

# **Harrison Township Comprehensive Plan 2020**

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**October, 2000**

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## EXECUTIVE SUMMARY

The Hamilton County Regional Planning Commission (HCRPC) staff, acting as facilitators of the process, assisted Harrison Township Planning Committee members to define a vision of how the Township will look in 20 years. As part of the planning process, input from residents was solicited to identify goals, priorities and concerns to be addressed in a Comprehensive Plan.

The general purposes of this study are:

- (1) To provide for orderly development of the Township
- (2) To assure quality services to the community
- (3) To look for development alternatives to provide local services and employment opportunities, as well as to generate additional tax revenues

The Western Hamilton County Collaborative Plan (WHCCP) goals and subgoals (adopted by Harrison Township Trustees on December 18<sup>th</sup>, 1999), provided a framework to develop strategies to guide Harrison Township's growth over the next decades.

This document is divided into four parts: the first part briefly describes the planning process, the second part summarizes the results of the community participation, the third part presents a series of recommendations, and the fourth part provides an implementation program.

The Planning Committee reviewed information on existing conditions from field research and secondary sources since September 1999. The many topics researched and discussed included, among others, population, housing, existing land use, zoning, annexation history, legislation, infrastructure, services, economic activity and regional plans. In the course of the following twelve months the information was updated and preliminary recommended actions re-evaluated in light of new events. All the background information was considered as a whole in developing recommendations. However, for reporting purposes, existing conditions are presented as an introduction to each one of the major sets of recommendations: land use, recreation/open spaces, traffic improvement, community housing, water and sewer, community services, and economic development.

The Harrison Township Planning Committee met with the City of Harrison Planning Committee in the latter stages of the preparation of their respective Comprehensive Plans to evaluate the possibility of collaboration. The outcomes of those working sessions were:

1. A consolidated City-Township Land Use Plan Map
2. A consolidated City-Township Open Spaces/Recreation Plan
3. The identification of shared strategies by both political jurisdictions and
4. A recommendation to be presented to Township Trustees and City Council to form a Joint City-Township Land Use Committee. Such a committee would have an advisory role in land use, zoning and annexation issues pertaining to bordering areas

The cooperation between the City of Harrison and the Harrison Township Planning Committees in preparing a consolidated Land Use Plan Map must be highlighted as the first in Hamilton County. Furthermore, the Harrison Township Planning Committee is a pioneer in this County in actively pursuing the protection of the Township's natural resources such as the aquifer, hillsides and floodplain through zoning.

Overall, recommendations developed by the Planning Committee suggest a course of action for achieving Harrison Township residents' goals. More detailed analysis for some recommendations may be necessary prior to adoption and implementation.

**SECTION I**  
**THE PLANNING PROCESS**

## **THE PLANNING COMMITTEE**

The core planning group was an eleven-member committee appointed by the Harrison Township Trustees representing diverse groups and interests. Planning Committee members met regularly every month and additional meetings were scheduled as needed. Meetings were held from September 1999 to October 2000. The quorum for meetings was six members. Motions passed with two third of the votes of planning committee members present. Bill Ennis was voted spokesperson of the group. A list of Planning Committee members follows:

Steve Brickner  
Richard Dole  
William Ennis  
Donald Evans  
Nancy Gibson  
Lawrence Kleuner

Linda Losekamp  
Kathy Nocks  
Bill Noes  
Chris Parks  
Stanley Strimple

## **THE PLANNING PROCESS**

During a twelve-month period a series of meetings was held to develop the Harrison Township Comprehensive Plan: twelve planning committee meetings, two community-wide meetings to gather information on what the more important community issues were, two city-township planning committee meetings to coordinate land uses in adjacent boundaries areas, and a final community/public hearing meeting in October 2000 where final recommendations were presented.

The Harrison Township Planning Committee first reviewed background research, identified problem areas and prepared for a community meeting. Planning Committee members served as facilitators of that community meeting.

At the first public meeting in November 1999, the community at large was asked to identify strengths, weaknesses, opportunities, threats, landmarks, and future development needs for the Township. A summary of results is presented in Appendix 1.

Areas with potential for development for residential, commercial/industrial, parks and agricultural uses were identified by approximately 65 attendees. Those sites were pin-pointed for any of the following reasons: existing use is inappropriate, vacant or underutilized parcels that may have a more intense use in the future, green spaces that the community would like to see preserved, or potential for parkland or nature preserve. Using this information the Planning Committee developed a vision statement, goals, and identified major issues, objectives, strategies, and a conceptual land use plan.

In a public meeting with an attendance of approximately 45 people held in February 2000, a vision for the future, goals, objectives and strategies, and a conceptual land use map were presented to the community for review and feedback.

In June 2000, the City of Harrison Planning Committee and the Harrison Township Planning Committee met to discuss each others' land use proposals. A second meeting followed in July 2000. The outcome was a consolidated City-Township future land use plan map.

The last public meeting was held in October 2000 to present final recommendations and get input from residents and Township Trustees.

Exhibit 1 shows the schedule of meetings.

**Exhibit 1**  
**Schedule of Meetings**

**SECTION 2  
PUBLIC PARTICIPATION**

## **COMMUNITY VISION**

This section identifies the Community's image for the future of Harrison Township. The issues that are relevant to today's residents and community leaders are identified. These issues form the foundation for many of the ideas, discussions and recommendations presented in this Plan.

A Vision Statement is also provided in this section. The Vision Statement defines the expectations for Harrison Township in the future, while Community Goals guide the formulation of the Plan. Community Objectives articulate community ideas that will help achieve the Vision for the Township. The recommended actions identified comprise the necessary procedures, improvements or approaches to accomplish the various aspects of the process and thereby move toward the Vision for the Township.

## **COMMUNITY ISSUES**

One intent of this Plan is to establish a framework to increase the likelihood that the image of Harrison Township will be a positive one regardless of the observer. The image of a community differs from the perspective of a long time resident, a recent resident, or a passerby. A general image is defined by a combination of perceptions and the actual conditions within a community.

The process of preparing a Comprehensive Plan requires broad-based community input to represent the interests and concerns of the Township. The planning process included several levels of citizen participation, including regular Planning Committee meetings, public meetings, and joint city-township planning committees meetings. The following is a summary of the important issues and elements which will improve the current and future image of Harrison Township. The responses have been grouped into two categories: strengths and opportunities, and areas of concern.

## **STRENGTHS OF HARRISON TOWNSHIP**

Five primary areas of strengths within the Township were consistently identified by residents during the November 22, 1999 community meeting. It is as important to ensure that strengths are maintained as it is to try to adjust and improve problem areas. Each of the strengths are discussed below.

### **ENVIRONMENT AND NATURAL FEATURES**

Harrison Township residents stressed that the greatest asset of the Township resides in its natural features: undisturbed topography, clean rivers and streams, clean air, abundant open and green spaces.

### **ATMOSPHERE OF COMMUNITY**

Harrison Township presents the special case of being an unincorporated area with an urban center, the City of Harrison. Residents in the Township and the City emphasized repeatedly that there is only one community. Residents highly appreciate the family-oriented, comfortable and independent small town environment that the City of Harrison offers, and the more spacious, rural environment that the Township in its unincorporated areas offers.

Long-time residents, as well as new residents, choose to live in the Harrison area in part due to the community's character. The downtown business district is viewed as an important

component of the community. It is a defining characteristic for Harrison. Combined, the city and township of Harrison have a mixture of different housing types, which provides an opportunity for a variety of income groups.

### **QUALITY OF LIFE**

There are several characteristics about living in Harrison Township that contribute to the quality of life. Some of these characteristics include:

- The small town atmosphere and the overall attitude and friendliness of those living in Harrison.
- Public and parochial schools are a strength which could attract future residents and could contribute to the City and the Township's ability to attract new businesses.
- Public services received from the City-Township are of high standard. There is an overall attitude that Harrison is a safe place to live because of the quality of services provided.

### **LOCATION IN THE REGION**

Harrison Township residents view the township's location within the metropolitan area as an asset. Its strategic location makes Harrison Township the northwestern gateway to the Cincinnati Metropolitan Area, as well as the urban center of a still rural four-county area: Franklin-Dearborn-Butler-Hamilton. On Interstate 74, and with easy access to I-275 and to Cross County Highway, Harrison Township is thoroughly connected to the national highway system. Furthermore, Harrison Township has a local airport, and ready access to the Greater Cincinnati Airport. Finally, the township also has access to a high speed tier-five communication network connecting Cincinnati to Chicago. Based on all these factors the Township's location is considered key to attracting businesses and industries.

### **POTENTIAL OF THE TOWNSHIP**

The Township has strong potential for the future. Many residents believe that Harrison has potential to grow. There is an attitude that Harrison has been 'discovered' and development (residential, commercial, and industrial) is changing, or about to change, the "atmosphere" and priceless environment/natural features of the community. There is an increasing number of people in search of small communities with a small town atmosphere, and the location of Harrison only increases its potential to attract new residents. Harrison provides many incentives for relocation such as having below average property taxes in the County, and the lowest property taxes among communities located west of the Great Miami River. It has a balanced budget, prudent township officials, and available land. It should be emphasized that the Township should encourage quality growth that will be compatible and non-threatening to the small town-rural character atmosphere.

### **AREAS OF CONCERN**

In many cases it is often easier to identify problem areas than to identify strengths. The problems within a community often overshadow the strengths, which are commonly taken for granted. The following describes areas of concern to be addressed to improve Harrison Township's future.

### **HOUSING AND POPULATION**

Harrison's residents are aware that the aging population of their community demands special attention. The community is concerned with the idea of elderly residents moving out of the township due to the lack of senior housing alternatives.

Another area of concern is the increasing in-migration to the area, with few controls over the type and pattern of housing.

Harrison might be confronted with an irreversible change in population that will impact the vitality of the township if housing alternatives do not take into account the aging and elder population, as well as young families.

Another major concern for Harrison's residents is the concentration of mobile home parks (MHP) in the township.

### **TRAFFIC IMPROVEMENT AND PUBLIC TRANSPORTATION**

Traffic issues on county roads received considerable attention and discussion. The community resented traffic congestion, heavy and speeding traffic in residential areas, lack of road maintenance on private roads and potential loss of public transportation.

### **AESTHETICS: THE IMAGE OF HARRISON TOWNSHIP**

The concern expressed by residents was that rapid growth –without guidelines- would negatively impact the appearance of the entire community.

These, what we called “aesthetic” concerns, have actually an important role in the quality of life of the Harrison Township residents. They can be grouped into three categories:

1. The potential for new residential and industrial development to occur in the existing vacant lands or farmlands in the Township is ever present. It was an expressed fear that the development without order or guidelines will result in a mismatch of styles.
2. The potential destruction of the rural views due to development was also expressed as a concern. Participants at the community meetings wanted to see the “rural character” preserved.
3. The appearance of some properties within Harrison Township was identified as a problem by many residents. They would like to see more control to avoid undesirable uses of the land. They also expressed interest in reinforcing the appearance of “gateways” to their community on Harrison Avenue, acknowledging however that most of that responsibility will lie in the City of Harrison.

### **TOWNSHIP TAX BASE**

More than 60% of the township revenues come from property taxes. With only three industries located in the township, residents and city officials looking to the effect of changing economic conditions would like to see diversification of their tax base. The objective is to have a more elastic response to potential revenue shortages, to secure the flow of funds to the Township for the provision of community services.

Most of the information-gathering regarding community issues was done at the beginning of the planning process. A meeting was held in November 1999 for this specific purpose. It was not until August 2000 that it was publicly announced that a major employer, “GAP, Inc.,” was relocating its distribution center to Harrison Township.

## **VISION FOR HARRISON TOWNSHIP**

This vision statement summarizes the community's hopes as identified by the residents during the planning process.

*"In the year 2020, Harrison Township will be a model community in Western Hamilton County:*

- *That has state-of-the-art infrastructure (roads, water, sewer, cable) and services (school, health, transportation, fire, police, and township government), along with design standards to ensure the quality of life of residents*
- *That promotes and seeks out a balanced economy with a combination of service, manufacturing and technology-oriented employers*
- *That promotes a mix of low and moderate-density residential areas to maintain the rural character of the Township*
- *That promotes the retention of green space and recreational areas, especially in and around the old Whitewater Canal area, and takes appropriate measures to protect its natural resources such as the Great Miami Buried Valley Aquifer*
- *That preserves hillsides, scenic roads and vistas to maintain the natural beauty and rural character of the area; and*
- *That promotes the preservation of historic sites within the Township boundaries, and*
- *That collaborates with the City of Harrison to achieve common goals*

The vision statement is intended to provide the target for which Harrison Township should aim when addressing community development and planning issues. The Vision incorporates the importance of the preservation of the environment and natural features, quality of life, healthy economy, and cooperation with the City of Harrison.

## **COMMUNITY GOALS**

Three community-wide goals were articulated to guide the formulation of the Comprehensive Plan:

1. Balance growth and infrastructure
2. Preserve, promote and enhance the quality of life in Harrison Township while retaining the rural character in the community
3. Diversify the tax base

## **COMMUNITY OBJECTIVES**

1. To update local Township control through planning and zoning
2. To promote tax base diversification within the Township to support services and infrastructure provision to current standards or higher
3. To build more cooperation and communication with neighboring jurisdictions
4. To facilitate Township government communication with residents
5. To improve the quality of existing and new commercial areas

6. To improve the quality of existing and new residential areas
7. To prepare a traffic improvement plan to ease traffic congestion at collector roads and provide for the safety of residents.
8. To encourage and promote public transportation thereby minimizing the impact of vehicles on the rural environment.
9. To provide high quality services to residents and the business community
10. To promote the preservation of green and open spaces, historic sites, and environmentally sensitive areas.

See list of recommended actions in Appendix 2

**SECTION 3  
RECOMMENDATIONS**

# LAND USE PLAN

## EXISTING CONDITIONS

### Population

During the 1970s Harrison Township and adjacent communities experienced accelerated growth in part attributable to road improvements (I-74) that eased the commute to downtown Cincinnati. Harrison Township, leading the race with a 90% increase in population, was growing two times faster than any other of the neighboring communities. In subsequent decades, growth continued to occur at a lower rate from the previous decade but still at a very fast pace. The City of Harrison replaced Harrison Township in the lead of fastest growing communities, not only in the study area but in the entire County<sup>1</sup>. The City of Harrison's growth occurred at the expense of the Township as lands were annexed by the City for development. In less than 30 years, Harrison's population (city & township) has more than doubled from 6,226 in 1970 to 14,459 in 1998. It has been estimated that if the trend continues into the next century, Harrison's population (City & Township) by 2020 will reach 25,518 inhabitants.<sup>2</sup> (See Exhibit 2 and 3). Results of the 2000 Census will certainly change these figures.

