



APPENDIX B - KEY PERSON INTERVIEW REPORT



Pathfinder Communications Interview

John Dille – Federated Media

Interviewed by James Fausz

- Site has been a radio transmitting facility since 1928
- Call letters (WCKY) stand for Covington, KY
- On clear nights the station can be heard and Europe and Havana
- Original lease with Clear Channel was made in 1995 and renegotiated in 2015
- Thinks AM's viability in the long term is limited
 - That said, as long as Clear Channel wants to operate the station, their company will continue to lease the facility to them
- Believes the station could last 5-10 years in current configuration
- Interested in having the site incorporated as a Phase II recommendation of the overall plan\
- Thinks their proximity to the main site and inclusion in the plan will only benefit their interests in terms of property value
- Are open to the idea of a roadway across site to connect with Prospect Point

Crescent Springs Villa Hills Fire Department Interview Chief Jeff Wendt

- River Ridge Elementary 2nd biggest in the state
- Emergency access plan keeps kids away from the school, back on radio station lot.
- Water pressure at Prospect Point is low (fire hydrants)
 - May want to loop the water line
- The only entrance to Prospect Point is over a dam. If the dam fails or floods over, no other entrance. Another road though the radios station site is desirable.
- Lots of calls to Prospect Point. 5 major fires in 40 years. Built before fire stops.
 - Old houses and wind from river creates risk of a fire that could easily move from home to home
- Lightning strikes at the radio site and trees.
- 1 call per month to the monastery.
- Any type of assisted living will increase calls. However, the department has the staff and equipment to handle each of these scenarios.
- Access through the radio site to Prospect Point is ideal. Connect to either Cliff View, Paddock, or High Knoll.
- Multiple access points to the new development are needed
- Need multiple ways in and out
- Don't want dead ends
- No island beds within cul-de-sacs or traffic circles unless they meet the turning radius of the trucks.
- They already have a 110' ladder truck.
- Anything 4 stories or higher they will need additional staff.
- Water runoff. They get calls on flooded basements in Carpenter's Trace.
- Need for better drainage at valley trails dr and Amsterdam and Rogers and Amsterdam
- Trans Montagne pipeline. The company ran a pig (goes through with a video camera to check the line). The company intends to run fuel to the airport. They will complete the inspection after June.
- Duke energy cavern under Prospect Point keeps 7,000,000 gallons of liquid propane to supplement use during the winter months.
- Noted Sunglow is being used as a traffic cut through



HBA Interview

Brian Miller – Executive Vice President

Interviewed by James Fausz and Emi Randall

- Commercial
 - Lifestyle commercial that's local oriented would likely do well
 - A local restaurant would be good
 - Cited Oakbrook Market locally as a small commercial development that does well
- Residential
 - Ashley's new step down development on Felice Dr. took some time to take off
 - Patio homes could also be an option
 - Should be built in pods that are off of the main drive so people don't drive through these areas
 - Asked if the area would support 500 new units
- Mixed Use
 - Believes 2 stories with apartments on top of commercial would work well
- Other thoughts
 - Anticipates the swale on the northern portion of the site is a "Waters of the US" stream that will be extremely expensive to work around
- Be as flexible as you can be with regulations
 - Design guidelines, not design demands
 - Talk to affluent neighbors that might want to downsize and see what they would want in new housing options
- Idea for request for proposals is questionable

Ameristop Interview

Paul Gabbis

Interviewed by Edward Dietrich and Andrew Videkovich

- Paul has owned the business for 35 years. He leases the space in the building.
- The business is totally self-owned.
- He heard about the Villa Hills SAS public meeting through the newspapers, signs and people talking about it.
- He thinks most of his business comes from locals
- They arrive via cars, walking and biking
- Paul thinks the high volume of traffic during school opening and closing causes people not to stop at his store.
- The expanded development in Crescent Springs did not affect his business
- When Amsterdam was closed his business suffered and it took months to come back.
- The recent recession has hurt his business. The business is just now starting to come out of the down turn the recession caused.
- Biggest challenge is getting people in the store.
- 35 years ago gas pumps were in the plan but city refused. He is glad now; gas pumps are a big hassle and not very lucrative.
- Paul is thinking about expanding into the small space to the east of his store for seating room.
- The small strip center has two vacant stores. One of the stores has had several different uses – meat market, liquor store, real estate office, video store – nothing has lasted very long.
- Hair salon has been in business about as long as the Ameristop
- Paul might expand his coffee operation.
- Paul thinks a similar business to the Ameristop would not work in Villa Hills – not enough demand
- He is not sure if any more commercial would work in Villa Hills
- Paul prefers residential with a small amount for civic space.
- He said commercial was not wanted at his table at the public meeting
- Paul said this was the first time potential development was so well planned in Villa Hills



