant impacts on traffic in the area. These projects include the following:

6. *Legacy Place* – This proposed retail development is proposed for a collection of residential and unimproved parcels comprising approximately 60 acres of land situated west of Harrison Avenue, at the intersection of Westwood Northern Boulevard.

Daily Vehicular Trip Generation Estimate: 20,300

Discussions with Green Township officials revealed that there is a significant amount of development potential along Harrison Avenue and North Bend Road, which is in various stages of the preliminary proposal stages, including:

7. General Medical Office Development – 100,000 to 150,000 square feet along North Bend Road in the vicinity of Boomer Road and I-74.

Daily Vehicular Trip Generation Estimate: 5,400

8. Retail or Multi-family Residential Development – 50 acres of developable land along the east side of Harrison Avenue, north of Manchester Plaza

Daily Vehicular Trip Generation Estimate: 2,300

9. Park/Recreation Development – potential for approximately 75 acres of park/recreation space along North Bend Road to connect to park space along Reemelin Road that currently in design.

Daily Vehicular Trip Generation Estimate: 1,700

10. Retail Development – potential for high intensity retail developments along Harrison Avenue, north of its intersection with Wesselman Road, on approximately 75 acres of developable land on both sides of Harrison Avenue.

Daily Vehicular Trip Generation Estimate: 12,000

11. Rybolt/Wesselman Residential Development – the extension of a road to parallel I-74 from Rybolt Road north and west to Wesselman Road will allow the development of up to approximately 600 new residential units in an area that has experienced similar development over the past several years.

Daily Vehicular Trip Generation Estimate: 4,700

12. Monte Vista – the development of a new residential project along the east side of Harrison Avenue and south of Mullen Road, on approximately 120 acres of developable land.

Daily Vehicular Trip Generation Estimate: 3,300

13. Long Term Care Medical Office Development – potential for 300,000 square feet of medical office space for long term care along the east side of Harrison Avenue and north of West Fork Road.

Daily Vehicular Trip Generation Estimate: 10,800

14. Clearwater Crossings – Douglas Homes is the builder for Clearwater Crossings, a residential development featuring approximately 80 condominium units on the west side of Harrison Avenue, and north of Filview Circle.

Daily Vehicular Trip Generation Estimate: 500

15. Residential Development (Kleeman Green/Kleeman Woods) – Multiple builders are finishing the construction of approximately 40 single-family homes in this subdivision (John Henry Homes, Fischer Group).

Daily Vehicular Trip Generation Estimate: 400

16. Residential Development (Autumn Oak Ridge/Highlander Estates) – Multiple builders are finishing the construction of approximately 36 single-family homes in this subdivision off Rybolt Road near Interstate 74.

Daily Vehicular Trip Generation Estimate: 400

Delhi Township – Tom Stahlheber 922-3111 tstahlheber@delhi.oh.us

Delhi Township officials were contacted; however, no developments of particular significance are currently underway, proposed, or planned at the time of this Study. Officials did note that traffic related to the ongoing operation and improvement of The College of Mount Saint Joseph would likely have the most significant impacts on the Township.

17. The College of Mount Saint Joseph, a private Catholic college located in Delhi Township, has grown significantly over the last 10 years with the addition of improved parking facilities and new athletic fields to serve the growing student body of 2,100. Additionally, the College is looking for a site for the development of a new baseball stadium. While details concerning the capacity of such a stadium are still preliminary, traffic impacts will likely be considerable.

Daily Vehicular Trip Generation Estimate: Unknown

Harrison Township – Bill Noes (513) 367-3591

Discussions with Township officials revealed that there are a number of developments in Harrison Township, which are in various stages of the preliminary proposal stages, including:

18. Office Development – a new office building is in the early stages of development and will be located along Simonson Road

Daily Vehicular Trip Generation Estimate: 4,600

19. Nursing Home Development – a new nursing home is being developed along Simonson Road and is planned for completion by the end of the year.

Daily Vehicular Trip Generation Estimate: 200

Crosby Township - 513-738-1440

Discussions with Township officials revealed that there is one significant development in Crosby Township, which is the redevelopment of the Fort Scott Camp property.

20. Development Plan for Fort Scott

Fort Scott Subdivision/Residential Development – This proposed residential development is in the final stages of review by the Crosby Township Zoning Commission, and includes both single family and condominium units on the former site of Fort Scott camp. Situated on approximately 420 acres, the proposed development indicates 300 single family units and 160 condominium units arranged along an interconnected network of cul-de-sacs and one major roadway to be accessed by a planned bypass to serve the town of New Baltimore. The final development plan is being reviewed to ensure that proper attention is

given to several issues, including: the relocation of a high-voltage power line along East Miami River Road; construction phasing of roadways, clubhouse, bathhouse, and pool amenities; streetscape/lighting/signage design; and natural buffers (pine trees) to obscure the development's wastewater facility.

Daily Vehicular Trip Generation Estimate: 3,800

Whitewater Township - contact Hamilton County

Whitewater Township officials were contacted; however, no developments of particular significance are currently underway, proposed, or planned at the time of this Study.