**Exhibit 2  
Harrison Township and Adjacent Communities  
Population change 1970 – 1998**

Political Jurisdiction	Population				Change in Percentage		
	1970	1980	1990	1998 (*)	1970-1980	1980-1990	1990-1998
Harrison Township	1,818	3,455	4,625	4,893	90.00%	33.90%	5.79%
City of Harrison	4,408	5,855	7,520	9,566	32.80%	28.40%	27.21%
Combined City & Township.	6,226	9,310	12,145	14,459	49.53%	30.45%	19.05%
Crosby Township	1,747	2,470	2,665	2,756	41.40%	7.90%	3.41%
Whitewater Township	3,318	4,662	5,178	5,476	40.50%	11.10%	5.76%
Hamilton County	924,017	873,224	866,228	847,403	-5.50%	-0.80%	-2.17%

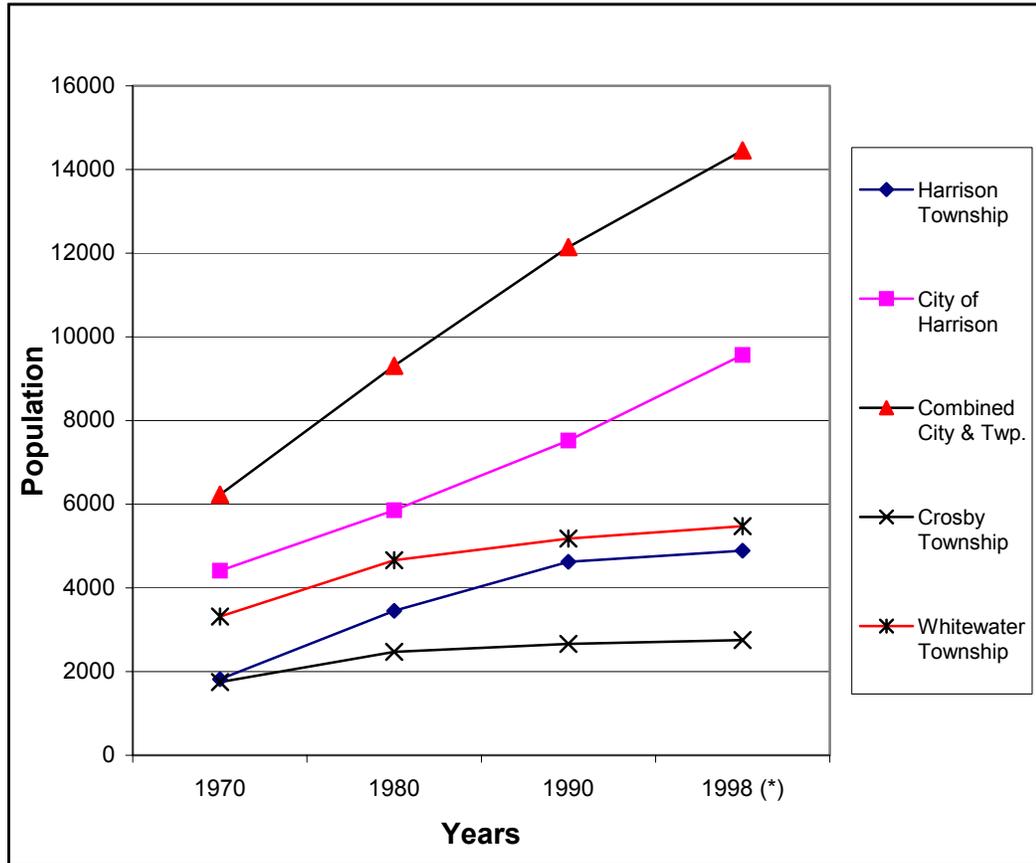
(\*) Estimates

Source: U.S. Census Bureau

<sup>1</sup> 1998 U.S. Census Population estimates. Hamilton County Regional Data Center.

<sup>2</sup> Western Hamilton County Collaborative Plan (WHCCP) Forecasted Impacts – LDR International and Economics Research Associates.

**Exhibit 3**  
**Harrison Township and Adjacent Communities**  
**Population Change**  
**1970-1998**

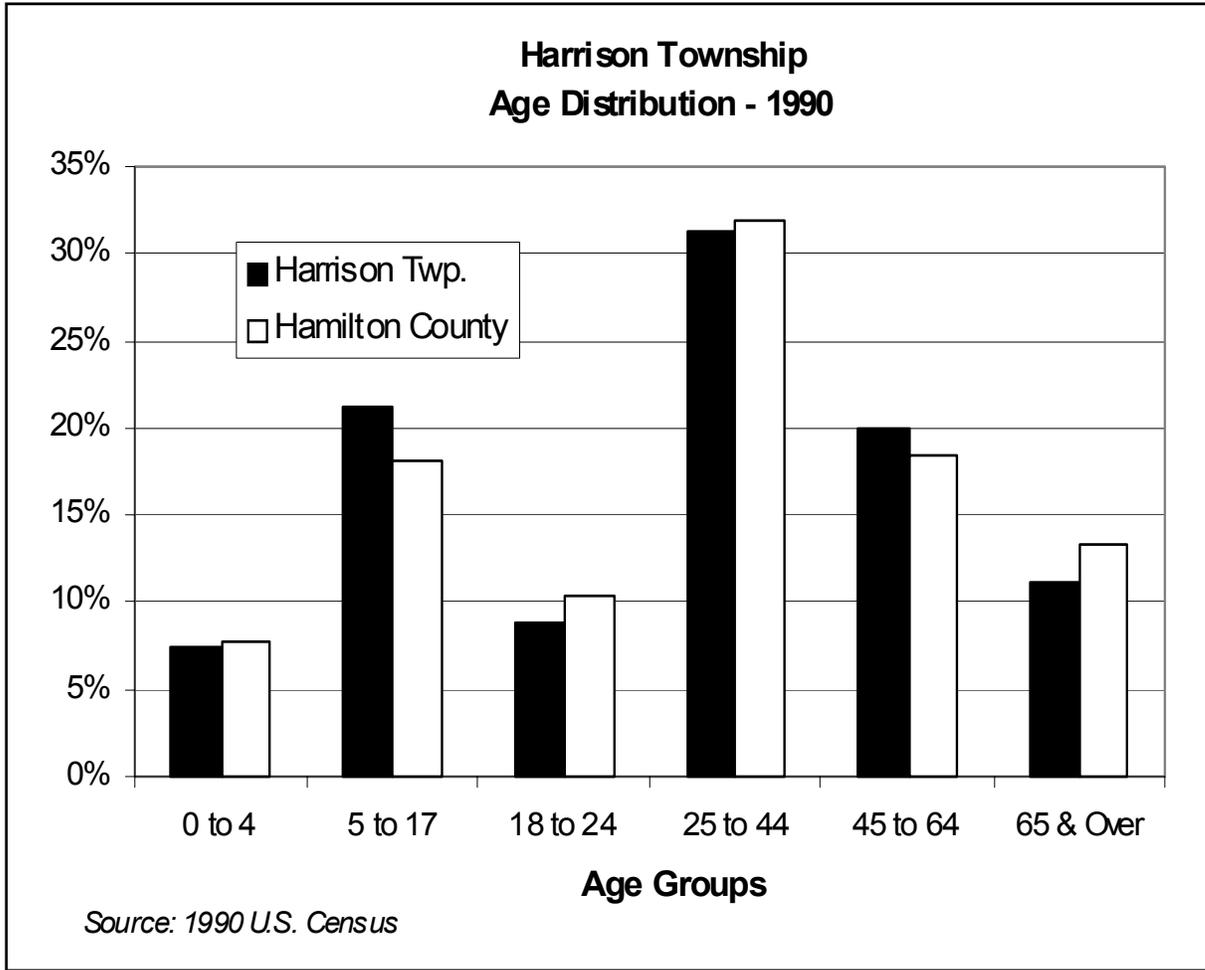


*Source: U.S. Bureau of Census  
 Prepared by: HCRPC, September 1999*

**Age Composition**

With slight differences, the age profile of Harrison Township closely resembles the overall County. The influx of new population initiated in the '60s in the form of families with young and adolescent children continues. About 20% of the Township's population is between the ages of 5 and 17. The largest segment is the 25 – 44 age group, representing about 30% of the population, indicating younger families. The Township contains proportionately a lower percentage of residents age 65 and over for the County as a whole. (See Exhibit 4).

**Exhibit 4  
Harrison Township  
Age Distribution - 1990**



**Race and Ethnicity**

Harrison Township is less racially diverse than the County as a whole. According to 1990 U.S. Census data, Harrison Township recorded no black population and less than 1% of “other races” compared to 21% and 1.4% respectively for Hamilton County.<sup>3</sup>

**Education**

When compared to Hamilton County, residents of Harrison Township are slightly less likely to have finished high school (73.2% vs. 76.1%). Also, more County residents have completed a Bachelor’s degree (21.9%) than Township’s residents (7.8%).<sup>4</sup>

<sup>3</sup> 1990 U.S. Census

<sup>4</sup> 1990 U.S. Census

### **Annexation History**

Before 1801, when land was first offered for sale west of the Great Miami River, the area was settled by a few squatters on land that was officially designated for the Indians. Othniel Looker was one of the first to purchase acreage and build a home in Crosby Township (now Harrison Township). The Village of Harrison was incorporated in 1850. Harrison Township was organized in 1853 from areas taken from Whitewater Township and Crosby Township. The City of Harrison, its 3.55 square miles mostly developed, reaches a density of 2,118 persons per square mile. Harrison Township (14.3 sq. miles/8,957 acres) has a density of 324 persons per square mile. Outward development in the City during the past 50 years has occurred on land annexed from the township. (See Exhibit 5)

**Exhibit 5**  
**Annexation History**  
**From Harrison Township to City of Harrison 1950-2000**

<b>Decade</b>	<b>Acres</b>
1950	87.36
1960	1540.5
1970	366.04
1980	98.42
1990	168.87
2000	129.25
<b>Total</b>	<b>2390.44</b>

*Source: HCRPC Records  
Prepared by: HCRPC, September 2000*

### **Existing Land Use**

Based on Hamilton County Auditor's Office records, usage of land in Harrison Township has been estimated for future reference. The Auditor's land use categories have been assigned for property tax purposes only and may not necessarily reflect the current use of the land. (See Exhibit 6 and Map 1)

The almost negligible percentage of land at the Township level for commercial, industrial, parks and institutional purposes can be explained as follows: the City of Harrison is part of Harrison Township. City and Township have agreements for joint provision of services such as fire, police and recreation. Fire and police stations as well as the Community center are located within city boundaries.

Most of the commercial (retail) development occurs in the City of Harrison, in the general area bounded by Harrison Pike, I-74, Dry Fork and Biddle Ave. Industrial uses

occur in the Township along the Whitewater River (mineral extraction), and on Kilby Road.

There are three identified mineral extraction sites in the Township, extending for approximately 370 acres. All mineral extraction sites have valid operation permits until 2006-2007, eligible to be renewed until the deposit is depleted. (See Map 2 and Exhibit 7 for further reference)

The majority of the newer residential development are located in the northern part of the Township as single family homes on large lots. The southern part of the township has experienced far less residential development activity. There are five mobile home parks in the township. From 1990 to the present, 117 new lots have been approved. (See Map 1)

**Exhibit 6  
Harrison Township  
Existing Land Use Statistics**

Insert Map 1 - Existing Land Use Map

**Insert Map No. 2, Mineral extraction sites**

**Exhibit 7**  
**Mineral Extraction Sites in Harrison Township and the City of Harrison**

Site No.	Mineral Extraction Site	Address/Location	Acreage Permitted	Acreage Disturbed	Permit Number	Material Mined	Other Comments
1	Harrison Sand & Gravel Co.	10980 Campbell Rd. <b>(Harrison Twp)</b>	41.8 acres	23.2 acres There is area disturbed on the site prior to the state surface mine law.	IM-295	Sand and gravel	Permit is valid through 3/1/07. (Eligible to be renewed until deposit is depleted)
2	CSR American Aggregates, Inc. (wholly owned subsidiary of Martin Marietta Materials)  Sand and gravel.	170 Pilot Rd. <b>(City of Harrison)</b>	257.7 acres	229.2 acres	IM-153	Sand and gravel	Permit is valid through 9/14/06. (Eligible to be renewed until deposit is depleted) Operator has recently graded, resoiled, and seeded the northeast end of the permit across from Harrison High School.
3	Watson Gravel, Inc.	10701 Campbell Rd <b>(Harrison Twp)</b>	180.0 acres	97.0 acres	IM-969	Sand and gravel	Permit is valid through 3/27/07. (Eligible to be renewed until deposit is depleted). Previous owner was CSR American Aggregates, Inc. (Martin Marietta). Area is located along Whitewater River along Campbell Rd and Kilby Rd.
4	James Bunnell, Inc.	7340 Dry Fork Rd <b>(Harrison Twp)</b>	297.0 acres (includes the two permits in both twps)	46.2 acres (in the process of being revised upward with new activity in the past year and includes both twps.)	Adjoining permits IM-205 and IM-1139 in both Harrison and Whitewater Townships	Sand and gravel	Permit number IM-205 is valid through 11/5/06 and permit number IM-1139 is valid through 10/16/01. (Eligible to be renewed until deposit is depleted)

*Source: Division of Mineral Resources Management (formerly Division of Mines & Reclamation), August 2000.  
Prepared by: Hamilton County Regional Planning commission, August, 2000*

**Zoning**

Harrison Township zoning is under the authority of Hamilton County. The Township zoning map identifies districts for residential, industrial, office and riverfront uses. Residential districts range from single family to multi-family to mobile home parks. Industrial districts include light and heavy industry. The H-Riverfront district allows a variety of uses and was originally designated for floodplain areas. (See Map 3)

**Insert Map 3, Zoning**

## **LAND USE PLAN RECOMMENDATIONS**

The Land Use Plan Recommendations are a result of careful consideration of existing conditions and the desired image for the future. The Harrison Township Land Use Recommendations consist of (1) land use policies, (2) concepts and strategies, (3) land use categories, and (4) site recommendations and land use plan map.

### **Land Use Policies**

The goals and objectives of this plan are intended to be implemented primarily through the effects of zoning amendments on the development of future land use. The evaluation and approval of zoning map and text amendments should be based on the following policies:

- Existing land use or zoning district allows uses and intensity that would be incompatible with limited lot size or other site constraints.
- Existing land use or zoning district allows uses and intensity that would be incompatible with and detrimental to adjacent and nearby uses.
- Existing land use or zoning district allows uses and intensity that, by itself or through cumulative effects, would be inconsistent with or undermine critical elements of the Land Use Plan.
- Existing land use or zoning district creates undesirable potential for inappropriate redevelopment (on site) to more intensive uses since the district is more permissive than required for existing other appropriate and reasonable uses.
- Existing land use or zoning district creates undesirable land use patterns since the district, being excessively restrictive, would not enable appropriate development alternatives.
- Existing land use or zoning district creates undesirable potential for inappropriate zone amendments (off-site) for higher intensity development since the district is excessively permissive compared to adjacent zoning.
- Existing land use or zoning district lacks standards or incentive for achieving adequate development coordination with adjacent interrelated sites.
- Existing land use or zoning district lacks standards for allowing reasonable alternative land uses and achieving transitional uses that will effectively terminate the spread of higher intensity uses and conserve adjacent desirable land uses.
- Existing zoning district is generally appropriate.
- Existing land use or intensity is generally appropriate.
- Existing land use or intensity is generally inappropriate.

The finding of conflict with any of the eleven policies may create sufficient cause for denial of proposed zone amendments. The land use categories proposed in this report are recommended with the intent of being consistent with these policies. Accordingly, each of the policies is reflected in one of the purpose statements.

### **Concepts and Strategies**

The overall concept of this land use plan is to encourage a variety of land uses and intensities at strategic locations to enable well defined character and sense of place. In order to achieve a desired character in terms of scale intensity and use, strategies were developed to assure that appropriate development of the township occurs.

#### **Strategy 1**

Concentrate high intensity commercial development services centrally within the township, in the stretch of land between Harrison Avenue and I-74 (mostly in the City of Harrison), along New Haven Road.

**Purpose/Rationale**

- Reinforce existing trend, and improve the township residents' access to general retail establishments.
- Provide for future expansion of the airport and school facilities.

**Strategy 2**

Concentrate planned mix use employment development south of I-74 including the area known as the CG & E property and along Dry Fork Road north of I-74.

**Purpose/Rationale**

- Because of the presence of commercial, office, or warehouse uses already located in or around the area, opportunities may exist for creating an increased tax base along with optimal utilization of land. Redevelopment could enhance community identity and provide community services and facilities which are easily accessible to the expressway and the majority of the Township's population as well as the surrounding region. This type of development may also provide needed commercial office services to adjacent industrial areas thereby, improving business climate, community image and property value. Office uses may also provide an appropriate buffer to residential uses, if industrial uses should occur, for minimal disruption to remaining homes. This can best be accomplished within the framework of "Development Units" submitted as part of a planned unit development to ensure coordination of access, parking, landscaping, lighting and signage.

**Strategy 3**

Concentrate industrial uses in the historically developed industrial areas of the City and Township.

**Purpose/Rationale**

- Reinforce existing trend, and provide the township opportunities to increase tax base.

**Strategy 4**

Concentrate commercial development along major corridors, in the stretch of land along New Haven Road.

**Purpose/Rationale**

- Current engineering studies for the Ronald Reagan Cross County Highway extension that includes New Haven and Dry Fork Roads may conclude in recommendations for actual road improvements. Improvements to New Haven Road may result in the potential development of employment uses. The Township should re-evaluate the land use conditions in the next five years.