Kenton County Public Schools Interview

Rob Haney

- New master plan is in progress. There will be new projections when that is complete, approximately 6 months. The previous (current) projections are outdated.
- River Ridge has a capacity of 1200 students, there are currently 900 students enrolled.
- The enrollment at River Ridge peaked in the 1980s when Crescent Springs and Bromley consolidated into this school. Since then it has been declining. The population is aging and hasn't turned over yet.
- No dramatic changes foreseen.
- There is not enough space. It would be nice to have more play space, maybe on the tower site?
- The circulation is on the site works well.
- Improvements to the existing facilities planned, such as roof, mechanical, flooring, moisture issues, etc.
- No plans of changing entrance to the school
- In this area it is hard to predict possible impacts from new homes with private schools being an option.
- The formula for determining how many new students to expect based on a certain number of new houses is outdated and will probably be updated in the master plan as well.
- Turkeyfoot middle school is at capacity.
- Dixie Heights is over capacity.
- Using capacity at river ridge elementary for special programs.
- At peak times they do not think the traffic backs up onto Amsterdam.
- Collins is the gridlock point.
 - Possible roundabout
- Do not use natural areas near study area - always interested in another opportunity.
- No sidewalks along south side of Amsterdam.
- Would like to see pedestrian access from site to the school.
- No plans for new middle school - there is not the financial capacity to build a new school.
 - Could get finances for construction but taking on new operating costs would not be possible.
- The district is working with the existing facilities to accommodate capacity.
- The Board needs a bus lot in the northern part of the county. They currently rent space from Crescent Springs.

Villa Hills Public Works Interview

Derek Yelton

Scott Smith

Interviewed by Edward Dietrich and Alex Koppelman

- Staff of three full-time, one part-time and summer help
 - Would like to return to four full-time, especially with new development
- Public Works Dept has a wide range of jobs
 - Mowing all parks and publicly owned land
 - Maintain local streets
 - Snow plowing
 - Tear out up to 200 yards of streets
 - Contract out – tear out over 200 yards of street and large repaving
 - Clean drains before rain
 - Pick up trash
 - Put up/tear down events
- Often plow state roads if state is late, but not under their responsibility
- Drive every street every day to make sure everything is alright
- Not worried about new development creating too much work, just more work
- Worried about roads – the newest street in Villa Hills failed after one year
- They would be responsible for any public green space in the development
- Concerned about added stormwater runoff – asked if there would be retention ponds
- New development should have two access points
 - Prospect Point only has one access over a dam, fearing if dam gives way residents are trapped



Duke Energy Interview

Brian Weis

Interviewed by Edward Dietrich via email/phone call

- Currently there have been no upgrades or projects in this area for Duke Energy.
- There are no long-term, large-scale (substations, etc.) upgrades or projects scheduled for the area.
- Duke would extend gas mains back the public drive and branch streets to supply each building with services.
- For underground utilities the consumer would pay the difference between running electric above ground and locating electric underground.
- There are no known problems in the area.
- A multi-family residential development is usually supplied utilities via underground trench, called a joint trench. Duke places both gas and electric in the trench and contacts Time Warner and the telephone company to see if they want to put their lines in the trench.
- There is plenty of electric for the development. In terms of gas Duke will probably run an area study to determine if there is enough to supply all the homes. If there is not enough they will make the necessary upgrades.

Madonna Manor Interview**Tim Dressman – Business Development Director****Interviewed by James Fausz and Emi Randall**

- CHI (Manor's parent company) is looking at being in Norton Commons in Louisville as independent living options within a mixed use building
 - 2 acres
 - Retail and dining on 1st floor
 - Apartments on 2nd floor
- Currently Madonna Manor is looking at independent living in Area 2
- There is a potential for assisted living like the Norton Commons example in this study's potential mixed use area
- CHI could be interested in a Home Health office here (approximately 2,000 square feet)
- Zoning concerns for Area 2
 - Need residential for independent living
 - Plan on buying 22 acres (Area 2) next fiscal year
 - All units would be detached in this area because attached units don't sell well

Villa Hills Police Department Interview
Police Chief Brian Allen

- Chief Allen felt that traffic is the biggest issue with the study area
 - Stated the River Ridge entrance is not conducive to school traffic
 - Noted back-ups at Amsterdam road between 815-845am and also in the afternoon when school lets out
 - He talked about heavy traffic at the Collins and Amsterdam intersection
 - Indicated that a police officer conducts traffic control at entrance of the school every day at morning and afternoon times (except when there is inclement weather)
 - Suggested widening Amsterdam road and possibly using a roundabout
- The chief did not think were any problem areas in the or around the study area
 - Typically there are very few if any calls in the area
 - Typically there are no calls related to students hanging out in the area
 - Indicated this was a quiet community
 - Mentioned later that Mary Frank, Sunglow, and Meadow Wood may get more calls. Easy to get in and out of the City from adjacent areas.
- The majority of calls in the area result from theft from cars
 - Most crimes committed are from those coming from outside of the city
 - Crimes are related to those wanting to purchase heroin
 - Overall the city has a relatively low crime rate
 - The site does not exhibit more calls than other areas
 - Thefts usually occur in areas that are easy to get into and out of from outside the city. If thieves go much further into the city they end up getting lost.
- There were some minor differences to police protection based on the three possible development scenarios (inst. Expansion, 250 res. Or 250 res. and mixed use).
 - Believed police protection would be similar in residential scenarios
 - Did not think that mixed use would challenge the department
 - However did mention that the type of small scale commercial could result in the possibility of burglaries (i.e. pharmacy)
 - Expanding of Villa Madonna may require an additional Student Resource Officer
- The chief stated that the road system was adequate
 - He suggested moving the entrance to river ridge closer to the intersection
 - Said the existing bus loop should remain
 - Recommends a couple ways into the new development.
 - He mentioned that residents were using Kenridge and Sunglow as cut throughs
 - Residents want speed humps, the city does not.
 - Funding
 - Snow plow problems
 - Ambulance problems
- There are no neighborhood watch groups in the surrounding areas
- Described residents as active on social media
- Described the Villa Hills as a tight community that is satisfied with what it has
- Felt that apartments would not be appropriate in the area
- If more cars are added, Collins and Amsterdam need improvements