Miami Township – contact Hamilton County

Discussions with local builders revealed that there are a few significant new residential developments in Miami Township, including:

21. Coleman Woods – Residential development on the south side of Bridgetown Road in the Village of Cleves that is the final stages of design. Development will include approximately 300 single family units when complete.

Daily Vehicular Trip Generation Estimate: 2,900

22. Legendary Ridge - Residential development on the north side of Bridgetown Road in Miami Township that will contain approximately 210 single family units when complete.

Daily Vehicular Trip Generation Estimate: 2,100

23. Biederman Property Condominium Development – Residential development is on a 23 acre site adjacent to the Indian Walk subdivision. Development will include 272 units when complete.

Daily Vehicular Trip Generation Estimate: 1,500

City of Harrison - Jim Leslie, Public Works Director (513) 367-2111

Discussions with local builders revealed that there is one significant new residential development in the City of Harrison, which is the Legacy subdivision.

24. Legacy Subdivision – Residential development being undertaken by the Fischer Group and located along Lyness Road. This development will include 20 single family units and 300 condominium units when completed.

Daily Vehicular Trip Generation Estimate: 1,900

City of Cincinnati

Discussions with local officials revealed that there are a few significant new residential and commercial developments, in addition to public school projects being undertaken in the City, including:

25. Queen City Development – Phase II – 25 single family home sites

Daily Vehicular Trip Generation Estimate: 200

26. Reserves of Westwood – 59 single family homes off Montana Avenue and near Interstate 74

Daily Vehicular Trip Generation Estimate: 600

27. Randall Avenue Subdivision – 58 single family homes will be developed in an area of the North Fairmont neighborhood, located along Randall Avenue, west of Baltimore Road, and south of Westwood Northern Boulevard.

Daily Vehicular Trip Generation Estimate: 600

28. Conrail Site Development – the City is actively negotiating with developers for the riverfront site located between Ingalls Street and Fairbanks Avenue along U.S. 50. Potential developments would benefit from river access by barge or for terminal transfer of freight and ease of access to the rail freight corridor.

Daily Vehicular Trip Generation Estimate: Unknown

29. Riverside Retail Development – Vandercar Holdings, LLC has options on approximately 60 acres of land in the Riverside community along U.S. 50, and is hoping to attract big box retailers, and preliminary plans include 525,000 square feet of medical office and retail space.

Daily Vehicular Trip Generation Estimate: 15,000

Cincinnati Public Schools – Cincinnati Public Schools (CPS) is more than two years into its Facilities Master Plan, a ten-year building plan that will construct dozens of new school buildings and fully renovate many more to upgrade aging structures. School projects that may affect traffic in Western Hamilton County, include:

30. Carson Elementary – The demolition of nine buildings on the east side of Sunset Avenue, will enlarge the current campus by about 1 ½ acres. Construction of a new school on Carson's current site should be completed Fall 2007.

Daily Vehicular Trip Generation Estimate: 900

31. Covedale Elementary - Covedale students will move into the old Midway building in July 2005 while Covedale is demolished and the new building constructed. Construction is scheduled to begin in Summer 2005. The new building should be complete about the Summer 2007.

Daily Vehicular Trip Generation Estimate: 800

32. Midway Elementary School - Under construction, a 76,800-square-foot school for 550 students in grades K-8, which should be finished in Summer 2005.

Daily Vehicular Trip Generation Estimate: 1,000

City of Cheviot – Steve Neal, Safety Service Director 661-2700

City officials were contacted; however, no developments of particular significance are currently underway, proposed, or planned at the time of this Study. The City of Cheviot follows Hamilton County for rules and regulations and planning assistance.

Village of Addyston – Mayor Dan Pillow 941-1313

Discussions with Village officials revealed that there is one significant development in Addyston, which is summarized as follows:

33. Fischer Condominium Development - Proposed condominium development by Fischer Homes on Church Street; approximately 259 units.

Daily Vehicular Trip Generation Estimate: 1,400

Village of North Bend – Mayor Jim Rolfes 941-0610

Discussions with Village officials revealed that there is a significant development in North Bend, which is summarized as follows:

34. *Currently Aston Oaks Subdivision (Golf Community)* continuing to build out home sites on 680 acres that began in 1992 by John M. Niehaus. Nine builders are building 9 custom homes on 9 lots. Final build out plans include 12 “different and unique communities” including a mix of single family residential lots, villas, club homes and condominiums on lots ranging from 1/3 to 2 acres in size. Additional amenities include a regulation 18 hole golf course, green belts, hiking trails, parks and the Aston Oaks 12 acre shopping center. 63 single family lots are still available out of original 260 platted. The final development will be home to “over 600 families”.

In addition to these remaining single family home sites, Fischer Homes is developing approximately 100 town homes at Aston Oaks.

Daily Vehicular Trip Generation Estimate: 1,200

Village of Cleves – Paul Sullivan 941-5127

Village officials were contacted; however, no developments of particular significance have been identified as currently underway, proposed, or planned at the time of this Study.