**Strategy 5**

Encourage a higher density residential development in areas historically developed that way or in areas immediately adjacent or surrounded by the City of Harrison.

**Purpose/Rationale**

- Compatible uses and density in adjacent properties will provide continuity to the urban fabric and avoid leapfrogging.

### **Strategy 6**

Promote a mix of low and very low density residential development in topographically sensitive areas.

#### **Purpose/Rationale**

- Low and very low density housing will help to maintain the rural character and natural features of the township.

### **Strategy 7**

Promote the retention of green space and recreational areas.

#### **Purpose/Rationale**

- The areas in and around the Whitewater Canal are in the floodplain, subject to periodical flooding.
- The preservation of vegetation and wild life in its natural conditions would become an asset for the community.

### **Proposed Land Use Categories**

The categories describe general development characteristics of a particular use, which are desirable in order to achieve a specific spatial development goal. The land use categories represent what the preferred use of the land in the Township should be, either presently, or in the near future.

#### Rural Residence

Low density detached housing and related compatible uses generally associated with rural environment.

*Typically sparsely developed areas with detached housing in rural settings, farmsteads, or clustered detached housing that seeks to preserve natural conditions such as woodlands, steep slopes or geological conditions.*

#### Single Family Residence

Low density detached housing and related compatible uses.

*Typically detached dwellings with scale and massing appropriate to protect the character of the surrounding neighborhood and site constraints and density consistent with adopted zoning*

#### Transitional Residence

Low density detached or attached housing and related compatible uses (excluding office, retail and industrial) that provide a transition between single family residential uses and other types of development, where such use will effectively terminate the spread of the higher intensity uses and conserve the adjacent residential neighborhood.

*Typically 1 and 2 story clustered single family, zero lot line, attached two and three family, and townhouse dwellings with scale, massing, average density, layout and specifications compatible with site constraints and character of surrounding single family residential development.*

#### Single Family Cluster Residence

Moderate density detached housing and related compatible uses

*Typically detached dwellings, 1-2 stories, at a minimum floor area of 1200 square feet and brick façade, such as zero lot line, patio homes or landminiums, and detached single family dwellings at a higher density than Single Family Residence which may reduce the lot area and bulk requirements for each parcel, and which devotes the remaining undeveloped land into open space, active recreation space or preserves environmentally sensitive areas. The number of parcels in a development will be considered secondary to the overall*

*design of the project. The proposed density should be consistent with adopted zoning and PUDs are encouraged.*

#### Attached Single Family Residence

Moderate density attached single family dwellings and related compatible uses

*Typically attached dwellings, such as townhouses or fee-simple condominiums, at a minimum floor area of 1200 square feet, brick façade, having individual entrances at grade, attached integral garages, that are at a higher density than Single Family Residence.*

*Massing and scale of attached single family residences should be similar to that of surrounding land uses.*

#### Multi-Family Residence

Detached or attached housing (apartments or condominiums) and related compatible uses.

*Typically 2 and 3 story buildings with scale, massing, density, layout and specifications compatible with site constraints and character of existing residential developments in the surrounding area, and where more than one occupant uses an entranceway for access to individual units.*

#### Transitional Mixed Use

Detached or attached housing, low intensity office (such as 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.

*Typically 1 and 2 story structures with scale, massing, intensity, layout and specifications compatible with site constraints and character of surrounding residential development.*

#### General Office

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

*Typically 1, 2 and 3 story structures with a scale, massing, intensity, layout and specifications compatible with site constraints.*

#### 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.

*Typically 1 story structures with a scale, massing, intensity, layout and specifications compatible with site constraints and character of surrounding residential developments.*

#### General Retail

Community and regional oriented business uses that tend to locate along highways with relatively high traffic volumes.

*Typically commercial strips or self contained community and regional retail center including "outlot" development.*

#### Planned Mixed Use Employment Area

Developments containing some combination of office, retail, light industrial or compatible uses developed with a consistent theme and containing architectural, landscape, streetscape, and signage standards.

*Typically a campus-style planned development with multiple uses that are created in separate buildings or within single buildings, sharing a common image and circulation system*

### 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.

*Typically office warehouse uses with convenient access to major roads.*

### Heavy Industry

Larger scale industrial uses such as intensive manufacturing activities which may contain outside storage.

*Typically industrial or manufacturing uses with convenient access to primary highways or rail system.*

### Public, Semi Public and Institutional

Active parks, playgrounds, community centers, schools, churches, country clubs, sports clubs, golf courses, hospitals, senior housing facilities, and educational, philanthropic, religious or charitable institutions, public properties and buildings with similar uses.

*Typically community or not-for-profit uses.*

### Green Space and Agriculture

Passive activities, agriculture, and related uses - often in floodplain areas - that retain the natural features of the environment.

*Typically forests or wildlife reservations, farms and farm activities, and cemeteries.*

### Utility

Facilities for gas, electric, water, sewer, cable television or other utility.

*Typically any use that is controlled by the Public Utilities Commission of Ohio or government service.*

### Right-Of-Way (ROW)

Generalized location of land reserved for public roads, railroad lines or other types of inter-modal transportation routes.

*Typically linear transportation routes.*

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### Related Definitions

**a. Buffer Areas:** Generalized indication of need for development to include appropriate buffers, setbacks, landscaping, screening, fences or other screening elements to achieve compatibility between adjacent dissimilar uses of land or to achieve other community goals.

**b. Development Unit:** An area requiring a specific plan for contiguous lots, buildings or tenants to achieve development coordination of access points, timing of phases, design compatibility or other cooperative goals.

### **Site Recommendations and Proposed Land Use Plan Map**

Specific land use recommendations for individual sites are shown graphically on the proposed land use plan map (See Map 4). This map should be used in conjunction with Exhibit No. 8, which summarizes existing and proposed land uses, existing zoning and the rationale for the proposed land use.

**Insert Map 4, Proposed Land Use Plan**

**Exhibit 8  
HARRISON TOWNSHIP: PROPOSED LAND USE  
October 11, 2000**

**(Table to be used in conjunction with Proposed Land Use Plan Map)**

Site No.	Existing Land Use	Existing Zoning	Proposed Land Use								Comments	
				1	2	3	4	5	6	7		
1	Single family residences, New Horizons Estate mobile home park, (6) multi-family, (1) two-family, agriculture, vacant land	AA – Residence, A-Residence	Rural Residence							X		Existing topography and aquifer pollution potential does not allow a more intense use.
2	Single-family residences, (1) two-family, (1) multi-family, agriculture, vacant land	A-residence	Single Family Residence							X		
3	Single Family, Lakewood Acres mobile homes park, vacant land	A-Residence, MHP - Residence	Single Family Residence							X		
4	Light industrial: gravel pit, storages, commercial, Multi-family, single-family, institutional, parks & recreation, vacant	F-light industrial, B-residence, A-residence,	Light Industrial			X						Existing light industrial/ commercial and intense residential uses on site bordered by I-74, New Bedinger, Brookman, and State Rd.
5	Vacant	E-retail	Light Industrial			X						Island left after annexation of surrounding properties.
6	Agriculture, commercial, cemeteries: St. John, Glen Haven, Woodlawn, single family, vacant, heavy industry, light industry	D-residence, F-light industrial, A-residence	Green Space and Agriculture								X	Consistent with existing uses, zoning, and topography.
7	Multi-family, congregate housing, single family, vacant	A-residence, D-residence	Multi-family					X				Site located west of Sandusky, south of I-74.
8	Office	A-residence	Planned Mixed Use Employment		X							Access to the site through New Haven (dead end), adjacent to industrial and commercial uses in the City.
9	Agriculture, vacant, single family	A-residence	Planned Mixed Use Employment		X							Adjacent to commercial uses in the City.
10	Golf course, agriculture	A-residence	Green Space and Agriculture								X	Consistent with existing uses.
11	Single-family residences, (3) multi-family, Baptist cemetery, agriculture, vacant	AA-residence, A-residence	Single Family Residence							X		
12	Single family, (1) multi-family, agriculture, vacant, office	A-residence	Single family residence					X				Buffer needs to be provided to the east border of the site, due to location adjacent to industrial area in City of Harrison.
13	Agriculture, single family	A-residence	Public, Semi-Public & Institutional	X								Provides for expansion of the airport and High School.
14	Vacant, single family	D-residence	Multi-family					X				Site on Morgan's Way. Surrounded by multi-family development in the City of Harrison.

Site No.	Existing Land Use	Existing Zoning	Proposed Land Use	Strategies/Rationale							Comments
				1	2	3	4	5	6	7	
15	Turkey processing plant, vacant land	G-heavy industrial	Heavy Industrial			X					Existing industrial use is similar to use in surrounding area in the City of Harrison.
16,17,18	Single family homes, (1) multi-family, vacant	B-residence	Single Family					X			Three "islands" of single family residences left after annexation of a property north of West Rd, and West Rd. to the City of Harrison.
19	Single family	B-residence	Multi-Family					X			Adjacent to City of Harrison proposed Multi-Family.
20,21	Single family homes, public utility, vacant	B-residence	Single Family					X			Two "islands" of single family residences left after annexation to the City of Harrison.
22	Agriculture, single family residences, vacant land	AA-residence, H-riverfront	Rural residence						X		Site located in the southwest corner of the township, south side of Lawrenceburg rd. topography does not allow a more intense use.
23,24	Agriculture, single family residences, (2) multi-family residences, commercial, public semi-public, parks, heavy industrial, vacant	H-riverfront, AA-residence, G-heavy industry	Green Space and Agriculture							X	Most of the site is in the flood plain, subject to periodical flooding. It would become an asset for the community by preserving the vegetation and wild life in its natural conditions.
25	Single family residences, light industrial: repair shop, agriculture, vacant	A-residence, G-heavy industrial , F-light industrial	Green Space and Agriculture							X	Most of the site is comprised of properties deeded to the Park District.
26	Mobile homes: Rolling Acres	MHP-residence, F-light industrial	Multi-family					X			High density residential uses not likely to change.
27	Cincinnati Inc., farms	G-Heavy industrial	Heavy industrial			X					Dedicated buffer between the industrial uses and existing residential development must be provided.
28	Commercial, offices, public utilities, (4) multi-family, (2) mobile homes parks, agriculture, single family, vacant	A-residence, E-retail, F-light industrial, GG-heavy industrial, MHP-residence	Planned Mixed Use Employment		X						PUD type of development for mixed commercial uses to provide for appropriate streetscape, lighting, underground utilities, and appropriate buffer to residential uses already in place Dedicated buffer between the commercial/industrial uses and existing residential development must be provided.
29	Single family residences, and vacant	A-residence	Planned Mixed Use Employment		X						Adjacent commercial use in City of Harrison and Dry Fork Road improvements may prompt commercial redevelopment.
30	Single family residences, commercial and vacant	A-residence	Planned Mixed Use Employment		X						Adjacent commercial use in City of Harrison and Dry Fork Road improvements may prompt commercial redevelopment.
31	Miami Whitewater Forest	A-residence	Green Space and Agriculture							X	Park District: Miami Whitewater Forest.

## RECREATION/OPEN SPACES PLAN

### EXISTING CONDITIONS

There are several small public open spaces and recreation facilities located in Harrison Township and the City of Harrison for a total of 658.9 acres. (See Exhibit 9 below for detailed acreage)

#### Exhibit 9 Parks and Open Spaces Located in the City of Harrison and Harrison Township

Parks – Open Spaces	Location	Area in Sq. Ft.	Area in Acres
VFW Post Baseball Field	9260 Lawrenceburg Rd	415,390	9.5
Harrison Junior Baseball	10845 Campbell Rd.	1,160,842	26.6
Cincinnati Softball Center	10701 Campbell Rd.	946,013	21.7
Harrison Youth Football	10700 Campbell Rd.	520,746	11.9
Miami WW Swim and Racquet Club	10630 Campbell Rd.	606,214	13.9
Harrison Gun and Conservation Club	10472 North State St.	463,810	10.6
KOC Baseball	10490 Lawrenceburg Rd.	261,776	6.0
Robin's Nest Driving Range	Dry Fork Rd.		
Circling Hills Golf Course	10240 Carolina Trace Rd.	8,737,782	200.6
Miami-Whitewater Forest (portion in Harrison Twp)	Dry Fork Rd. Harrison Ave.	4,364,339	100.2
Robin's Nest Driving Range and Course	3800 Dry Fork Rd.	4,605,952	105.7
Property Deeded to the Park District	Simonson Rd.	4,608,127	105.8
<b>Total Area</b>		<b>28,710,948</b>	<b>658.9</b>

*Source: Field research, Hamilton County Park District, HCRPC Records  
Prepared by: HCRPC July, 2000*

In addition, residents have access to the regional park Miami-Whitewater Forest (4,023 acres) located in the adjacent community of Crosby Township. The Miami-Whitewater Forest is part of the Hamilton County Park District. It includes facilities such as multi-use trails (7.8 mile outer loop, 1.2 mile inner loop, nature trails, hike/bike trails, parcourse fitness trails, horseback trails), 18-hole golf course, snack bars, wet playground, playgrounds, visitor center, play fields, picnic shelters, picnic areas, campground, wildlife viewing shelter, fishing lake, boathouse, canoe, row and pedal boat rentals, hydrobike rentals, and bicycle and inline skate rentals. The Park District owns 100 acres of parkland (part of the Miami-Whitewater Forest) in the southern portion of Harrison Township. The Park District also has deeds over properties located on Simonson Road. Access to the Miami-Whitewater Forest is in Crosby Township.

### HAMILTON COUNTY PARK DISTRICT

The Hamilton County Park District currently owns approximately 206 acres of parkland in Harrison Township. This includes approximately 105 acres located near the intersection of Kilby Road and Simonson Road. It also includes approximately 101 acres of parkland along Dry Fork Creek near I-74 as part of the 4,023 acre Miami Whitewater Forest.<sup>5</sup>

<sup>5</sup> Hamilton County Park District. Jack Sutton, Planning Director, March 1, 2000.

145-Long-term plans for the Park District include a hike/bike trail corridor southward along the Whitewater River corridor to other Park District owned properties in Whitewater Township and Miami Township (Shawnee Lookout).

Harrison Township can leverage on the long-term plans of the Park District and potentially gain direct access to the Miami-Whitewater Forest off of Harrison Avenue at Simonson Road.

## **HISTORIC SITES**

In 1982 a historic inventory of Hamilton County, Ohio was initiated base on a Memorandum or Agreement between the Hamilton County Board of County Commissioners, the Ohio State Historic Preservation Office and the National Advisory Council on Historic Preservation. The survey work was performed under contract with Hamilton County by the Miami Purchase Association<sup>6</sup>, a non-profit organization which provides advocacy, research, service and educational programs to promote historic preservation throughout the Greater Cincinnati Area. An historic survey was performed in 41 suburban communities participating in Hamilton County's Community Development Block Grant Program. The survey to the townships was completed in 1986. Harrison Township was one of those communities.

As a result of this survey eighteen properties were identified in Harrison Township. Exhibit 10 lists the properties with addresses entered in the National Register of Historic Places as well as the properties with addresses potentially eligible for the National Register. Refer to Map No. 5 "Recreation/Open Space Plan" and Exhibit No. 10 for a general description of the buildings and a key for location.

The Village Historical Society, Inc. (VHS) founded in 1960 serves both Harrison Township and the City of Harrison. Its mission is to collect and preserve items of historical significance from the area. Their office is currently located in the Gov. Othniel Looker House, a restored two-story, wooden framed farmhouse. The Village Historical Society is charged with the task of maintaining and preserving the Governor Othniel Looker house and surroundings.

Currently the VHS has 145 members, which is headed by a president, Mary Lou Smith. An important part of the VHS is their educational outreach program that involves lectures and tours for area school children. The VHS stresses to the younger generations the importance of historic preservation as a viable element of culture that belongs in every city.<sup>7</sup>

## **RECOMMENDED ACTIONS**

- Prepare and approve a recreation and open spaces plan for the township that:
  - o Includes Park District plans for multi-use trails through the Township.
  - o Includes regional and local parks to determine linkages, future recreational needs, and park locations.
  - o Identifies properties that could be nominated to the National Register of Historic Places.
  - o Connects existing and proposed parks and green spaces, and historic places in the township through a multi-use trail wherever feasible.
  