Trans Montaigne Interview

Art Hilton

- Jet fuel line formerly supplied jet fuel to CVG airport
- The line was installed in early 70s and has been idle since 1992
- The line originates at the Trans Montaigne terminal and winds to the airport across rough terrain
- 6" steel coated, cathodic protected pipe, that is approximately 3' underground
- TM has studied the pipe and it appears to be in good shape
 - It is inspected annually
- The school section was not rebuilt after the gymnasium was constructed
- From TM to VMA the line is filled with pressurized nitrogen
 - Helps to stabilize the line, prevents internal corrosion, and reveals if there are any leaks
 - There is nothing in the line from VMA to CVG
 - Beginning of VMA to CVG section from break is west of the pond and south of the school
- No, they do not see anything that indicates concern
- Line was cleared by a PIG and then stabilized by nitrogen
- They have ideas to reactivate line, which are revisited annually
- Currently it does not make financial sense to use the line
 - Money and volume of fuel to CVG are what keeps it idle
- Believes more freight at CVG will lead to increased volume and activation
- Future is potentially to transmit back to TM facility from the west rather than for Jet A to CVG
- Emphasized the line is idle, not abandoned
- Would have to consult attorneys for details on current understanding of easement language
- Believes it is on the sisters or new owner to pay for line to be moved
- Believes parking or roads could go over top the line based on other lines, but not buildings



Villa Madonna Academy Interview

Pam McQueen – High School Principal

Soshana Bosley – Elementary School Principal

Interviewed by Chris Schneider and Ed Dietrich

- The school is Kindergarten through 12th grade and currently has 420 students. Their ideal enrollment would be 520 students.
- The schools long term projection (5-10 years) is to add between 80-100 students. The current building has capacity for that type of increase and would require only interior renovations. Parking for that type of increase is not an issue.
- The majority of school activities take place on the school campus which includes the school building, pond area, and athletic fields along Amsterdam Road.
- There have been minor discussions regarding the construction of a track for their track and field sports. The location of that would be somewhere on their current campus.
- The schools primary concern regarding the potential for development on the site is traffic. Traffic for their school gets congested in the morning and afternoon and would only worsen if the site were developed.
- Residence and guests of Madonna Manor occasionally use their entrance as a cut through to the assisted living facility. This may increase if there is more traffic along Amsterdam.
- The school does not have a bus service. There is no pedestrian access to the school from adjacent neighborhoods. All students are driven or drive to the school.
- About 30% of the student enrollment is residents of Villa Hills. The majority of students from neighboring jurisdictions including Hebron, Covington, Campbell County, Boone County, and Cincinnati. The majority of the student enrollment is Kenton County residence.

Water District Interview

Jeff Schuchter

Interviewed by Edward Dietrich and Alex Koppelman

- There is a 20 inch and a 12 inch main along Amsterdam Road.
- There is a private 6 inch water line along Villa Drive
- They are thinking about taking over the 6 inch water line
- Anytime a development of 100 homes or more is built, a second line – a loop feed is desired
- If they take over the 6 inch line it could serve as the second line
- They like to maintain 30 psi to customers
- With 250 homes they think they can maintain the pressure but they would need to make some field flow tests to make sure.
- PDS requires 500 gallons a minute water pressure for fire flow. With such a large number of homes being considered it might be a problem maintaining this water pressure - they think it will be close
- If a new institutional use goes in back by the existing buildings the 6 inch water line could not handle the extra demand from the sprinkler system. A 12 inch line would have to be put in.
- There will need to be a fire hydrant every 500 feet in the new development
- Developers pay for new water lines and up grades
- The overall property is at a high elevation and the back of the property is higher still. This is one of the reasons why the water pressure is an issue.
- NKWD has always worked out solutions to water supply problems for past subdivision developments. Even if it means up grading a water line.



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APPENDIX C - PUBLIC MEETING 1 RESPONSES



The following response sheet was provided at a public meeting held at River Ridge Elementary on May 9, 2016.

**Villa Hills Study
Meeting Response Sheet**

Thank you for your interest in the Villa Hills Study! We appreciate your attention to this exciting opportunity for our city and look forward to your comments. Please take a few minutes to answer the questions below and either drop them off before the end of the meeting or get them to us via mail or email. Your responses can be emailed to Craig Bohman at cbohman@villahillsky.org or mailed to the address below. **Please return your responses by May 19th.**

