

**Amberley Village**  
**Long Range Planning Committee**  
**Meeting Notes**  
January 5, 2001

**Attendees**

Committee Members: Andy Radin, Andy Young, Bill Leonard, Chuck Kamine, Jon Chaiken, Peg Conway, Scott Wolf, Merrie Stillpass  
Village Manager: Bernie Boraten  
Volunteers: Beth Muething, Jim Rulli  
Guests: Brian Thiel, Ed Hattenbach, Tom Neuman, Police/Fire Chief Jack Monahan, Connie Hinitz, Aaron Freed

**Topic: North Site**

Chair Jon Chaiken read the **background** and a draft recommendation to council regarding the leasing/development of the North Site and asked for members to comment.

**Background:**

Formerly the Amberley Village Swim Club, it is a 27 acre property near the Ronald Reagan Cross-County HWY and Ridge Road intersection. The Village owned property is considered to be a prime economic development opportunity for the Village due to its central location in the region and highway visibility. However, access and economic times are issues. The Village maintenance facility is located on a portion of the site and could be relocated if necessary.

**Discussion:**

Committee Comments:

- Is investing any \$ in the North Site feasible at this time? Is this the right time? If we can market it without investing any \$, then yes, I agree with the recommendation to lease develop.
- If one key user comes around, we want the site ready.
- Hamilton County Dev Corp is not the best choice for helping us market the site, but they can help with advice on tax abatements
- Engaging a broker should be a non-expense to the village. Some brokers have expressed interest. The village has nothing to lose by listing it.
- Regarding posting a "For Sale" sign, the Village could do that, but we would still need services of a broker. There are also short term uses possible as long as there is a traffic solution. Some (Mt Notre Dame, JCC) have expressed interest in sports fields. There is a possible opportunity for a short term, revocable contract.
- We need to get good brokers to participate. We need a good set of infrastructure drawing. There may be need for electrical upgrading. etc.
- Zoning is currently residential (A or B?). Should we be exploring a flexible type of zoning?
- We need to prepare council for the work needed before approaching a broker. Egress is a question. There may need to be a highway interchange created. Interviewing several brokers should provide the Village with insight as to what needs to be done to make the site marketable.
- **To get benefits of being in a "Job Ready Site Program," such as grants, zoning needs to be changed.**

**Action Taken:**

## Recommendation:

**Council should direct the Land Development committee to pursue the leasing/sale of the North Site for development of light industry/office use with an outside professional. The committee recommends**

- **Interviewing several brokers to understand what is needed to make property most competitive for leasing to a developer (e.g. traffic, electrical upgrades).**
- **Utilize staff to prepare materials to help with lease/sale.**
- **Tackle rezoning first (based on professional input) so the site is “project ready”**

## Topic : Amberley Green

Chair Jon Chaiken distributed the following background and draft recommendation to council for the development of Amberley Green and asked for committee reactions.

### **Background and draft:**

## **The Core Conceptual Initiatives (rev1-2-11)**

### **1.) Amberley Green:**

Amberley Green is a 133 acre former golf club that was acquired by Amberley Village. The site is currently open to residents for walking and running, primarily using the old cart paths. Mt. Notre Dame HS refurbished the tennis courts for the home team and can be used by residents in the off-hours. The Long Range Planning Committee (LRPC) is currently working to determine the long term use of the property and agreed at their Oct. 6th meeting that there are four major development ideas with permanent park space running throughout the site that encompass all the ideas below. The committee also felt strongly that the four ideas be interwoven with the core concept of Sustainability and Connectivity that were pulled from the existing LRP guidelines created last year.

The four ideas for the use of the property development area:

- 1. Agricultural:** Organic local food, community based, Cincinnati State, produce sales
- 2. Institutional Campus:** prestigious, AV friendly, ideally a health related research facility employing high salaried professionals
- 3. Lifestyle Housing:** define market for mix of types of Senior living, assisted living, zero lot line/patio, etc
- 4. Town Square/Civic space:** use of existing building as an event center, including a Culinary restaurant/coffee shop, Cincinnati State(?), banquet/meeting area, perhaps an amphitheatre, farmer’s market

### Core Concepts

**Connectivity:** Provides environmentally friendly options for circulation on-site as well as connecting AG to existing neighborhoods and destinations such as French Park, JCC, Village Hall, and religious institutions. The ability to travel safely by foot or bicycle to destinations within a park-like environment, is desired by the active and religious residents.

### **Sustainability:**

A two-part approach to sustainability that encompasses:

1) The Vision for Amberley Village is based on 3 Pillars: Environment, Economy and Community. They are mutually supporting and braided together to create the Vision and help guide future decision making. All decision should take into account both the positive and negative impacts of each Pillars, its Goals and Objectives as a way to enhance and add overall value to Amberley Village

2) Sustainable strategies, practices and design elements need to be utilized in the areas of hydrology, vegetation, materials and health and well-being all contribute to the economic value.