- To maintain and preserve historic places in the Township:

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<sup>6</sup> In 1992 became the Cincinnati Preservation Association.

<sup>7</sup> Harrison Celebrates 150 Years. The Village Historical Society of Harrison, Ohio. A member for the Ohio Association of Historical Societies and Museums. Program Booklet 1999-2000.

- o Incorporate the historic places and landmarks listed in Exhibit 11 of the Township Recreation/Open Spaces Plan (see Map 5).
- o Encourage voluntary preservation easements for structures and open space to the Village Historical Society, the Cincinnati Preservation Association and the Citizen's Land Conservancy, or other Land Trusts.
- o Establish partnerships (e.g., with Fine Arts Fund) for enhancing support for cultural activities.
- To preserve scenic roads:
  - o Officially designate scenic roads identified in the Township Recreation/Open Spaces Plan (see Map 5).
  - o Provide for appropriate signage for scenic roads in the Township.
  - o Form a committee to (1) prepare a Special Public Interest Natural Resources District to provide protection for priority viewsheds, (2) develop standards to maintain the visual quality of scenic corridors, and (3) research funding opportunities such as TEA-21 to protect local scenic roads.
  - o Consider developing a SPI Overlay District to preserve scenic road features

**Insert Map 5, Recreation & Open Spaces Plan**

## Exhibit 10

### Historic Sites in Harrison Township

Site Number	Site Name	Year Built	Address	Description
1	Sub-District School #11	1904	11303 New Biddinger Rd.	It is a typical rectangular township school with an unusual basement that has a separate entry. This red brick school is the only one in the township built after 1900, while three others remain from before 1900.
2	Fred Biddinger Farmstead	1850	11546 New Biddinger Rd	Large English bank barn with silo. Fred Biddinger came to Ohio in 1810. He was instrumental in the laying out of Biddinger Pike from Harrison to Oxford.
3	Solomon Biddinger Farmstead	1890	10574 Lees Creek Rd	Solomon Biddinger was the brother of Fred Biddinger. The Biddinger family owned 248 acres at one point.
4	Barn	1890	10234 Lees Creek Rd	
5	Joseph Wilhelm Outbuildings	1900	11301 Edgewood Rd	1-story frame gabled outbuilding and a gabled frame farm with lower stone level and a concrete silo. The building is significant for its unaltered vernacular construction.
6	John Enneking House (Frank Freedman 1914)	1890	9854 Baughman Rd	L-shape frame gabled farmhouse with aluminum siding and decorative porch. Although the house has been altered, the porch provides a good example of late Victorian vernacular architecture.
7	D. Oyler House	1845	10109 New Haven Rd	2-story frame I-house with aluminum siding. This was the home of English born farmer David Oyler and remained in the family until the mid-1880s. This building is important to the local history of Crosby and Harrison Townships.
8	Township School	1870	10310 New Haven Rd	This small brick township school is one of three 19 <sup>th</sup> century schools left in the township. The structure probably dates from after the civil war when the Arnold Family owned the land.
9	David Hutchinson House	1870	10614 New Haven Rd	2-story frame gabled I-house with aluminum siding. This was the home of J. Hutchinson in 1847.
10	Governor Looker House	1805	10580 Marvin Rd	Built by New Jersey native Othniel Looker, the only Ohio Governor to serve in the Revolutionary War. The house was dismantled and moved 3 miles from the main intersection of Harrison Pike. The building was completely reconstructed in 1970. The house was to be burned by its owner, but the Village Historical Society wanted to use the

Site Number	Site Name	Year Built	Address	Description
				site for a park or museum. The residential nature of the neighborhood made the move necessary. It is architecturally significant because it is a good example of a simple vernacular frame farmhouse found in the area. The house was entered in the National Register on June 10, 1975. Today the house is open to the public for tours.
11	Anton Miller House	1850	10422 Marvin Rd	A 2-story brick I-house with a 4 bay façade. Joseph Garside who owned the 150-acre farm in 1848 and 100 acres in 1869 probably built this modest 2-story house. In 1884 and 1914, Anton Miller owned the house and land. A stone gabled smokehouse and a modern frame garage are also on the property.
12	Simonson House	1867	9140 Flintwood Rd	Although this house has been altered, it may be the oldest house in the holdings of the prominent Simonson Family who owned approximately 1,400 acres in Crosby and Harrison Townships. Aluminum sidings and dark shutters camouflage the building so it is difficult to determine if this house is the one indicated on the 1869 Atlas belonging to Chas. Simonson.
13	Eighteen Mile House	1835	Located 2 miles southeast of Harrison at Harrison Pike and Patriot Drive	The 2 ½ story brick building was an unusual style for the rural area. This building was an early inn for the Harrison area eighteen miles from Cincinnati along the Cincinnati-Harrison turnpike laid out in 1836. It also served as an early post office and the home of John Bennett, a local politician and lobbyist. Local history holds that Abraham Lincoln stayed at this inn and was visited by Morgan's Raiders during the Civil War in 1863. It was entered in the National Register for Historic Places on October 27, 1975.
14	John McMakin Farmstead	1830	8679 Dry Fork Rd	This Federal Vernacular, 2-story brick I-house marks the farm of the English born John McMakin who owned it in 1847, 1869, and 1884. There are two brick early houses and several modern outbuildings on the farm and a large traverse barn across the road. This house sits on a rise at the junction of old Harrison Turnpike and Dry Fork Rd.
15	Roudebush Farmstead-Sand Hill	1870	8643 Kilby Rd	Italianate stone trim and ornate porches distinguish the house. Hammand Hush Roudebush bought the land in 1859. Shortly after the Civil War, H. Roudebush donated a

Site Number	Site Name	Year Built	Address	Description
				corner of the lot to the local school board. It was entered in the National Register for Historic Places on June 29, 1976. Currently the Park Board owns the house.
16	H.H. Roudebush House	1880	8090 Kilby Rd	
17	George K. Weiss Farmstead	1835	7777 Lawrenceburg Rd	1 1/2 story house with stone walls that are two feet thick. This fine example of Greek Revival architecture was built as the residence for a lockkeeper on the Whitewater Canal. In 1847, the house belonged to A. Simonson who sold it to George Weiss. The Weiss Family owned the property until at least 1914.
18	Township School	1870	8181 Brooks Rd	This one story structure is very similar to the other two 19 <sup>th</sup> century schoolhouses built in Harrison Township. This school is located along a winding wooded rural road that runs south to the boundary of Whitewater Township.

Source: Cincinnati Preservation Association. Cincinnati, OH.  
Miami Purchase Association for Historic Places. (1987). Historic Hamilton County, Ohio. Cincinnati, OH.  
Miami Purchase Association for Historic Places and Hamilton County Department of Community Development. (1991). Historical Inventory of Hamilton County, Ohio: A Historic Survey of 42 Suburban communities. Hamilton County Board of County Commissioners. Hamilton County, OH.

Prepared by: Hamilton County Regional Planning Commission. August 16, 2000.

## TRAFFIC IMPROVEMENT PLAN

### EXISTING CONDITIONS

I-74 is the principal western traffic carrier in the County linking Indianapolis, southeast Indiana, and western Hamilton County with I-75 and downtown Cincinnati. According to the Hamilton County Thoroughfare Plan Update, 1993, traffic projections for the year 2010 indicate that volumes on I-74 will increase from 25% to 60%. This will have the effect of causing some road segments to operate at or over capacity. Harrison Avenue, New Haven Road and Dry Fork Road are identified as minor collector roads.

As forecasted in 1993, traffic congestion at the I-74 New Haven interchange and at the Dry Fork interchange is present now. Studies have been undertaken to identify alternatives to alleviate that problem.

Proposed improvements for the New Haven ramp project have been submitted to Ohio Department of Transportation (ODOT) for funding. Ohio Kentucky Indiana Regional Council of Governments (OKI) has ranked it as a Tier II project which refers to projects that are currently being studied, and which ODOT may fund in the future. The proposal consists of the widening of the New Haven Road Bridge over I-74 to six lanes. It includes the (1) widening of interchange off-ramps to provide double left-turn lanes and a separate right-turning lane, (2) turns from New Haven Road, (3) widening New Haven Road to a five-lane road between Harrison Avenue and Carolina Trace Road by adding one lane between Harrison Avenue and I-74, and (4) generally widening to three lanes between I-74 and Carolina Trace. The projected length would be 0.9 mile. Total cost of the project is \$10,259,995.

The 1994 Hamilton County Thoroughfare Plan<sup>8</sup> identifies a hierarchy of streets and specifications based on volume of traffic to provide for the easy and safe displacement of vehicles and people in the County. Harrison Township's main streets are part of this plan.

The Hamilton county Thoroughfare Plan identifies these main streets in Harrison Township and its immediate vicinity as:

#### **State Roads** (Right-of-Way 120' – 100')

- Highways: I-74

#### **County Roads** (Right-of-Way 120' – 100')

- Minor arterials (Right-of-Way 100') – Harrison road, New Haven Road (from Harrison Road to Carolina Trace), Dry Fork Road
- Local collectors (Right-of-Way 80') – Carolina Trace, Biddinger Road, New Biddinger Road, Lees Creek Road, Edgewood Road, Dick Road, Baughman Road, New Haven Road (from Carolina Trace to Dry Fork Road), Marvin Road, Brooks Road, Lawrenceburg Road, Kilby Road, Dry Fork Road, Patriot Road, Simonson Road

#### **Township Roads**

- Flora Road, Hopping Road, Starspray Drive, Sugardale Drive, Farmland Drive

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<sup>8</sup> The Hamilton County Thoroughfare Plan consists of a Map adopted by County Commissioners in 1994.

**Private Roads**

- Deer Trace Lane, Carolina Ridge, Valley Creek Drive, Walking Fern Drive, Deer Trail Drive, Hickory Valley Lane, Mockernut Drive, Kingnut Drive, Derby Boulevard

The maintenance and improvement of the roads is the responsibility of different institutions, depending on the type of roads, namely, the State of Ohio (ODOT), the County Engineer's Office, the Township and/or the homeowner's association or individual homeowner. The Township is responsible for maintenance of 3.7 miles of local roads.

**Public Transportation**

Queen City Metro provides public transportation connecting Harrison to downtown Cincinnati. There are two park-and-ride locations: Harrison Centre at 10515 Harrison Avenue with 72 spaces serviced by Route 52, and The Plantation at 9660 Dry Fork Road with 150 spaces, serviced also by Bus Route 52. (See Map 6)

**Insert Map 6, Existing Traffic Conditions**

## RECOMMENDED ACTIONS

Street and transportation improvements will require further study and detailed engineering analysis to determine whether the benefits derived by the improvements outweigh the impacts that may result. The traffic improvement plan represents short-term solutions to Harrison township's traffic problems. The recommendations presented are the best available solution at this time without the benefit of such a detailed analysis

Recommendations for the Harrison Township Traffic Improvement Plan are based on residents' comments, field survey, traffic accident reports and analysis of circulation patterns (see Map 7).

### Traffic Improvement

- Prepare a Traffic Improvement Plan<sup>9</sup> that includes:
  - Intersection/signage improvement on Carolina Trace at New Haven Road, Baughman Road at New Haven Road, Dry Fork Road at Harrison Road, Simonson Road at Harrison Road.
  - Extend Dry Fork Road from I-74 to Simonson Road (new road and realignment of intersection)
  - A pull-off lane for Metro buses (Dry Fork Road between New haven Road and Enterprise Drive).
  - Identification of multi-use trails.
  - Identification of scenic roads.
- Recommend that Township officials:
  - Pursue traffic studies to address safety issues along Carolina Trace (between new Haven Road and Marvin Road) and Kilby Road (between Campbell Road and the corporation line).
  - Evaluate results of engineering studies for New Haven Road and Dry Fork Road initiated by the County Engineer.
  - Form a city-township committee for cooperation on traffic solutions.
  - Encourage connectivity between subdivisions whenever possible to limit the traffic on collector roads.
  - Request the County Engineer to update the County Thoroughfare Plan according to Harrison Township' Traffic Improvement Plan.

### Public Transportation

- Support Metro Bus operation in the Township:
  - Request SORTA to consider:
    - Adding a pull-off lane for Metro buses (Dry Fork Road between West Road and Enterprise Drive).
    - Adding additional pick up points for passengers in the Township.
    - Adding additional Park-n-Ride sites in the Township.
  - Collaborate with Dearborn County and the City of Harrison for the financial support of the express bus service route that connects this area to Downtown Cincinnati<sup>10</sup>

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<sup>9</sup> The Planning Committee prepared the Traffic Improvement Plan. It has been presented for Township approval.

<sup>10</sup> As of September 19, 2000 the bus fare was increased \$0.50 for a total of \$2.00 to cover the expenses generated by the operation of the express bus route from Harrison to Downtown Cincinnati. Source: The Cincinnati Enquirer "Fare Hike Saves Bus" by Robert Anglen.

- The Township in conjunction with SORTA and the County Engineer's Office should develop a public campaign to create awareness of alternate routes to divert traffic from residential areas.

#### **Road Maintenance**

- Automate the Township's methods for inspection, notification and record keeping of road and sidewalk maintenance.

**Insert Map 7 – Traffic Improvement Plan Map**

## **ENVIRONMENTALLY SENSITIVE AREAS**

Harrison Township residents expressed interest<sup>11</sup> in protecting the natural resources and environmental characteristics that make this community unique. After thorough consideration the Township's Planning Committee identified three main areas of possible intervention: the flood plain/riverfront district, the aquifer, and the hillsides.

In addition to the land use strategies provided in the land use plan, the Committee drafted zoning regulations to provide enforceable guidelines for the development of the Township's environmentally sensitive areas. The committee recommends the rezoning of the "H" Riverfront District and the implementation of Special Public Interest (SPI) Natural Resource Overlay Districts for Aquifer Protection and for Hillside Protection.

### **"H" RIVERFRONT DISTRICT REZONING**

The "H" Riverfront District is a zoning designation that generally includes both the floodway and floodplain areas. The preliminary recommendations are designed to be consistent with the proposed land use plan and also compatible with adjacent uses. Map 8 shows the recommendations of the committee (see Appendix 3).

### **SPECIAL PUBLIC INTEREST (SPI) DISTRICTS**

The creation of a special public interest district reflects the community's long-range plan for the development or redevelopment of two specific areas. The Harrison Township Planning Committee is recommending that SPI Districts be applied to the aquifer protection area, as well as to the hillsides protection area as depicted in Maps 9 and 10. The SPI Overlay Districts would take the goals identified in the SPI strategies and create regulations or standards for these areas. By using the SPI as a zoning overlay over the aquifer and over the hillsides, the efforts of current residents and Township Officials can be enhanced, and the protection of environmentally sensitive areas can be achieved. The underlying zoning will remain the same. See Appendices 4 and 5 for proposed SPI regulations.

### **REDEVELOPMENT EXCEPTION**

Elimination of the 10 year redevelopment exception would require that the standards in the current Hamilton County zoning code be met in the event of:

- New development.
- Redevelopment which calls for the construction of a new building.
- Redevelopment which calls for the expansion or addition to an existing building.

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<sup>11</sup> Harrison Township Comprehensive Plan Community meetings: November 1999 and February 2000

**Insert Map 8 – Proposed “H” Riverfront District**

**Insert Map 9 – SPI – NR: Aquifer Protection Study Area**

**Insert Map10 –SPI – NR: Hillside Protection Study Area**

## **WATER AND SEWER**

### **WATER SERVICE**

#### **Overview**

Several public systems and many private methods provide water service to the residents of Harrison Township. These systems and methods have one thing in common – with the exception of rainwater collection, all the water comes from the Great Miami Buried Valley Aquifer. The three public systems include the City of Harrison, Cincinnati Water Works and the Southwest Regional Water District. Private methods include the Harrison Township Water Corporation, individual wells, and rainwater collection cisterns.

#### **Public Water Supply**

Large portions of both Harrison Township and the City of Harrison are situated over the Great Miami Buried Valley Aquifer (see Map 9). This abundant water supply enables the City of Harrison to provide public water to residents and businesses located within the City boundaries. The City has recently acquired a new well-field that will have up to five wells located off North State Street, in Dearborn County, Indiana, and is planning to expand capacity considerably. The city requires annexation of property in the Township before it will extend the water supply.