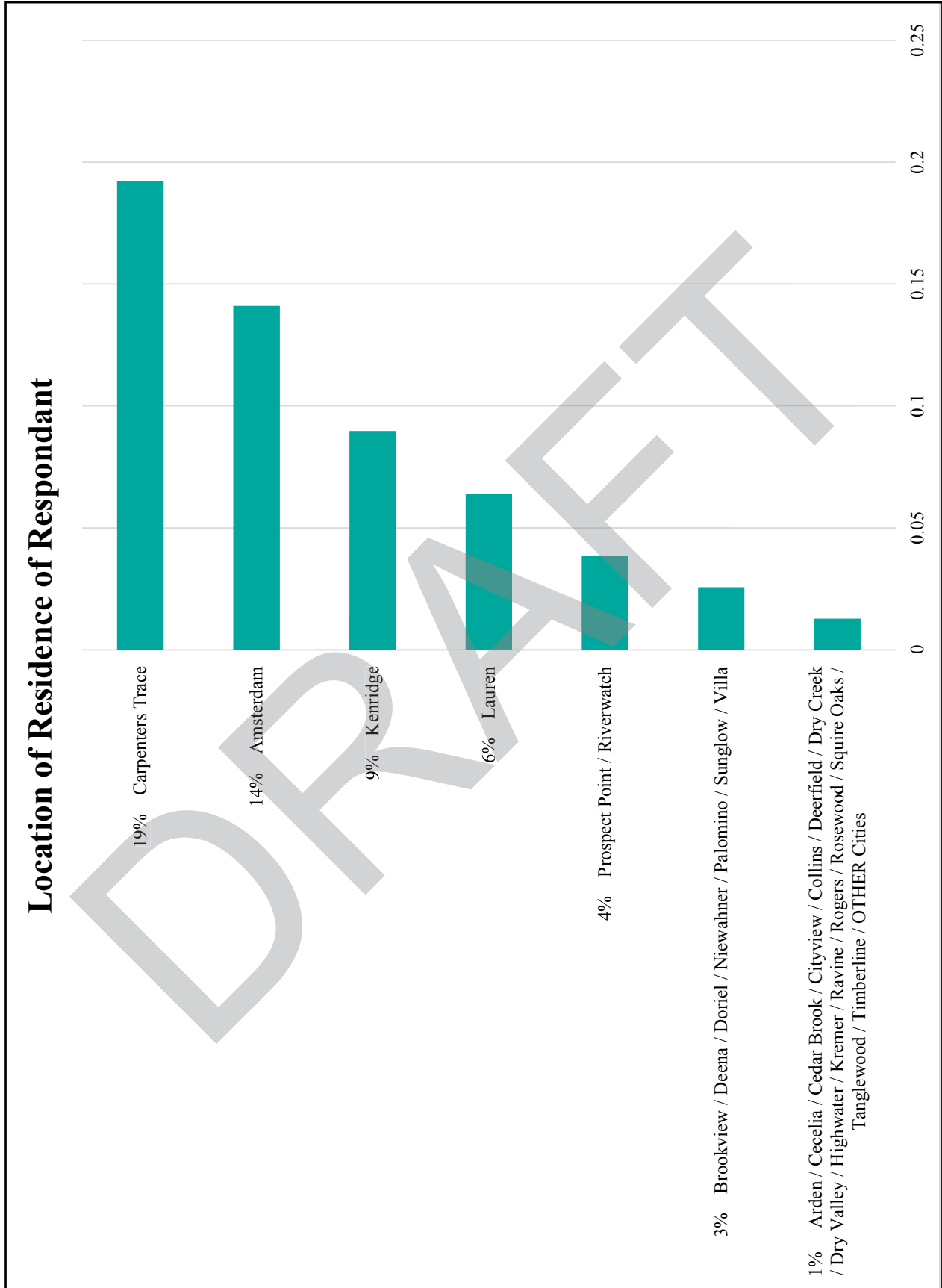
City of Villa Hills
Attn: Craig Bohman
720 Rogers Rd
Villa Hills, KY 41017

What is your current impression of Villa Hills?

What challenges need to be addressed in Villa Hills?

What should the future include for Villa Hills?

Please provide your email below if you would like to be kept informed about the project.



Approximately 250 people attended the public meeting held May 9, 2016. A majority of these attendees completed the response sheet provided. Individual responses were input into an electronic database and categorized.

Question 1: What is your current impression of Villa Hills?

RESPONSE
Quiet
great place to walk
very responsive police and fire
Friendly
Growing fast (maybe too fast)
generally peaceful
Quiet
Friendly
my family and I love it 12 yrs and my 8 & 9 yr old girls would hate to move away
upscale
safe
family oriented neighborhood
good reputation
quiet town
peaceful
pretty/green space
community atmosphere
community town
nice
safe community
family town
I like it the way it is - residential community
gas, groceries, restaurants are 5 minutes away
Dixie Hwy, Crestview Hills and south are easy access via the road that goes past the library
nice
community
nice community & friendly
fine with Villa Hills - talk about property
like that a bedroom community
no businesses
quiet
attractive
beautiful
wonderful
quiet and pretty

RESPONSE
no businesses
really like the area
low crime
a bedroom community which we would desire to keep as it is - that is exactly why we built our home on Lauren Dr
family
peaceful
tranquil
attractive
convenient
home
growing up
peaceful
scenic
comfortable
nothing here that is w/in 10-15 min
family oriented
caring
peaceful
tranquil
great place to raise kids
I love my park
grown up across the from the sisters
no retail - love it
like its residential
like it green
everyone likes living in VH
stay in VH
love running around the area - ducks, ponds, neighbors
city is a great place - nothings broke
grew up in VH, went to VMA interested in what happens to property
great place to walk
builder - children go to VMA
6 yrs resident - interested in what will happen w/in walking
24 yrs resident - see what would happen-looking for big ideas and sense of space
40 yrs resident - quite & nice community-care about what would be built and traffic
21 yrs resident - see what will go in and its impact
1 yr resident - curious about why - peaceful now - no business or shopping