### **Discussion Comments:**

- Should not spell out specific institutions in recommendation
- Should recommendation include any of the materials developed by UC or the WTPD?
- The LRPC previously estimated an allotment of acres to each of the four initiatives. These were not considered in the WTPD or the UC materials. Is the institutional initiative represented correctly in the plans developed by the WTPD or UC projects?
- Should the recommendation include a maximum number of housing units in the residential initiative?
- What term should be used for the residential initiative part of the recommendation? Is "Lifestyle" too limiting? Should we define the housing that narrowly or allow for mixed residential housing?
- Should the recommendation identify areas for development of different initiatives?
- The materials from UC and WTPD provide ideas of how the core initiatives come to life.
- The recommendation should provide priorities within each initiative.
- Institutional initiative should include some formula for income to the Village, e.g. \$ generated per acre, or a % of revenue from the institutional initiative.
- Institution should have few, high salaried employees.
- Protect site lines on Ridge and Galbraith
- Should recommendation lay out proportions for each initiative?
- Civic initiative is really in two parts – one is owned and controlled by Amberley (e.g., amphitheater) and other is controlled by a private enterprise (e.g., Starbucks)
- Regarding timing. If housing begins, then institutions may not follow. Institutional initiative must go before housing can begin.
- The Green needs a good story. We will be competing with major cities all over the country.
- Prioritize the 4 initiatives. Institutional development must precede residential. Housing is not a priority for some.
- Examples of good news to include in the AG story: good location, health focus – agriculture, local restaurants using local produce, sustainable, green – solar.
- Connectivity is key for Amberley. Start now.
- For the community piece, we need to prioritize how to divide up the Amberley controlled versus privately controlled (leased) portions of the civic initiative
- Soil testing indicates pesticides are still present. Need to do spot testing to determine where they are.
- Set aside a minimum amount of property for agricultural and civic.
- We can identify the non-developable areas.
- Agricultural can start right away, possibly limited to a short term contract.

- Civic/town center should be pursued ahead of institution if it is going to include use of clubhouse.

**Action Taken:**

Committee agreed unanimously that the following six initiatives need to be in the recommendation: Institutional, Agricultural, Community/Civic, Connectivity, Sustainability and Residential; More specifics, perhaps a prioritization of the initiatives needs to be developed and included in the recommendation.

**Additional comments from committee and guests on post-it-notes:**

Populations/Populations served by the recommendations

- AG – Jewish Family Service Food Pantry
- Adath Israel already has organic garden
- Other temples – Jewish Food Movement
- JCC – educational program for pre-school, camp
- Families, seniors
- Educational institution – OLLI program through UC just got \$ 1 million grant. Currently offering 18 classes in space at Adath Israel

Land Ownership

- Lease...control the property
- Ownership...lease...Village maintain ownership, especially the green space
- Lease
- If Amberley Village owns the property the developers tax costs may be subject to prevailing wage laws.

Zoning

- Address it now
- Needs to be more flexible
- Get someone in to discuss the options and the pros and cons of different types
- Look at variety of options for mixed use; form based codes?
- P.U.Ds may work well

Timing/Phases of Initiatives

- Institution is key

Financial Implications

- What tools/incentives are in AV's "toolbox" to offer developer or user? We need to have list we can use to be competitive – i.e., tax abatements, etc.
- Has anyone done an analysis to know how many square feet an employee needs? From these we can estimate potential earnings tax revenue.

Implementation Suggestions

- Use only outside "professional" talent
- Must have: 1) sense of place and 2) "good story"
- Form a Community Development Corporation or Community Investment Corporation for oversight

- Engage current institutions regarding connectivity needs
- Developer should use it's expertise as to how much and in what order development occurs
- Geo-thermal concept could be so expensive that a developer will not take the risk

Community Input Suggestions

- Cull through the UC materials and select illustrative images for public presentation
- Discuss broad economic/tax structure and need for revenue source
- Open house presentation, stations manned by committee members, highlight process, recommendations, provide opportunity for comments on flip charts

**Recommendation:**

**Council should pursue development options for the Amberley Green that encompasses the four concept categories of: Institutional, agricultural, civic/community center, and residential use. The categories should be prioritized 1)\_\_\_\_\_, 2)\_\_\_\_\_, 3)\_\_\_\_\_, 4)\_\_\_\_\_ so as to allow for the most community benefit, and based on the following criteria:**

- Connectivity/Community needs to be emphasized
- Institutional is critical because there is a strong need for revenue.
- Sustainability should be emphasized throughout all development and should be part of the "story" that makes AG unique.
- Housing should be for mixed population and not for one aspect of the population (elderly, downsizing only).
- Housing is not the highest priority. Arguably should be pursued only after institutional, agricultural and community/civic initiatives.
- Institution should be ideally in the "health: field (fits with the green, sustainable goals), but no specific institutions should be named in the recommendation..
- Connectivity is a priority for many Amberley residents. Plans for it can begin right away.
- Recommendation should include some of the materials from UC and WTPD.
- Zoning needs to be changed as soon as possible so the site is "project ready".