Residents of Harrison Township currently get water from different providers (see Map 10). Harrison Township Water Corporation, a private company in the northern part of the Township, contracts with the City of Harrison Water Services, which draws water from the aquifer for distribution to households and businesses. This company will transfer ownership to the City of Harrison by the end of 2000. The Southwest Regional Water District (Butler County) services the northeastern area of the Township. Again, the source of water from the Southwest Regional Water District is well-fields over the aquifer.

An east central area and, as of September 2000, the entire southern portion of Harrison Township falls within the jurisdiction of the Cincinnati Water Works (CWW). The source of water provided by CWW is the C.M. Bolton plant, a well-field located over the aquifer in Butler County.

CWW proposes to supply water to Harrison Township within the next two years via two twelve-inch mains approaching from the northeast, along New Haven and Dry fork Roads, and from the southeast, along Harrison Avenue. Approximately 66% of households in Harrison Township currently use public water.

#### **Private/Individual Water Supply**

The remaining areas not serviced by the public water system obtain water from private, individual water wells or through the collection of rain water through cisterns. About 650, or 34% of all residences, use these methods for water provision.

#### **Summary**

- Public provision of water supply for the entire Township is not likely to be available for the next several years.
- There are potential health concerns over lots containing both water wells and private individual sewer systems in close proximity.
- The Great Miami Buried Valley Aquifer, the main source of water for the region, may become polluted if preventive measures are not taken.

**Insert Map 11 – Harrison Township Existing Water Service Areas**

## **SEWER SERVICE**

### **Existing Conditions**

There are currently no domestic sewer lines available in Harrison Township. Septic tanks and field lines, or aerobic onsite systems are used for treating domestic raw sewage (See Map 12). About 65% of all residences in Harrison Township are served by mechanical and non-mechanical septic systems, of which around 57% are mechanical systems<sup>12</sup> and 43% are non-mechanical<sup>13</sup>.

Four mobile home parks, containing a total of approximately 680 housing units, or about 35% of all Harrison Township residences, have package treatment plants operated by the owners or owners' associations.

The possibility of sewer line extension to Harrison Township over the next twenty years has been studied in two plans: the Metropolitan Sewer District's "QUEST" Plan, and the Western Hamilton County Collaborative Plan (WHCCP).

According to the Metropolitan Sewer District (MSD) Quest Plan, sewer lines are considered for expansion within the next 20 years to most of the northern part of the Township and in the southeast portion of the Township along Kilby Road. However, the WHCCP recommends a more restricted sewer expansion area (see Map 13).

### **The Future**

The Harrison Township Planning Committee's recommendation to encourage single family "A" and rural residential "AA" zoning in residential areas in the Land Use Plan more closely matches the WHCCP for sewer infrastructure expansion. However, the cost of extending sewers with these low densities may prove to be prohibitive.

### **Potential Environmental Impacts of Development**

The challenge for Harrison Township over the next twenty years will be to balance its desire for low-density residential development which is likely to be unsewered, with its goal of protecting the aquifer. On the other hand, lower densities do imply less impervious surface development, which could help to sustain the aquifer.

Nevertheless, human waste can and will pollute the underground water if improperly treated through failing septic systems, or if a residence is located over soils that are inappropriate for percolation. Additionally, high concentrations of onsite systems can affect water quality even when functioning properly. The key to obtaining safe service through onsite septic systems is proper maintenance and location.

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<sup>12</sup> Mechanical systems (also known as aerobic systems) are defined as systems that make use of a combination of biological and physical processes, utilize tanks, pumps, blowers, rotating mechanisms and/or other mechanical components as part of the overall system.

<sup>13</sup> Non-mechanical septic systems (also known as leach-field or leach-line systems) are natural systems that utilize soil as a treatment and disposal medium, which typically includes subsurface infiltration.

**Insert Map 12 – Harrison Township Existing Sewer Service Areas**

**Insert Map 13 – Metropolitan Sewer Department “Quest” Plan**

## **Public Health**

To maintain public health standards for individual households and neighborhoods, in particular those having concentrations of aerobic systems that are prone to failure unless carefully maintained, presents another challenge.

Guiding the location of new housing and business, and close cooperation with the Health District will help to maintain public health standards. In addition, collaboration with the Health District will ensure that standards are met, and that property owners receive education concerning the methods and practices for maintaining private septic systems, as well as the health and financial consequences of poor maintenance.

## **Recommended Actions**

- Adopt an SPI-NR Aquifer Protection Overlay District to maintain the quality of water in the aquifer.
- Collaborate with the City of Harrison in the protection of the common water supply: the Great Miami Buried Valley Aquifer.
- Partner with Hamilton County General Health District (HCGHD) to conduct public education on best practices to avoid pollution-producing activities over the aquifer.
- Partner with Soil and Water Conservation District to develop strategies for protection of rivers and streams.
- Encourage extension of piped water supply in the township where possible.
- Evaluate the pollution and health risk potential on sites where both private well and septic systems are present.
- Form a City/Township committee to study and propose alternatives for public water extension without an annexation requirement.
- Partner with HCGHC to conduct public education for proper maintenance of individual septic systems and best practices to avoid pollution.
- Partner with MSD to consider alternative waste treatment methods in areas with concentrations of mechanical (aerobic) septic systems.
- When updating the Harrison Township Land Use Plan consider residential densities in relation to future waste treatment needs.

# COMMUNITY HOUSING

## OVERVIEW

The vision of the Planning Committee, the Township Trustees and the citizens of Harrison Township includes planning not only for an increase in residential construction and occupancy in the Township, but also for a substantial change in the housing “mix”.

During the planning process, concerns were raised over:

- Increased in-migration of new residents to the area, with few controls over the type and pattern of housing.
- Lack of affordable and suitable housing for the elderly in Harrison Township.
- The over-representation of mobile home units in the total housing stock.

Harrison Township derives more than 60% of its operating revenue from property taxes. As part of its economic and service improvement strategies, the Township wishes to expand its stock of higher-cost housing and diminish the share of lower cost housing in its inventory.

Historically, mobile home housing units in the Township have represented just over 43% of the total, while the average share of this type of housing for communities west of the Great Miami River in Western Hamilton County is only 25%.

**Exhibit 11  
EXISTING HOUSING STOCK AND CURRENT CONSTRUCTION, 1990 AND 2000  
HARRISON TOWNSHIP AND CITY OF HARRISON**

JURISDICTIONS	TOTAL HOUSING UNITS	Population Estimate	Persons per Household	Single Family		Multi-Family		Mobile Homes & Other		Total Multifamily	
				Number of Units	Percent of Total Units	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units
<b>Housing Stock in 1990 (Census)</b>											
Harrison City	2,662	7,520	2.8	1,971	74%	642	24%	49	2%	691	26%
Harrison Township	1,691	4,625	2.7	913	54%	44	3%	734	43%	778	46%
<b>Total:</b>	<b>4,353</b>	<b>12,145</b>	<b>2.8</b>	<b>2,884</b>	<b>66%</b>	<b>686</b>	<b>16%</b>	<b>783</b>	<b>18%</b>	<b>1469</b>	<b>34%</b>
<b>Housing Stock in 2000 (Estimate)</b>											
Harrison City	3,025	8,773	2.9	2,127	70%	849	28%	49	2%	898	30%
Harrison Township	1,930	5,404	2.8	1,136	59%	44	2%	750	39%	794	41%
<b>Total:</b>	<b>4,955</b>	<b>14,177</b>	<b>2.8</b>	<b>3,263</b>	<b>66%</b>	<b>893</b>	<b>18%</b>	<b>799</b>	<b>16%</b>	<b>1692</b>	<b>34%</b>
<b>Change 1990-2000</b>	602	2,032	--	379	--	207	--	16	--	223	--
<b>Percent Change 1990-2000</b>	12%	14%	--	12%	--	23%	--	2%	--	13%	--
<b>Under Construction or Permitted, 2000</b>											
City of Harrison	489			269	55%	220	45%	0	0%	220	45%
Harrison Township	4			4		0		0		0	
<b>Total Estimated Housing Stock, 2000</b>	<b>5,448</b>	<b>14,177</b>	<b>2.8</b>	<b>3,536</b>	<b>65%</b>	<b>1,113</b>	<b>20%</b>	<b>799</b>	<b>15%</b>	<b>1,912</b>	<b>35%</b>

Source: US Dept of Census, 1990; Hamilton County Regional Planning Commission

According to the County’s residential building permit reports, however, the share of mobile homes has decreased (1990-2000) to 39% of the total housing stock. This is not because of a

decrease in the numbers of mobile homes: it is because of an increase in traditional single-family homes (see Exhibit 11). This is the trend that Harrison Township residents wish to encourage and promote.

### **HOUSING CHARACTERISTICS: 1990-2000**

In 1990, there were 1,691 housing units in Harrison Township. Fifty-six percent, or 913, of these units were single-family detached homes, a percentage that was very similar to that of the County (approximately 54% of its housing stock). In 2000, it is estimated that there are 1,930 housing units in the Township, of which 59%, or 1,136, are single-family detached homes.

According to the 1990 Census, the rate of owner-occupancy in Harrison Township was 90%. This was considerably higher than in the County overall (55%) and also higher than other communities in Western Hamilton County (average 82%).

Since the amount of multi-family housing in the Township has not increased over the decade, it is likely that the rate of owner-occupancy in Harrison township has again increased in the period between the 1990 and 2000 Censuses. If so, this would follow the trend from 1980-1990, when the percentage of renter occupied units decreased from 10.4% to 7.5%.

In summary, Harrison Township's housing stock is dominated by owner-occupied homes, whether these are traditional single-family units or mobile homes on rented lots. The only significant change in the supply of multi-family housing has been occurring in the City of Harrison.

Currently, there is no existing housing in either jurisdiction that is targeted specifically for seniors. It is said that many lower income seniors live in mobile home parks, of which there are several in the City and Township. In the City of Harrison, one 36-unit condominium complex targeted towards seniors is under construction.

Finally, vacancy rates in 1990 were 3.2% for the City of Harrison and 2.7% for Harrison Township. This means that there was insufficient housing supply at that time. A vacancy rate of 5% of total stock is usually considered desirable as allowing a healthy range of choice for prospective homeowners and renters. Current vacancy rates will not become available until 2001, or 2002, when the Bureau of the Census issues the new Housing Census.

### **FUTURE NEEDS**

Because of the special position of Harrison Township as an unincorporated entity surrounding and encapsulating a small, densely populated urban core (City of Harrison), it makes sense to look at the two jurisdictions together when considering future housing needs and demands. Combined, the City and Township of Harrison have a mixture of different housing types which currently provides opportunities for a variety of income groups.

In the future, planning and economic growth initiatives generated by the City and Township of Harrison will, if successful, generate a high rate of demand for various types and levels of housing in and near the two jurisdictions. At the same time, natural family formation processes and other demographic processes (e.g. aging of a section of the population) will generate additional housing demand, as will on-going in-migration from other areas.

It is important to ensure that satisfaction of locally generated need and demand for suitable housing does not get pushed aside<sup>14</sup> because of demand from incoming population arriving to work in the jurisdictions. Therefore, it will be advisable for both City and Township to work closely together to ensure that housing supply is coordinated with potential housing demand, providing a range of housing in the community.

## **HOUSING SUPPLY AND DEMAND**

### **Supply**

The Harrison Township Planning Committee recommends six sites to be designated in the Land Use Plan as either “Rural Residential” or “Single-Family Residential”. These sites would be capable of supporting additional residential construction (see Map 4). Both types of residential uses called for are low-density single-family housing (minimum lot size one acre and 20,000 sq. ft. respectively, according to the underlying zoning district).

The analysis given in Exhibit 12 shows that, with the proposed land use and zoning, these areas would be capable of supporting an additional 3,800 – 4,500 single-family units at 50% - 60% buildable land. Note that these assumptions may be high, given housing that already exists on the sites and steep slopes on some sites. However, at the rates given, potential housing exceeds the additional housing need forecasted in the WHCCP to the year 2020 (2,846 units).

In order to estimate potential for new housing in the City of Harrison, data such as the following would need to be supplied:

- Number of potential redevelopment sites.
- Number of infill/vacant sites.
- Potential conversions of commercial buildings to residential use.

### **Demand**

Housing demand varies according to a number of factors such as:

- Changes in the number, size and composition of households.
- Changes in the existing supply of housing.
- Changes in vacancy rates.
- Changes in peoples’ ability to pay for housing.

It is also important to note that housing demand can rise, even if the population is declining, due to changes in the size and composition of households.

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<sup>14</sup> This can happen when an excess of demand over supply pushes up housing prices and makes home purchases unaffordable to local young people and elders.

**Exhibit 12**  
**POTENTIAL FOR NEW HOUSING IN HARRISON TOWNSHIP**

Harrison Township Comprehensive Plan: Zoning and Potential Housing Supply, 2000-2020

Site #	PROPOSED LAND USE	AREA (sq.feet)	ACRES	Zoning	Minimum Lot Size	Alternative 1: POTENTIAL UNITS (50% Buildable)	Alternative 2: POTENTIAL UNITS (60% Buildable)
1	Rural Residential	2,078,478	48	AA	43,580	24	29
22	Rural Residential	38,714,553	888	AA	43,580	444	533
1	Rural Residential	160,079,006	3,673	AA	43,580	1,837	2,204
	<b>Rural Residential Total</b>	<b>200,872,036</b>	<b>4,609</b>	<b>AA</b>	<b>43,580</b>	<b>2,305</b>	<b>2,766</b>
2	Single Family	21,625,643	496	A	20,000	541	649
3	Single Family	6,353,072	146	A	20,000	159	191
11 & 12	Single Family	31,581,220	725	A	20,000	790	947
	<b>Single Family Total</b>	<b>59,559,935</b>	<b>1,367</b>	<b>A</b>	<b>20,000</b>	<b>1,489</b>	<b>1,787</b>
	<b>Total Potential New Housing</b>	<b>260,431,971</b>	<b>5,976</b>	<b>--</b>	<b>--</b>	<b>3,794</b>	<b>4,552</b>
	<b>Harrison Township: Total New Housing Demand Forecasted by WHCCP, 2000-2020 =</b>					<b>2,846</b>	<b>2,846</b>

Source: Hamilton County Regional Planning Commission

Note: Site Numbers in Column 1 refer to the Recommended Land Use Plan Map.

Since the results of the 2000 Census have not yet been issued, information on households and incomes is lacking. Current construction has therefore been taken as a proxy for housing demand: in the City of Harrison, 489 units of housing are currently permitted or under construction. Assuming a three year time span to complete construction, an average of 163 units per year are being added to the City of Harrison's housing stock. In Harrison Township, an average of 23 housing units per year over the last 10 years has been constructed, giving a total of approximately 186 new residences a year added to the housing stock in both jurisdictions. Housing demand in the Township and City is therefore currently running at 180-200 units a year.

Economic development projects can and will change the current market demand picture. If, for example, a proposed economic development in Harrison Township creates an additional 1,700 jobs over (let us assume) the next five years, and (again let us assume) that 50% or 850 of these workers wish to locate in Harrison City or Township, this would create a need for about 170 new houses a year. The pace of current construction could deal with this demand, however it would displace local demand and possibly push the cost of housing up.

More information is needed before a detailed analysis of likely future housing demand can be completed, and this would be the largest component of a Housing Plan for Harrison Township and the City of Harrison. Most of this information can be obtained using data from the 2000 Census, when the results are released.

### SENIOR HOUSING

Harrison's residents are aware that the special needs of the aging population of their community are not currently being served. The community is concerned with the idea of elderly residents moving out of the Township due to the lack of senior housing alternatives. Residents of the City of Harrison share these concerns, according to their Comprehensive Plan.

Analysis shows that the alternative most likely to address needs for senior housing in both Harrison Township and the City of Harrison would be the provision of housing in the form of a retirement development that offers a range of options from independent living, to assisted living, to end-of-life care. This recommendation is based on a preliminary projection of the senior

population in both jurisdictions from 2000-2005, prepared by the Hamilton County Regional Planning Commission (see Exhibit 13).

The analysis and forecast of potential need for specialized housing for the population segment aged 65 and over in both the City and Township of Harrison shows that a sharp increase in the population aged 80 and over should occur between 2000-2005. By 2005, the two jurisdictions are likely to see 900-1000 citizens surviving well into their eighties. This increase in the age 80+ population is also a national demographic trend.