RESPONSE
29 yrs resident - curious to see whats up - quiet and peaceful - likes greenspace
built some of first homes in VH - see what everyone else wants
born and raised in VH - curious about outcome
nice
bedroom community
no businesses
beautiful
wonderful
community
nice community and friendly
quiet
really likes area and low crime
pretty
superb
great
quiet
home
safe
great
home
friendly
peaceful
nice
walkability residential
can go to Crescent via the expressway
convenient to airport and downtown
unique
small town feel
activities
know everyone
community
comraderie
great city
like size of town
convenient
high quality
happy
much improved

RESPONSE
nice place
very good
good place
residential
family friendly atmosphere for young families
peaceful
safe
lovely
residential
residential
peaceful
views
convenience
home
beautiful sunsets
safe
peaceful
quiet residential
close knitt
unique and special
residential
community
family oriented
simple
wholesome
peaceful
great city
responsible
home
beautiful
older community
friendly
great location
growing
mature / built out
bedroom community
historic type community
peaceful



RESPONSE
beautiful
safe
convenient
nice
residential
pleasant
residential
residential
safe
pretty
nature
quiet
pleasant
wonderful
great
comfortable
welcoming
home
safe community
great schools
convenient

Question 2: What challenges need to be addressed in Villa Hills?

RESPONSE	DESCRIPTIVE
inadequate civic space currently	civic space
what do you intend to do to address the younger generation of families who want to establish themselves in the city and community of VH?	community/demographics
you are losing the new generation to the areas of Union and Independence which allows middle income families to build an affordable home	community/demographics
this is an issue that should be considered as many residents and grandchildren are forced to move to new areas due to the sizing constraints	community/demographics
aging community - how to attract younger generations	community/demographics
younger crowd does move in - just not a lot for sale	community/demographics
civic club lacks programming for many residents - need programs for younger people	community/demographics
aging home base	community/demographics
keep people here-all demographics - future generations	community/demographics
how do we want to change city demographics and keep city liveable for everyone	community/demographics
no place to downsize	community/demographics
no places to rent for seniors	community/demographics
housing for older residents	community/demographics
think about how younger people can be brought to the community	community/demographics
population - older population cuts down on school capacity	community/demographics
senior living	community/demographics
city does not have a sense of place/focus - no sense of community	community/demographics
evaluation of unkempt properties with idea of people working cooperatively for elderly	community/demographics
animals getting into residential	Environment
how to get more money into the community without traffic, higher taxes and crime	financial
keep city revenue neutral	financial
financial stability of city	financial
current tax problem	financial
paying for infrastructure - does not burden the city later on	financial
want business revenue - do not want outsiders	financial
how will we support infrastructure	general development
who is responsible for road repairs when infrastructure is deficient (specifically Beckmore Village)	general development
infrastructure - specifically Amsterdam Rd & Collins	mobility
additional access to the area	mobility
entrance/exits from VH to other areas (Erlanger)	mobility
sidewalks are limited on streets	mobility

RESPONSE	DESCRIPTIVE
not walkable - need more sidewalks	mobility
sight line issues exist on Amsterdam	mobility
could be blind access point - issues with sightline	mobility
blind spots off Lauren Dr 815-840 am	mobility
Amsterdam and Niewahner	mobility
speeding on Valley Trails	mobility
speeding on Amsterdam	mobility
need road improvement	mobility
current roads are bad	mobility
roads - updates (Collins to Prospect Point)	mobility
broke (roads)	mobility
worrisome-road repair not forthcoming	mobility
street repairs	mobility
road repairs, general condition and capacity are all poor	mobility
roads-potholes	mobility
street repairs	mobility
roads - upkeep could be better	mobility
road upgrade needed on Amsterdam River Ridge to Prospect Point	mobility
may need to widen/look at Collins	mobility
widen roads	mobility
school traffic	mobility
Niewahner traffic (skirt light ?) Collins & Amserdam and cut through on Niewahner out to Buttermilk	mobility
school traffic 830a - 3p on River Ridge	mobility
traffic is a major problem as it is	mobility
traffic issues	mobility
Buttermilk traffic increase - already congested	mobility
very slow to get in/out at school time	mobility
River Ridge already causes back ups at drop off/pick up times	mobility
maybe all cars need to pull into parking lot and wait for kids	mobility
traffic control resolution	mobility
increased traffice	mobility
traffic	mobility
more dense housing creates other impacts (traffic)	mobility
traffic with commercial costs money and affects residents	mobility
traffic by River Ridge during garbage pick up	mobility
school traffic	mobility
traffic - Buttermilk at Collins a mess	mobility

RESPONSE	DESCRIPTIVE
traffic increase	mobility
traffic	mobility
new traffic for west side drivers	mobility
traffic control on Amsterdam since its state route	mobility
school traffic must be addressed - mostly River Ridge	mobility
traffic/traffic signals	mobility
traffic Collins and Amsterdam	mobility
busy traffic	mobility
worse = school traffic	mobility
2 lane roads	mobility
how to accommodate increased cars/traffic on existing roads	mobility
traffic - Amsterdam and Collins	mobility
traffic on Collins Rd	mobility
traffic - Valley Trails	mobility
traffic Amsterdams highwater	mobility
very concerned about cut through traffic (Kenridge, Sunglow, Rogers) heavily populated with kids on these streets already huge cut through on these streets	mobility
traffic	mobility
traffic specifics	mobility
traffic concern for number of cars/schools	mobility
traffic - Collins and Amsterdam capacity	mobility
traffic - only 2 roads in and out	mobility
traffic - school rush hour is already bad from Carpenters Trace to Cedar Brooke	mobility
traffic	mobility
school traffic	mobility
traffic congestion at Amsterdam & Collins a.m.	mobility
traffic Amsterdam and Collins	mobility
traffic Sunglow and Kenridge	mobility
traffic Rogers	mobility
traffic Palomino to Country Squire	mobility
traffic Lauren Dr	mobility
traffic Carpenter St	mobility
concerns about cut throughs	mobility
heavy traffic	mobility
truck traffic to dry creek disposal	mobility
traffic - Amsterdam	mobility
worry about traffic increase	mobility
traffic concerns	mobility

RESPONSE	DESCRIPTIVE
is the planning for traffic etc really been detailed enough	mobility
traffic concerns with any development	mobility
airplane noise	Noise
quiet (airport ????)	Noise
airplane noise starts at 5 a.m.	Noise
noise pollution - garbage trucks	Noise
nothing loud and noisy	Noise
how to keep current residential	residential
currently there is very little availability inside the city for new homes	residential
200 new homes = new kids and new schools	residential
kids' safety walking/biking	safety
enrollment is down in surrounding schools'	school
large schools needed	school
residential area would impact schools	school
shools at capacity already	school
schooling - needs studying	school
school expansion	school
school growth	school
River Ridge elementary school is at capacity	school
school capacity	school
drainage (storm runoff)	stormwater/flooding
we reside @ 846 Lauren Dr-the culvert under Amsterdam produces a large volume of water directly behind our home	stormwater/flooding
3-4 times water has backed up to cause a threat to our home at 846 Lauren Dr	stormwater/flooding
the level of water has reached to the level of our yard (approx 7-8 ft above the creek bed level) 846 Lauren Dr	stormwater/flooding
water runoff done correctly	stormwater/flooding
water runoff done correctly	stormwater/flooding
storm water drainage/runoff is a problem currently	stormwater/flooding
drainage	stormwater/flooding
water run off	stormwater/flooding
water drainage	stormwater/flooding
storm drainage/flooding	stormwater/flooding
water management and retention	stormwater/flooding
concern over water issues	stormwater/flooding
flooding	stormwater/flooding
concern for utilities	utilities
concern that you would add low value housing	financial

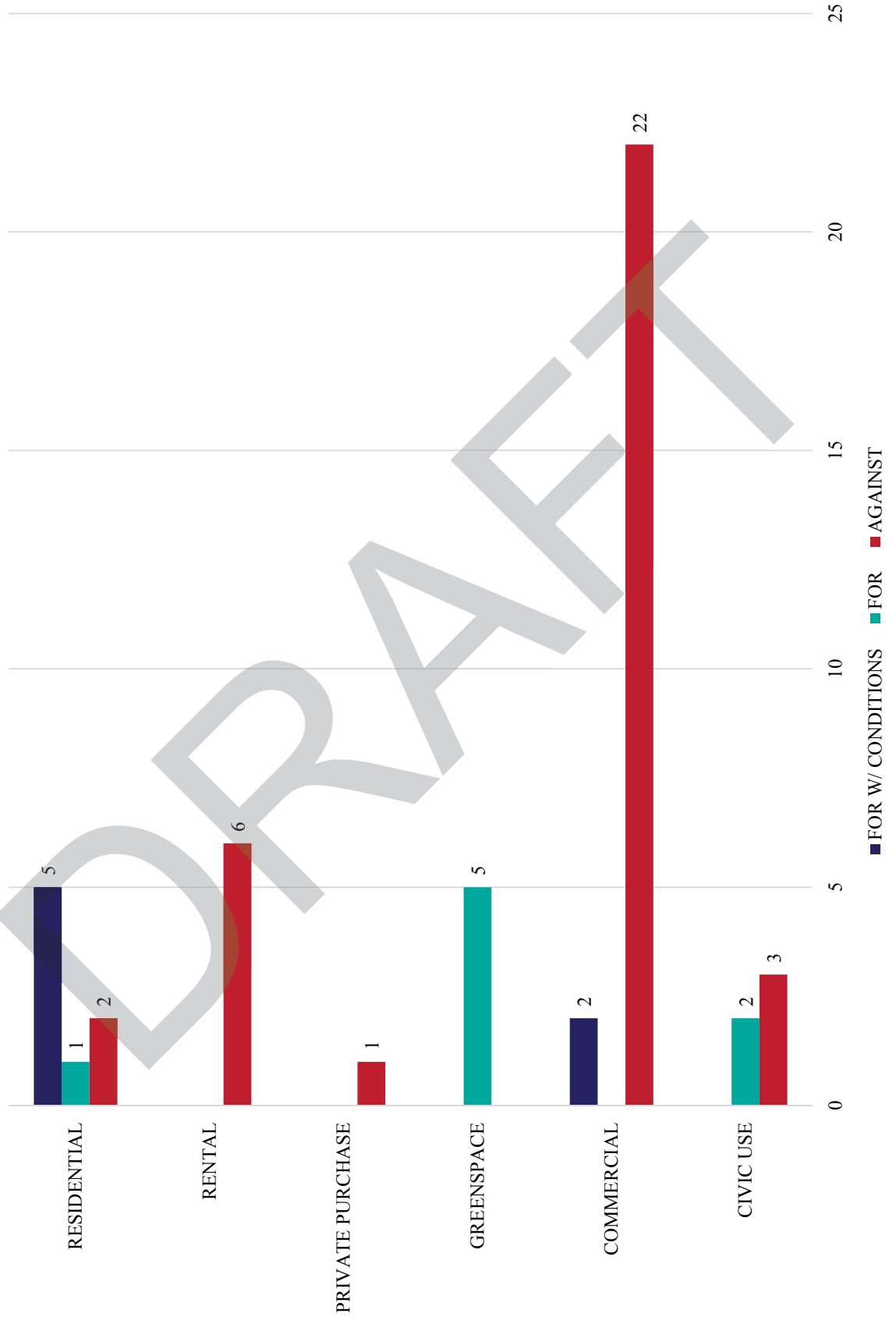
RESPONSE	DESCRIPTIVE
property adjoins - want a buffer - property value will go down with development	financial
no civic space	civic space
12% of scenarios civic - no taxes there	civic space
if we need more tax revenue why set aside 12 acres for the city - doesn't make sense to me	civic space
we can't fill the one commercial property that exists already	commercial
what retail needs are there that aren't met between I75 and Erlanger/Crescent Springs Rd?	commercial
the strip mall on Amsterdam has been mostly vacant for the 19 yrs I've been here if insurance companies and financial services type businesses felt there was a demand for their products those offices would have tenants	commercial
no further new business	commercial
no retail	commercial
if there is a market for commercial existing space would be filled	commercial
retail could add bad element of people	commercial
small cluster of commercial near Amsterdam	commercial
why do more businesses when current commercial not fully utilized	commercial
retailers not interested	commercial
concern that new small retail will become vacant like existing Ameristop plaza	commercial
do not want competition for Ameristop	commercial
Ameristop complex has vacancies - why new commercial	commercial
cannot keep current business spaces full	commercial
fill current business buildings first	commercial
have to prevent business that would bring drugs etc to the area (ie: gas station, hang outs, liquor stores - NO)	commercial
finding enough business use/desire to go there	commercial
Ameristop is not fully leased out	commercial
can business survive	commercial
viability of commercial turnover rates	commercial
access to I75 competing with Crescent Springs	commercial
fill existing commercial	commercial
once the property is developed it can never return	community/demographics
corrupt city government	government
decision already made	government
no apartments	rentals
no one wants apartments	rentals
no apartments	rentals
no multi family	rentals
Rental properties noticeable as well as vacant houses	rentals