By contrast, during the period 2000-2005, the population cohorts aged 70-79 are projected to decrease slightly, which means that later on, as this cohort gets older, and becomes the 80+ cohort, the number of persons aged 80+ will also decrease slightly to a level of around 800-900 from 2005-2020, before increasing again by 2025.

Because the projection shows such an increase in the number of seniors aged 80 and over in both jurisdictions over the next five years, any senior housing development should be developed with the special needs of this “fragile” age cohort in mind. Persons in the age 80+ category are not very likely to move away from the community for retirement purposes, unless they are forced to do so.

**Exhibit 13  
HARRISON TOWNSHIP AND CITY OF HARRISON  
SENIOR POPULATION FORECAST 1990-2005**

HIGH FORECAST					LOW FORECAST				
Age	1990 Persons	2000 Persons	2005 Persons	Change 2000-05 Persons	Age	1990 Persons	2000 Persons	2005 Persons	Change 2000-05 Persons
Age 65-69	441	388	477	89	Age 65-69	441	388	476	89
Age 70-74	288	420	383	-36	Age 70-74	288	418	381	-37
Age 75-79	218	420	412	-8	Age 75-79	218	417	407	-10
Age 80-84	124	270	409	139	Age 80-84	124	267	401	135
Age 85 & Up	62	359	585	226	Age 85 & Up	62	330	539	209
<b>TOTAL 65+</b>	<b>1,133</b>	<b>1,858</b>	<b>2,266</b>	<b>409</b>	<b>TOTAL 65+</b>	<b>1,133</b>	<b>1,820</b>	<b>2,205</b>	<b>386</b>
<b>TOTAL 70+</b>	<b>692</b>	<b>1,469</b>	<b>1,789</b>	<b>319</b>	<b>TOTAL 70+</b>	<b>692</b>	<b>1,432</b>	<b>1,729</b>	<b>297</b>
<b>TOTAL 80+</b>	<b>186</b>	<b>629</b>	<b>994</b>	<b>364</b>	<b>TOTAL 80+</b>	<b>186</b>	<b>597</b>	<b>941</b>	<b>344</b>

**Note:** Estimates for 2000 & 2005 are adjusted for net migration at a rate of -10.4 per thousand.

**Source:** Bureau of Census, 1990; The Berkeley Mortality Database, University of California at Berkeley, 2000

Further detailed demographic analysis is not possible at present, since data, such as the number and size of senior households, as well as the type of household and sex of the householder, by age cohort, is not currently available and will have to await the issuance of the 2000 Census Report. This data will be needed to make a more accurate and detailed forecast of potential need among seniors.

Using 1990 Census data as an example of the type of analysis needed; in 1990, 54% of all City of Harrison householders over age 65 were living alone. Eighty-three percent (83%) of these solitary householders were female. Older females living alone are more likely than the rest of

the population to have poverty-level incomes. This means that they would likely need housing subsidies in order to move into a senior housing facility of the type recommended.

A potential strategy for implementing a Senior Housing project is detailed in Appendix 6.

### **REGIONAL HOUSING AND POPULATION FORECASTS**

The only population and housing forecasts that currently exist are those contained in the WHCCP. This Plan calculated a potential rate of growth for Harrison Township given certain assumptions regarding housing densities and the extension of sewers. These figures are shown in Exhibit 14, compared to a calculation of the "Trend"<sup>15</sup>.

The WHCCP forecasted a need for an additional 200 housing units in Harrison Township, every year from the year 2000 to 2010, and then 84 units per year from 2010 to 2020.

The forecasted need for the City of Harrison was 21 additional units per year, 2000-2020. However, as can be seen in Exhibit 14, Column 2, the number of additional housing units in the City of Harrison (this includes units under construction or permitted) has almost reached the forecast for 2020 already. Of course, it must be noted that most of the new construction in the City of Harrison is on land that has been annexed from Harrison Township.

Even so, looking at current construction trends (an average of 186 units per year), the supply of new housing units is falling slightly short of the forecasted need.

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<sup>15</sup> The Trend line is calculated as a rate of growth that is most likely to happen if no further intervention occurs.

**Exhibit 14**  
**POTENTIAL HOUSING DEMAND IN HARRISON TOWNSHIP & CITY OF HARRISON**  
**(Regional Forecasts and Trend)**

IMPACTS BY YEAR AND FORECAST				
HARRISON TOWNSHIP	CURRENT (2000)	WHCCP Cumulative Growth by 2010	WHCCP Cumulative Growth by 2020	TREND Growth by 2020
Population <sup>(1)</sup>	5,404	9,455	11,602	16,172
Housing Units <sup>(2)</sup>	1,930	3,899	4,739	6,527
Total Community Acreage <sup>(3)</sup>	8,950			

IMPACTS BY YEAR AND FORECAST				
HARRISON CITY	CURRENT (2000)	WHCCP Cumulative Growth by 2010	WHCCP Cumulative Growth by 2020	TREND Growth by 2020
Population <sup>(1)</sup>	8,773	9,568	10,447	9,346
Housing Units <sup>(2)</sup>	3,025	2,842	3,186	2,755
Total Community Acreage <sup>(3)</sup>	2,403			

IMPACTS BY YEAR AND FORECAST				
CITY AND TOWNSHIP	CURRENT (2000)	WHCCP Cumulative Growth by 2010	WHCCP Cumulative Growth by 2020	TREND Growth by 2020
Population <sup>(1)</sup>	14,177	19,023	22,049	25,518
Housing Units <sup>(2)</sup>	4,955	6,741	7,925	9,282
Total Community Acreage <sup>(3)</sup>	11,353			

**Notes:**

- (1) Current population data are RPC estimates, based on household size and number of housing units
- (2) Hamilton County Regional Planning Commission, Data Products Center, 2000.
- (3) Hamilton County Auditor, 1999.

**HOUSING QUALITY**

A stated objective of the Harrison Township Planning Committee is to improve the quality of existing and new residential areas. One way this can be accomplished is for the Township Land Committee to review the Hamilton County Subdivision Regulations in the light of the Community Vision.

**FISCAL IMPLICATIONS OF RESIDENTIAL GROWTH**

In general, residential development does not generate sufficient revenue to cover the costs of services supplied by the jurisdiction, except in the case of very high cost housing. This is one reason why local governments also seek commercial and industrial development to boost available funds.

Analysis shows that this would be the case in Harrison Township under the assumptions taken for demonstration purposes in this document (property valuation, number of properties, millage rates, etc.). To date, however, the Harrison Township general fund resources exceed

expenditures by about forty-four cents on the dollar, enabling the local government to fulfill its responsibilities without fiscal problems.

### Revenues

Exhibit 15, “Tax Analysis for New Residential Properties” presents a picture of the type of revenue flow that might be expected from additional residential construction under the lower of the two scenarios (50% buildable land) presented in Exhibit 11. The revenue flows are calculated on an annual basis, assuming current millage rates, current assessment rates (35%), and including both residential property and school taxes. The projected revenue flows would be in addition to current revenues from property and school taxes – they do not include tax revenues currently collected on existing properties.

An assumption has also been made on the average assessed value of properties constructed in areas in the Land Use Plan designated for rural residential and single-family zones. At an average assessed 100% value of \$250,000 per housing unit in the rural residential areas, and \$150,000 in the single-family areas, this assumption is conservative. These assumptions can be varied to produce differing scenarios.

### Exhibit 15 TAX ANALYSIS FOR NEW RESIDENTIAL PROPERTIES (In Accordance with the Proposed Land Use Plan)

Site #	PROPOSED LAND USE	POTENTIAL UNITS (50% Buildable)	Av. Assessed Value (100%) per Unit	MILLAGE (Property)	Total Property tax revenue at 35% of Assessed Value	MILLAGE (Schools)	Total School tax revenue at 35% of Assessed Value	Total Property and School Tax Revenues (Total Potential Units @ 35% AV)	Average Annual School and Property Taxes per Unit
1	Rural Residential	24	250,000	3.74	\$7,804	48.22	\$100,615	\$108,419	\$4,547
19	Rural Residential	444	250,000	3.74	\$145,357	48.22	\$1,874,098	\$2,019,455	\$4,547
1	Rural Residential	1,837	250,000	3.74	\$601,031	48.22	\$7,749,121	\$8,350,151	\$4,547
<b>Rural Residential Total</b>		<b>2,305</b>	<b>250,000</b>	<b>3.74</b>	<b>\$754,192</b>		<b>\$9,723,834</b>	<b>\$10,478,026</b>	<b>\$4,547</b>
11	Single Family	44	150,000	3.74	\$8,641	48.22	\$111,410	\$120,051	\$2,728
3	Single Family	159	150,000	3.74	\$31,186	48.22	\$402,078	\$433,264	\$2,728
2	Single Family	541	150,000	3.74	\$106,155	48.22	\$1,368,660	\$1,474,815	\$2,728
5	Single Family	746	150,000	3.74	\$146,383	48.22	\$1,887,326	\$2,033,709	\$2,728
<b>Single Family Total</b>		<b>1,489</b>	<b>150,000</b>	<b>3.74</b>	<b>\$292,365</b>	<b>48.22</b>	<b>\$3,769,474</b>	<b>\$4,061,839</b>	<b>\$2,728</b>
<b>Total Potential New Housing</b>		<b>3,794</b>	<b>200,000</b>	<b>3.74</b>	<b>\$1,046,557</b>	<b>48.22</b>	<b>\$13,493,307</b>	<b>\$14,539,864</b>	<b>\$3,637</b>

Prepared by Hamilton County Regional Planning Commission

### Costs

Budget analysis shows that Harrison Township currently spends more per residential property (approximately \$304 per household) than it takes in through property taxes (\$176 per household), on average. The new development projections would produce about \$276 in annual tax revenue per household, which is a healthier picture, though still a shortfall. One problem to be noted, when contemplating high-cost residential development, is the likelihood of demand for more services. Judicious fiscal analysis of residential development projects will help to protect the Township from incurring onerous or excessive service costs to sustain the residential areas.

Township expenditures include the following categories: administration, maintenance, fire protection, cemeteries, lighting, parks and recreation, police protection, and roads and bridges.

**RECOMMENDED ACTIONS**

- Partner with the City of Harrison to develop housing strategies that will benefit residents of the Harrison City-Township area.
- Study senior housing market potential within the Township jurisdiction (see Appendix 6 for potential procedure)
- Judicious fiscal analysis of residential development projects should be undertaken to protect the Township from incurring onerous or excessive service costs to sustain the residential areas.

## **COMMUNITY SERVICES**

Harrison Township and the City of Harrison have had a tradition of cooperation in the provision of community services. A description follows.

### **COMMUNITY FACILITIES AND SERVICES**

#### **Fire Protection**

The Harrison Fire Department provides services to both the City of Harrison and the Township. There are two fully equipped fire stations. Station 56 located at 200 Harrison Avenue and Station 57 at 1025 West Road. The Fire Department has 16 full-time paid firefighters, 36 part-time firefighters and emergency medical technicians (EMT's). The City-Township combined fire equipment includes three fire trucks and one ladder truck. A recently passed levy allows the Department to maintain both stations on a 24-hour basis, seven days a week covering 25 square miles.

Emergency medical services for the Harrison Fire Department are assisted by the Western Joint Ambulance District (WestJAD) Paramedics on situations where advanced life support is required. The WestJAD is supported by an approved levy which covers five political subdivisions and four fire departments in western Hamilton County. The Department has four state-of-the-art Rype III Emergency medical Service Squads.<sup>16</sup>

#### **Police Protection**

Basic police protection for the Township is provided by the Hamilton County Sheriff Patrol. Additional police protection is obtained through contract with the Sheriff's office which provides a highly trained officer (second shift hours) who operates a Township owned patrol car.

#### **Trash Collection**

Township property owners contract directly with Rumpke for trash pick up.

#### **Schools**

The Southwest Local School District extends over Harrison Township, City of Harrison, Crosby and Whitewater Townships. Harrison High School located in Harrison Township serves the entire district. The increase in population has had an effect on the school system. In the period 1990-1999 enrollment increased 7.8% going from 4,371 in 1990 to 4,715 in 1998. Southwest Local School district in 1997, reported per pupil spending of \$4,948 and met 10 out of 18 possible academic standards as established by the State of Ohio<sup>17</sup>. The average per student expenditure for public schools in Hamilton County ranges between \$4,948 and \$9,175.

A school levy was passed in 1999 to be used for the construction of additional classrooms. During the year 2000, part of the mineral extraction site Martin Marietta Materials on Pilot Drive was donated to the School Board for expansion of its facilities.

#### **Library**

The Hamilton County Public Library maintains a branch library at the Harrison Community Center. A search for a new regional library concluded with the acquisition of a site on New Haven Road. Funding for the facility was approved in 1998. This new facility, proposed to be approximately 14,000 to 16,000 square feet in size, would serve residents in the northwest portion of the County provide larger collections of all materials, including several personal computers.<sup>18</sup>

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<sup>16</sup> Source: City of Harrison Comprehensive Plan draft. June 2000.

<sup>17</sup> The Cincinnati Enquirer. Michael Hawthorne: "School Report Cards". August 20, 1998

<sup>18</sup> Source: City of Harrison Comprehensive Plan draft. June 2000.

### **Community Center**

Located on 300 George Street, the community center was built and is jointly operated by the City and the Township. It houses the library, meeting rooms, a council meeting room, and a multi-purpose room which hosts senior citizen activities on a regular basis.

### **Harrison Airport**

Harrison Airport, located in the City of Harrison, is owned and operated by Cincinnati State Technical and Community College. The airport is a public use facility which houses fifty (50) aircrafts, mainly belonging to area businesses. The airport is primarily used for flight training. Currently there are no plans for expansion of Harrison Airport but as capacity increases, there may be a need for an extension of services.

### **Medical Facilities**

The Harrison Campus of the Franciscan MediCenter and Children's Hospital Medical Center have combined facilities at a new location on New Haven Road. The Mercy Franciscan MediCenter provides 24-hour year-round urgent care, diagnostic testing, occupational health services, physical therapy and physician offices. Children's Outpatient Harrison services include occupational and physical therapy, pediatric dental services, speech pathology, orthopedics, plastic surgery, and gastroenterology.<sup>19</sup>

Dearborn County Hospital, located in Lawrenceburg (less than 15 miles from Harrison), is a 144-bed medical facility staffed by approximately 122 physicians, 400 employees, and 150 active volunteers. The emergency room is staffed seven days a week, 24 hours per day.<sup>20</sup>

### **Cemeteries**

The township provides perpetual care for Baptist Cemetery on New Haven Road and Woodlawn Cemetery on Madison Street.

### **RECOMMENDED ACTIONS:**

- To expand fire protection in accordance with population growth
  - o Continue to work with the City of Harrison on the provision of public services
  
- To increase police protection
  - o Evaluate police reports every 12 months to see if increase in services should be considered.
  - o Continue to work with the City of Harrison and the County Sheriff in the provision of police protection
  
- To maintain tax base to support neighborhood schools
  - o Identify zone amendments that the township could consider to enable a land use pattern that generates positive cumulative net revenues from new development.
  - o Work with the school district to identify and reserve school sites needed for projected population.

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<sup>19</sup> Source: City of Harrison Comprehensive Plan. Draft. June 2000.

<sup>20</sup> Idem

- o Encourage school site reservations and/or dedications by developers for large developments
- To study potential for natural gas provision in the township over the next 20 years
  - o Initiate informational discussions with Cinergy and other energy providers
- To maintain local roads
  - o [Automate the Township's methods for inspection, notification and record keeping of road and sidewalk maintenance](#)
- To monitor local airport operations to minimize effects of potential noise pollution and public safety on residents
  - o Keep the lines of communication open with the airport officials

## **ECONOMIC DEVELOPMENT**

### **ECONOMIC ACTIVITY**

#### **Overview**

As in previous decades, the economy of the Cincinnati Metropolitan Area remains diversified and well-balanced. Within this balanced economy, however, exist communities that specialize in specific segments or industries. Within the Greater Cincinnati economy, Harrison Township and the City of Harrison continue to play a significant role in manufacturing activities. This is evident through the types of businesses in the area, with major employers such as Cincinnati Inc. and The Campbell Group having a combined total of 1,300 employees. While the types of businesses located in Harrison Township are specialized, the occupations held by Township residents have become less oriented towards manufacturing and more in line with Cincinnati as a whole.