RESPONSE	DESCRIPTIVE
the increase of homes being rented/leased & lack of upkeep/maintenance	rentals
too many additional homes could be very bad and a negative impact	residential
development on top of each other	residential
this is Villa Hills last chance in development	community/demographics
VH is landlocked	community/demographics
quality of life issues	Quality of life
security for any development	safety
no alcohol	commercial
how will we have control over which commercial businesses would go in once it is purchased?	commercial
our major concern is once you zone for commercial we can't say put a coffee shop or dairy bar only because we lose that control	commercial
commercial - signage (Hilton Head)	general development
commercial - how tall (buildings)	general development
could there be stipulations before a contract is signed?	general development
control over purchase of property	general development
loss of control of what happens to commercial property after purchase	general development
where would commercial / how to control and limit	general development
once we change zoning - we lose control	general development
enforcement of codes & rules to make builders responsible for infrastructure	general development
enforcement of building codes	general development
city develop property	civic space
needs some amenities/facility for public use/parks	civic space
golf course	commercial
loss of greenspace - no on studying this aspect	Environment
our property borders St Walburg property - area should be preserved as natural area	greenspace
green public space	greenspace
green space inclusion	greenspace
how to keep VH almost totally residential	residential
if more expensive houses built with 3 car garages to keep cars off streets	residential
don't make all McMansions	residential
need for patio homes	residential
big need for ranch homes	residential
positive cash flow if residential	residential
will law enforcement be increased as residents increase?	Safety
we need more police presence	Safety
policing - police issues	Safety
concern for emergency services	Safety

RESPONSE	DESCRIPTIVE
capacity of fire and police	Safety
Respect for the environment	Environment
environmental impact on wildlife, greenspace, quality of life, air, aesthetics	Environment
respect for the community and the environment	Environment
local wildlife	Environment
protect the hills	environment
infrastructure - utilities	general development
continued upkeep of streets	mobility
road maintenance	mobility
everything that we know of is great	Quality of life
hopefully nothing major will change our way of life here in Villa Hills	Quality of life
have lived here over 30 yrs and do not want to see a noticable change with integrity, traffic, crime	Quality of life
please respect Carpenters Trace and maintain it's integrity	Quality of life
careful about what goes/comes into the community	Quality of life
maintain current character of community	Quality of life
loss of peacefulness	Quality of life
hope to continue to have a place for peace and quiet	Quality of life
gas cavern under River Ridge elementary	Environment
what is the definition of 'business'?	commercial
what 8.5 acres for commercial look like	commercial
how to maintain and improve the quality of life in VH	community/demographics
how much money are the sisters looking for	financial
what if estimates are incorrect - how will this influence the tax revenues	financial
has there been a study on the increased tax revenue impact?	financial
with a fixed tax base - what are the trade offs and balance of all interests and options	financial
anticipated time frame for request for proposal?	general development
do you anticipate one or more developers?	general development
who will have the naming rights of the development including street names?	general development
could you put walking trail around area?	mobility
would it be possible for Lauren Dr residents to purchase a piece of land 20-50' behind our homes	buffer
how do you handle growth	residential
money	financial
don't do it just for the money	financial
balancing budget	financial
ag price may be low	financial
will increase taxes	financial