Most of the commercial and industrial developments are located along State Road, Harrison Avenue, Industrial Lane at Campbell Road, Campbell Road, Kilby Road and New Haven Road. Approximately 5% of the township lands are being used for industries (mostly mineral extraction sites) or other commercial/office uses, while 38.5% is being used for agriculture<sup>21</sup>.

As the studies for the Harrison Township Comprehensive Plan were almost completed, a public announcement was made that Ohio and Hamilton County officials had closed a deal with Gap Inc. on August 17, 2000. The project to build a \$113,000,000 distribution center in Harrison Township is expected to create 850 jobs over the next three years. The center will be at I-74 and Dry Fork Road. The state will provide a 10-year, 75% tax abatement for the project and a grant of up to \$1,500,000 to pay for new roads leading to the site. Construction is slated to begin late this year, with completion expected in mid-2002<sup>22</sup>. The development of the Gap project will have a huge impact on the community, the most immediate being infrastructure improvement and change in the rural landscape. In the medium and long term, the impact will be in increased traffic, demand for housing, community services, population and local tax revenues.

#### **Labor Force**

Harrison Township has experienced some major shifts in its labor force. While the trend through the U.S. has shown shrinking manufacturing employment over the past 30 years, Harrison Township has seen an even larger decrease. Over the past 28 years, the percent of persons working for a manufacturing business has fallen, from 42.6% in 1970 to 23.5% in 1990.

In 1970 the labor force of Harrison Township consisted of 725 people over the age of 16, while in 1990 the labor force was made up of 2,294 persons. In 1990, the labor force in Harrison Township made up roughly 49.6% of the population. In 1990 2.8% of Harrison Township residents in the labor force were unemployed, while the number was 2.5% in 1970. The Township has one of the lowest unemployment rates in the County.

Harrison Township has experienced some changes in the occupations of its residents. In 1970 operators, fabricators and laborers comprised 32% of the labor force, while technical sales and administrative/clerical were 20.2%. In 1990, the operators group had decreased its share to 18.6% while clerical and service occupation increased to 34.5%. While the role of these

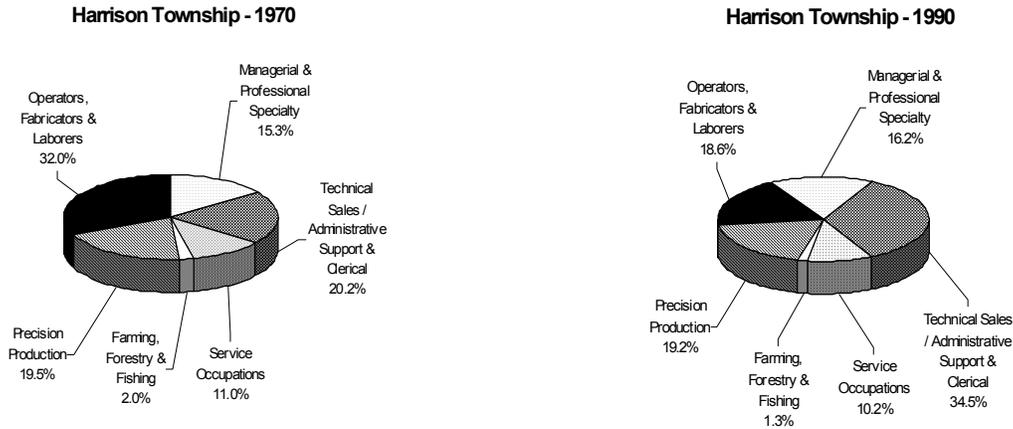
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<sup>21</sup> Source: Hamilton County Auditor's Office via Cincinnati Area Geographic Information System – July 30, 1999

<sup>22</sup> The Cincinnati Enquirer: "Ohio Wins Gap Center", Dan Klepal and Lisa Biank fasig. August 18, 2000. Business Courier "Gap to Build in Harrison Township". August 17, 2000.

occupations has changed significantly, the other occupation sectors remain about constant (see Exhibit 16).

**Exhibit 16  
HARRISON TOWNSHIP OCCUPATION TYPES 1970-1990**



*Source: U.S. Census Bureau  
Prepared by the Hamilton County Regional Planning  
Commission – September 1999*

**Manufacturing**

The business community in Harrison township is dominated by the manufacturing sector, with its largest employer, Cincinnati Inc., in the precision machinery industry. The major industries in the Township provide employment for a total of 870 people (see Exhibit 17). The City of Harrison has a diverse manufacturing base with 1,725 employees. The Campbell Group is the major employer with 600 people in the air compressors industry. In total, seven manufacturers with more than 100 employees are located in the Harrison (City and Township) area. These are primarily manufacturing and wholesale operations.

**Exhibit 17**  
**HARRISON TOWNSHIP LARGEST EMPLOYERS**  
**(50 or more Employees)**

<b>Employer</b>	<b>Product Description</b>	<b>No. of Employees</b>
Cincinnati, Inc.	Presses, Brakes & Industrial Tooling	700
Whitewater Processing Company	Turkey Processing	120
Harrison Ready Mix Concrete	Ready-mix concrete	50
<b>Total</b>		<b>870</b>

*Source: Greater Cincinnati Industrial PinPointer - 1998-2000 Edition*

**Retail**

No significant retail activity occurs within the Township. Most of the commercial activity takes place in the City of Harrison with a few specialty stores in the neighborhood business district downtown, and general retail (car oriented) along Harrison Avenue and the I-74 New Haven Road intersection.

**Valuation**

The change in property valuation is one method of determining the economic strength of a community. If a community experiences rapid investment in real and personal property, the logical consequence for that community is an increase in the tax base and an increasingly favorable financial situation. Over the past 28 years, Harrison has experienced a growing residential tax base.

From 1983 to 1998 Harrison Township experienced an increase of 79% in assessed valuation of residential properties. It compares favorably with the City of Cincinnati's 76% increase in the same period. On the other hand, valuation of other properties including industrial and commercial has been decreasing at a steady pace going from 24% in 1983 to 12% in 1998 (see Exhibits 18 and 19).

**Exhibit 18**

**Exhibit 19**

*Source: U.S. Census Bureau  
Prepared by the Hamilton County Regional Planning  
Commission – September 1999*

## Tax Rate Analysis

Harrison Township is competitive among Hamilton County jurisdictions for both commercial and residential property taxes. In fact, the tax rates for residential, commercial and industrial developments are average in Hamilton County (see Map 14). If compared the tax rates of the communities within the Southwest Local School District<sup>23</sup>, the results are even more favorable for Harrison Township. Harrison Township has a lower residential real property tax rate, a lower commercial and industrial real property tax rate, and a lower personal property tax rate. When combining these three indicators together, the tax rate structure in Harrison Township is the lowest of all jurisdictions in this school district. In addition, while taxes in the Township have fluctuated during the past four years, the net change is not significant (see Exhibit 20).

### Exhibit 20

**Harrison Township and selected communities  
Commercial and Residential Tax Rates  
1990 - 1999**

Jurisdiction	Tax Type		Mills (1) - Effective Rates						
			1999	Percentage Change 1999-1998	1998	Percentage Change 1998-1997	1997	Percentage Change 1997-1996	1996
Harrison Twp	Commercial/ Industrial	Personal	76.74	1.71%	75.45	5.61%	71.44	-0.64%	71.9
		Real	54.75	-5.05%	57.66	7.57%	53.6	-0.09%	53.65
	Residential / Agriculture	Real	46.93	-3.22%	48.49	9.19%	44.41	-0.09%	44.45
City of Harrison	Commercial/ Industrial	Personal	86.06	1.52%	84.77	4.97%	80.76	-0.57%	81.22
		Real	62.39	-5.11%	65.75	6.58%	61.69	-0.05%	61.72
	Residential / Agriculture	Real	53.77	-3.96%	55.99	7.86%	51.91	-0.06%	51.94
Crosby Twp	Commercial/ Industrial	Personal	82.24	1.59%	80.95	5.21%	76.94	-0.65%	77.44
		Real	58.86	-6.06%	62.66	6.93%	58.6	0.26%	58.45
	Residential / Agriculture	Real	49.7	-4.79%	52.2	8.50%	48.11	-0.08%	48.15
Whitewater Twp	Commercial/ Industrial	Personal	83.84	1.56%	82.55	5.11%	78.54	-0.58%	79
		Real	60.51	-5.84%	64.26	6.74%	60.2	1.93%	59.06
	Residential / Agriculture	Real	52.11	-4.63%	54.64	8.09%	50.55	3.27%	48.95
Village of Cleves (in Whitewater)	Commercial/ Industrial	Personal	93.35	1.40%	92.06	1.11%	91.05	-0.50%	91.51
		Real	69.56	-6.34%	74.27	1.64%	73.07	-0.05%	73.11
	Residential / Agriculture	Real	60.13	-4.37%	62.88	3.25%	60.9	0.18%	60.79

Notes: (1) Mills: amount charged per thousand dollars of property

Source: Hamilton County Auditor - Rate of Tax levied on the Dollar for the tax years 1990, 1996-1999

Prepared by: Hamilton County Regional Planning Commission 7/11/2000

<sup>23</sup> Harrison Township, City of Harrison, Crosby Township, Whitewater Township, Village of Cleves

**Insert Map 14 – 1999 Corporation Tax Rate as a Percent**

### **Commercial/Industrial Development**

A driving force behind the success of most communities' economies is the ability to develop a strong business sector component. Businesses provide many of the tax dollars that are used to support the services provided in most communities. Harrison Township is not an exception to this model. An understanding of the business community is essential when planning for the future of the Township.

A list of the industrial and commercial companies in Harrison Township and surroundings can be found in Exhibit 21 and 22 of this document. A list of the companies in alphabetical order or by number of jobs, however, is not enough. It is important to understand the industries and businesses that seem to cluster or group together in an area. Manufacturers and distributors of food and paper, machinery and chemicals have traditionally dominated Harrison's industrial sector. These businesses continue to be important to Harrison Township's economy (see Map 15).

## Exhibit 21

### List of Businesses/Industries - Selected Communities

Address	Company Name	# of Employees	Type of Activities	SIC Code
<b>City of Harrison</b>				
10722 New haven Rd	Alum. Railing & Custom Wood	25	Wooden, Aluminum, Iron Rails	2431
10420 N. State St	Premier Ink Systems, Inc.	25	Water Based Inks & Coatings	2899
320 N. State St	Frank Industries, Inc.	105	Folding Boxes	2657
475 Industrial Dr	Geograph Industries	20	Displays, Exhibits, Interior & Exterior Signs	3993
355 Industrial Dr	Torbeck Industries	65	Materials Handling Equip & Mezzanines	3559
201 Sales Ave	Stelter & Brink Inc.	23	Catalytic & Thermal Fume Incinerators, heat & Fire Equip	3567
200 Sales Ave	JTM Provisions	160	Meat Processing	2011
200 Industrial Dr	Hamilton Foundary & Machine Co.	275	Gray & Ductile Iron Castings	3321
150 Production Dr	Powerex Inc.	22	Air Compressors	3563
100 Production Dr	Campbell Group	600	Air Compressor & Airless Pain Spray Equip, Etc	3563
150 Sales Ave	Coating Systems Inc.	19	Plastic & Protective Coatings	2821
110 Industrial Ln	MII Inc.	150	Gondola & Wall Units Etc	2542
104 May Dr	A & M Soff-Seal Inc.	55	Automotive Rubber Products	3069
124 May Dr	Alliance Knife Inc.	20	Industrial Machine Knives	3423
116 May Dr	Crown Plastics Co. Inc	41	Ultra High Molecular-weight Polyethylene	3089
119 May Dr	Glenmour Co	42	Screw Machine Products	2451
108 May Dr	Ohio Auto Mat. Inc	28	Automotive & Truck Mats & Carpeting	2273
105 May Dr	Pave Prep	15	Highway Paving, Prep Materials	2951
10220 Harrison Ave	Simpson & Sons Inc.	20	Sheet Metal Fabrication & Welding	3444
170 Pilot Rd	CSR American Aggregates	15	Sand & Gravel Processing	3281
<b>Harrison Township</b>				
10964 Campbell Rd	Whitewater Processing Co.***	120	Turkey Processing	2015
129 Derby Blvd	Harrison Ready Mix Concrete***	50	Ready Mix Concrete	3273
7420 Kilby Rd	Cincinnati Incorporated***	700	Presses, Brakes, Shears, Lasers, Ind	3542
<b>Crosby Township</b>				
Padys Run Rd	Albright & Wilson Americas	25	Phosphoric Acid Derivatives & Potassium Phosphates	2819
10860 Padys Run Rd	Delta Steel Corp	75	Reinforcing Steel Fabrication	3441
7466 New Haven Rd	Miami Valley Ready Mix Co	32	Ready Mix Concrete	3273
10740 Padys Run Rd	Ruetgers-Nease Co	15	Sulfonate Acids Surfactants	2819
<b>Whitewater Township</b>				
5425 Kilby Rd	Quickrete Co	40	Ready Mix Concrete	3273
10950 Highway 50	Powell Gravel & Top Soil	40	Gravel Processing	2439
5655 Dry Fork Rd	Robben Mfg	25	Sheet Metal Fabrication & Welding	3444
5555 Dry Fork Rd	Cincinnati Test Systems	60	Pneumatic Leak Testing Equip. & Metal Fabrication	3823
5511 State Route 128	Polycraft Products Inc	30	Aircraft Parts & Urethane Molding	3724
4901 State Route 128	Sharp Machining Inc	15	General Machining Job Shop	3599
10000 Cilley Rd	Bruewer Woodwork Mfg Co	100	Architectural Woodwork & Millwork	2431
4451 State Route 128	Advanced Steel & Metal	95	Steel Cutting, Sawing, Punching	2759
10040 Cilley Rd	Stock Mfg & Design Inc	55	Sheet Metal Fabrication	3444
5838 State Route 128	Specialty Adhesive Film co	20	Adhesive & Sealant Mfg	2891
5825 State Route 128	Bickers Metal Products Inc	36	Fabrication, Steel Stairs, Structural Steel, Railings	3441
6037 State Route 128	Modern Sheet Metal Works Inc	20	Sheet Metal Fabrication	3444
6024 Hamilton-Cleves Pike	L & L Ornamental	20	Wooden, Aluminum, Iron Rails	3446
5929 State Route 128	Merchandise Inc	20	Ointments	2834
5938 Hamilton-Cleves Pike	Gateway Concrete Forming Svc	60	Bar supports, Spacers, Inserts, Rough Hardware	3272
5927 State Route 128	A-G Tool & Die Co	33	Metal Stamping Dies, Transfer Equip., Ind Machinery	3544
3200 State Line Rd	Baleco International	40	Swimming Pool Equip.	3589
6255 Kilby Rd	Eagle Building Products	100	Wall Sections, Trusses, Floors, Stairs, Etc	2431

Source: Greater Cincinnati Industrial PinPointer: manufacturers directory and locator. 1998-2000 edition

Prepared by: HCRPC, July 2000

**Exhibit 22**

**List of Businesses/Industries Grouped by SIC Code -  
Selected Communities**

Address	Company Name	# of Employees	SIC Code
<b>2000 Food &amp; Kindred Products</b>			
200 Sales Ave	JTM Provisions	160	2011
10964 Campbell Rd	Whitewater Processing Co.	120	2015
<b>2200 Textile Mill Products</b>			
108 May Dr	Ohio Auto Mat. Inc	28	2273
<b>2400 Lumber &amp; Wood Products</b>			
10722 New haven Rd	Alum. Railing & Custom Wood	25	2431
10000 Cilley Rd	Bruewer Woodwork Mfg Co	100	2431
6255 Kilby Rd	Eagle Building Products	100	2431
10950 Highway 50	Powell Gravel & Top Soil	40	2439
119 May Dr	Glenmour Co	42	2451
<b>2500 Furniture &amp; Fixture Products</b>			
110 Industrial Ln	Mil Inc.	150	2542
<b>2600 Paper &amp; Allied Products</b>			
320 N. State St	Frank Industries, Inc.	105	2657
<b>2700 Printing, Publishing, &amp; Allied Industries</b>			
4451 State Route 128	Advanced Steel & Metal	95	2759
<b>2800 Chemicals &amp; Allied Products</b>			
Padys Run Rd	Albright & Wilson Americas	25	2819
10740 Padys Run Rd	Ruetgers-Nease Co	15	2819
150 Sales Ave	Coating Systems Inc.	19	2821
5929 State Route 128	Merchandise Inc	20	2834
5838 State Route 128	Specialty Adhesive Film co	20	2891
10420 N. State St	Premier Ink Systems, Inc.	25	2899
<b>2900 Petroleum Refineries &amp; Related Industries</b>			
105 May Dr	Pave Prep	15	2951
<b>3000 Rubber &amp; Miscellenous Plastic Products</b>			
104 May Dr	A & M Soff-Seal Inc.	55	3069
116 May Dr	Crown Plastics Co. Inc	41	3089
<b>3200 Stone, Clay, Glass, &amp; Concrete Products</b>			
5938 Hamilton-Cleves Pike	Gateway Concrete Forming Svc	60	3272
7466 New Haven Rd	Miami Valley Ready Mix Co	32	3273
5425 Kilby Rd	Quickrete Co	40	3273
129 Derby Blvd	Harrison Ready Mix Concrete	50	3273
170 Pilot Rd	CSR American Aggregates	15	3281
<b>3300 Primary Metals Industries</b>			
200 Industrial Dr	Hamilton Foundary & Machine Co.	275	3321
<b>3400 Fabricated Metal Products Manufacturers</b>			
124 May Dr	Alliance Knife Inc.	20	3423
5825 State Route 128	Bickers Metal Products Inc	36	3441
10860 Padys Run Rd	Delta Steel Corp	75	3441
10220 Harrison Ave	Simpson & Sons Inc.	20	3444
5655 Dry Fork Rd	Robben Mfg	25	3444
10040 Cilley Rd	Stock Mfg & Design Inc	55	3444
6037 State Route 128	Modern Sheet Metal Works Inc	20	3444
6024 Hamilton-Cleves Pike	L & L Ornamental	20	3446
<b>3500 Machining Manufacturers</b>			
7420 Kilby Rd	Cincinnati Incorporated***	700	3542
5927 State Route 128	A-G Tool & Die Co	33	3544
355 Industrial Dr	Torbeck Industries	65	3559
150 Production Dr	Powerex Inc.	22	3563
100 Production Dr	Campbell Group	600	3563
201 Sales Ave	Stelter & Brink Inc.	23	3567
3200 State Line Rd	Baleco International	40	3589
4901 State Route 128	Sharp Machining Inc	15	3599
<b>3700 Transportation Equipment</b>			
5511 State Route 128	Polycraft Products Inc	30	3724
<b>3800 Measuring, Analyzing, Controlling Instruments</b>			
5555 Dry Fork Rd	Cincinnati Test Systems	60	3823
<b>3900 Miscellenous Manufacturing Industries</b>			
475 Industrial Dr	Geograph Industries	20	3993

Source: Greater Cincinnati Industrial PinPointer: manufacturers directory and locator. 1998-2000 edition

Prepared by: HCRPC, July 2000.

**Insert Map 15 – Location of Industries**

## **Competition**

When analyzing the competition of Harrison Township's industrial sector, it would be fruitless to talk in a local or regional context. Many of these companies compete on a national or even international scale for their customers. A more useful discussion centers on the competitive effort to keep these companies in Harrison. This competition comes from communities in the surrounding area as well as communities from other states and even other nations. Harrison Township has an enormous potential for being a good place to locate an industrial business: strategic location, accessibility to a major highway system, tax incentives, accessibility to fiber optic –tier five band width network and land availability. There are drawbacks, however, in the lack of available infrastructure, potential labor force shortage, mobility of employees (public transportation) and housing shortage.

## **Economic Development Programs**

At the current time, Harrison Township has two economic development programs in place: the Enterprise Zone (EZ), and the Foreign Trade Zone (FTZ). Hamilton County also administers other financing programs that can be used in the Township (see Map 16)

### **Enterprise Zone Program**

The Enterprise Zone (EZ) Program is a tool used to encourage economic growth, stimulate new private investment, and create or retain jobs in Hamilton County. An EZ is a designated area in which tax incentives are available to promote business and industrial development. Harrison Township and the Hamilton County Board of Commissioners have established the entire Township as a Non-Distressed Enterprise Zone under the authorization of Ohio Revised Code (ORC) Sections 5709.61 to 5709.69. The zone also includes the City of Harrison, and is classified as a full-authority, non-distressed-based zone under Ohio legislation passed in July 1994.

Under the EZ Program, a portion of the tax on the increase in assessed value resulting from improvements made as part of a project can be exempted from taxation for a maximum period of up to 10 years. Eligible improvements include both real property and new tangible personal property. Taxes on land, or existing property are not eligible for exemption except in special circumstances. Exemptions on existing property are available under special circumstances that involve treatment of environmental contamination or preventing the closure of a large manufacturing facility that has been employing 1,000 or more people.

At the current time, Harrison Township does not have any EZ agreements.

### **Foreign Trade Zone Program**

An area of approximately 160 acres off Simonson Road was designated as a Foreign Trade Zone (FTZ) in December 1999. Foreign or domestic merchandise may be admitted into a FTZ for storage, exhibition, assembly, manufacture and processing without a formal Customs entry, the payment of Customs duties, or the payment of federal excise taxes. Activities that are permitted in General Purpose FTZs include storage, inspection and distribution. Activities such as processing and manufacturing require special permission from the FTZ Board.

**Insert Map16 – Enterprise Zones & Foreign Trade zones**

Communities can benefit from U.S. Foreign Trade Zones in several ways. Economic growth and development are generated because of employment creation and retention. The FTZ program also impacts indirect employment as well, because a business location also creates opportunities for supplier and service providers in the community. A FTZ project can also be used as leverage when a community is trying to attract new businesses and investment into the community. Lastly, communities can also benefit from new or improved infrastructure and an expanded tax-base from higher employment and business opportunities.

### **Other Financing Programs**

There are a variety of other federal, state, and local financing programs available to assist business development projects. The Small Business Administration (SBA) 504 Program, the Ohio 166 Regional Loan Program, and Industrial Revenue Bonds are designed for fixed asset (land, building, fixed equipment) purchases. The SBA Microloan Program is specifically for working capital (inventory, receivables, operating capital) funds. The SBA 7(a) Loan Guarantee can be used for working capital funding or fixed asset funding. All of these programs can be accessed through the Hamilton County Office of Economic Development.

## **RECOMMENDED ACTIONS**

### **Diversify the Township Tax Base**

The industrial sector is a major player in the economy of Harrison Township. The Township can capitalize on the available land for major developments. However, lack of infrastructure can hamper the development in the short term. Key actions to promote economic development to retail, office and industrial users should include:

- Evaluate alternatives and get agreements with providers for the provision of water and sewer to priority commercial/industrial sites.
- Develop and maintain strategic partnerships with organizations and neighboring communities to promote development, retention and expansion of businesses in the Township.
- Request Hamilton Development Company (HCDC) to help:
  - o Promote the location/relocation of high-tech industries to the Township in areas identified in the Land Use Plan (based on accessibility to major highway system, land availability and accessibility to tier five internet network), highlighting the available economic development tools (EZ, FTZ, etc.) (see Appendix No. 7), and the favorable environment to do business.
  - o Develop and maintain a Township web page to provide information to current residents as well as prospective residents or businesses.
  - o Build relationship with property owners, developers and realtors in order to keep a pulse on the industrial/office market (i.e. establish a Business-Calling Program).
  - o Promote economic development tools to all industrial businesses.
  - o Consider clusters and trends within Harrison when attracting and retaining industries.
  - o Keep the lines of communication open regarding redevelopment plans of existing businesses, and find out how the Township may assist.
  - o Prepare a marketing plan for the Township that includes promotion of strengths such as:
    - Excellent accessibility to the Interstate Highway System and to the electronic communication network.
    - Good community services.
    - Lower taxes than other western Hamilton County communities.
  - o Evaluate the impact of development of new businesses or expansion of existing ones in the provision of community services.

- Consider forming an Economic Development Committee with appointees from the City, the Township and the School Board to:
  - o Study the possible areas of cooperation.
  - o Study the possibility of forming a Joint Economic Development District (JEDD) with the City of Harrison.
  - o Encourage the formation of a local Chamber of Commerce.
  - o Jointly promote labor force development.
  - o As needs and economic development collaboration develop, evaluate the possibility of jointly hiring an economic development coordinator.

## **SECTION 4 IMPLEMENTATION**

## **OVERVIEW**

The implementation framework represents public guidelines for Harrison Township. As such, it establishes the Township's positions on a number of issues that face the Community today and which must continue to be addressed during the coming decades. The implementation framework provides guidelines with respect to certain social and economic issues, especially as they affect land use. The plan also serves as an information source for developers, property owners, and the public at large. Finally, the plan provides the basis for future, more specific plans to be prepared as part of the implementation process.

Implementing the Plan requires two essential actions by the Township: first updating the zoning map to correspond to the Land Use Plan Map (See Map 4), and second, responding to the recommendations contained in the plan.

## **PLAN AMENDMENTS AND UPDATE**

The Comprehensive Plan has been developed to provide flexibility so that it will meet the Township's needs for at least a five-year period. The plan requires updating every five years. This update represents a comprehensive revision of the original Plan; it retains certain guidelines and concepts introduced and implemented, but provides a series of new goals and strategies based on the adopted vision. With the adoption of this Comprehensive Plan the next interim update should be completed by 2005. With each update there should be an evaluation as to whether the strategies are working and the extent to which the following update should focus on fine-tuning those guidelines, or whether a comprehensive revision is needed.

The usual process for adoption of a community plan starts with a plan proposal prepared by its Planning Committee. Once the Plan is presented to the community and to Township Trustees in a public hearing, Township officials approve the Plan as presented by the Planning Committee, or suggest modifications to reflect additional community input prior to approval. A Township's approved Plan is then submitted to Hamilton County Regional Planning Commission (HCRPC) for adoption. An adopted Plan by the County's Regional Planning Commission becomes a guideline when reviewing requests for zoning amendments and variances, as long as the Plan is current.

This Plan provides for two types of amendments: corrections, which may occur at any time during the planning period; and the update, which is mandated by HCRPC bylaws to take place every five years.

One of the primary objectives of the five-year update is to provide the community, developers, and individuals an opportunity to review and suggest revisions to the Plan. The five-year updates should be initiated by the Township.

While the Plan has been designed to provide enough flexibility to accommodate some unforeseen events, there are times when an interim amendment may be necessary. Individual property owners or the Township Trustees may request plan amendments.

The following are guidelines for amendment of the plan prior to the mandated five-year update:

### **Special Plans**

The Comprehensive Plan is intended to guide growth on a township basis, with enough flexibility to respond to most local conditions. However, situations will arise in which more specific, localized planning efforts are needed. These special plans may be prepared in

response to the Township's desire to refine the Plan as it applies to a subarea, a major development proposal, or the construction of a major infrastructure improvement.

### **Projections and Assumptions**

The Comprehensive Plan is based on projections of population, household size, and housing units, as well as anticipated employment growth. The Plan relies on forecasts provided by the U.S. Census. Obviously, with the results of the 2000 Census approaching, the Plan may require some adjusting. The Plan is also based on assumptions about trends, such as business/industry location, continuing in-migration from the suburbs and rural areas, and about public investments in infrastructure. Should such assumptions not bear out, again, the Plan must be adjusted accordingly.

### **New Issues**

Occasionally new issues emerge that the Plan does not anticipate, often in response to changes in State or Federal policy. In such situations, the goals and strategies, as well as the Comprehensive Plan, may require revisions.

### **Comprehensiveness**

Although the Plan elements address issues adequately on a township scale, there may be situations in which more detailed analysis is necessary. For example, potential development areas for new housing, or a specific plan for a major industrial development such as the Gap. When such plans are adopted, however, an amendment to the Comprehensive Plan may be necessary.

### **Data Updates**

The many maps and tables that support the Comprehensive Plan are based on the best information available at the time of preparation. This data may change to such an extent as to justify an amendment to the Plan.

## **IMPLEMENTATION FRAMEWORK**

The Planning Committee, in the process of preparing this Plan, developed a vision of what the Township should look like in the future. The Committee also identified major goals and objectives to reach that vision. Finally, the Committee also identified a number of strategies to reach those goals. A lengthy process of reviewing and prioritizing strategies was followed, in the process some strategies were carried out by different players, in some other case strategies were dropped because they were not appropriate anymore, some others stayed as recommendations for future implementation.

In order to facilitate community efforts to implement the recommended actions contained in this Plan, a model implementation framework has been developed outlining steps to be taken at each stage of the implementation process.

Appendix 8 provides a model, summary guideline for implementing various recommended actions that were prioritized by the Planning Committee.

## **FUNDING SOURCES**

The following exhibit lists some of the available financial incentives offered at the Federal, State and local levels. This should not be interpreted as an exhaustive compilation; it is rather an indication of potential sources.

**Exhibit 23  
FUNDING SOURCES**

<b>Program Title</b>	<b>Administering Agency</b>	<b>Incentive</b>	<b>Eligibility</b>	<b>Minimums/maximums</b>	<b>Eligible Activities</b>	<b>Other</b>
Urban Redevelopment Loan Program	Ohio Department of Development	Revolving Loan	Municipalities or designated nonprofit ED organizations	\$5 million maximum	Acquisition and remediation	Available to 24 designated "distressed" urban locations in state
Economic Development Administration Grants	US EDA	Grant	Local governments in counties identified by EDA as economically distressed	Usually range \$500,000 to \$1 million	Remediation and other project costs	
Voluntary Action Program Tax Abatements	Ohio Department of Taxation	Tax Abatement	Owner of property that has received covenant-not-to-sue (CNS)	10 year abatement on increases in value of property resulting from remediation		
Competitive Economic Development Program		Loan	Non-entitlement (CDBG) counties and cities	Maximum \$ 500,000	Property improvements , including remediation	Must meet benchmarks for creating jobs, primarily for low- and moderate-income persons
Community Development Block Grant (CDBG) Funds	US HUD	Block Grant	CDBG Entitlement Communities	\$150,000 to \$5 million	Flexible; usually remediation, site assessment, and redevelopment	Must complete with other city projects for limited pool of funds
Surface Transportation Program Funds (TEA 21)	OKI	Grant	Cities, villages, counties, townships, special districts, state & federal agencies, and nonprofit organizations		Transportation related bicycle, pedestrian, and historic or scenic preservation projects	Must be part of a Long Range Transportation Plan
National Recreation Trails Fund Act (TEA 21)	OKI		Cities, villages, counties, townships, special districts, state & federal agencies, and nonprofit organizations	Up to 50% matching federal funds		
Ohio Main Street Program	Downtown Ohio, Inc.	Technical support	Municipalities, nonprofit organizations, and private companies		Business district revitalization	Must be willing to provide dedicated volunteers and a stable source of local funding for the program
Ohio Department of Resources' Recycle Ohio Grant	Hamilton County Solid Waste Management District	Grant		Up to \$141,000	Recycling, education, and litter prevention programs	RFP due in July, awarded in August
SBA 504 Loan	HCDC	Loan			Land, building machinery and	

<b>Program Title</b>	<b>Administering Agency</b>	<b>Incentive</b>	<b>Eligibility</b>	<b>Minimums/ maximums</b>	<b>Eligible Activities</b>	<b>Other</b>
Ohio 166 Loan	HCDC	Loan			equipment Land, building, machinery, and equipment for manufacturing	
SBA Microloan	HCDC	Loan			Working capital	
Enterprise Zone (EZ) Tax Incentives	HCDC	Tax abatement				
Small Business Development Center	HCDC	Technical assistance				Provides assistance to small businesses
Community Reinvestment Area (CRA) Program	HCDC	Tax Abatement	Municipalities or counties		Building	Must survey the area and find residences and discouragement of new construction and renovation

*Sources: Brownfield Redevelopment Program, HCDC, Greater Cincinnati Chamber of Commerce  
Prepared by: HCRPC, July 2000*