RESPONSE	DESCRIPTIVE
increased tax revenue	financial
not enough tax base	financial
tax revenue	financial
learn what is going on	Meeting specific
understand where city is going	Meeting specific
property adjoins manor - want to see what is going on - appreciate opportunity for input	Meeting specific
want a plan all can live with	Meeting specific
want conversation to be about property not city	Meeting specific
talk with Madonna Manor	Meeting specific
roadways	mobility
Anderson Ferry traffic	mobility
discreet	Quality of life
vacation of homes	residential
space and number of homes	residential
Sisters should get best and most out of sale	sisters
keep the sisters happy	sisters
waste management and electric power	utilities
utility capacity	utilities
home values	valuation
projects of home values flat but they will go up	valuation
maybe residents would favor tax increase rather than new businesses	financial

What challenges need to be addressed in Villa Hills?





Question 3: What should the future include for Villa Hills?

RESPONSE	DESCRIPTIVE	STATUS	SUB STATUS
winery	agricultural	FOR W/ CONDITIONS	COMMERCIAL-AG
vineyard/orchard	agricultural	FOR W/ CONDITIONS	COMMERCIAL-AG
farming operation	agricultural	FOR W/ CONDITIONS	COMMERCIAL-AG
maintain buffer zones for current neighbors	buffer	FOR	BUFFER
trees with walking trail as buffer	buffer	FOR	BUFFER
importance of a green buffer zone between current residents and area of development	buffer	FOR	BUFFER
border propertyies opportunity to buy	buffer	FOR	PRIVATE PURCHASE
can residents purchase parcels of the land for sale	buffer	FOR	PRIVATE PURCHASE
maintain buffer zones around any	buffer	FOR	BUFFER
no need for city building	civic space	AGAINST	CIVIC-BLDG
outside venues - amphitheatre	civic space	FOR W/ CONDITIONS	COMMERCIAL- SPORTS/ ENTERTAINMENT
baseball fields / sports complex	civic space	FOR W/ CONDITIONS	COMMERCIAL- SPORTS/ ENTERTAINMENT
community center - senior/youth etc	civic space	FOR	CIVIC-BLDG
community center	civic space	FOR	CIVIC-BLDG
civic space	civic space	FOR	CIVIC-BLDG
community center	civic space	FOR	CIVIC-BLDG
senior center	civic space	FOR	CIVIC-BLDG
civic uses - park!	civic space	FOR	CIVIC-PARK
community center that is rentable space for special events	civic space	FOR	CIVIC-BLDG
community center	civic space	FOR	CIVIC-BLDG
small swim club	civic space	FOR	CIVIC-BLDG
consolidate services for the city	civic space	FOR	CIVIC-BLDG
park	civic space	FOR	CIVIC-PARK
nice park	civic space	FOR	CIVIC-PARK
places to sit or gather	civic space	FOR	CIVIC-BLDG
park or picnic area	civic space	FOR	CIVIC-PARK
park setting	civic space	FOR	CIVIC-PARK
mirror Washington Park & small park	civic space	FOR	CIVIC-PARK

RESPONSE	DESCRIPTIVE	STATUS	SUB STATUS
movie night	civic space	FOR	CIVIC-PARK
concerts	civic space	FOR W/ CONDITIONS	COMMERCIAL- SPORTS/ ENTERTAINMENT
history of Villa Hills	civic space	FOR	CIVIC-HISTORY
History / monument nuns	civic space	FOR	CIVIC-HISTORY
park for kids	civic space	FOR	CIVIC-PARK
park	civic space	FOR	CIVIC-PARK
picnic area	civic space	FOR	CIVIC-PARK
tennis courts	civic space	FOR	CIVIC-PARK
amphitheatre	civic space	FOR W/ CONDITIONS	COMMERCIAL- SPORTS/ ENTERTAINMENT
dog park	civic space	FOR	CIVIC-PARK
parks	civic space	FOR	CIVIC-PARK
dog park	civic space	FOR	CIVIC-PARK
park would be great	civic space	FOR	CIVIC-PARK
riverview hiking trail/overlook	civic space	FOR	MOBILITY-BIKE/ PED
incorporate public accessible riverview walkway with bike trail	civic space	FOR	MOBILITY-BIKE/ PED
community center	civic space	FOR	CIVIC-BLDG
could/would city consider pay more in taxes for purchase land and installing a public facility	civic space	FOR W/ CONDITIONS	CIVIC-BLDG
no new businesses	commercial	AGAINST	COMMERCIAL- GENERAL
no new businesses	commercial	AGAINST	COMMERCIAL- GENERAL
most of the table says no commercial	commercial	AGAINST	COMMERCIAL- GENERAL
don't want commercial development	commercial	AGAINST	COMMERCIAL- GENERAL
spoiled by choices w/in 10-15 min - retail/office	commercial	AGAINST	COMMERCIAL- GENERAL
country club/golf course	commercial	FOR W/ CONDITIONS	COMMERCIAL- SPORTS/ ENTERTAINMENT
small/family owned/friendly restaurant (like LaRosas)	commercial	FOR W/ CONDITIONS	COMMERCIAL- FOOD

RESPONSE	DESCRIPTIVE	STATUS	SUB STATUS
coffee shop	commercial	FOR W/ CONDITIONS	COMMERCIAL- FOOD
family community restaurant like LaRosa's or coffeehouse	commercial	FOR W/ CONDITIONS	COMMERCIAL- FOOD
restaurant like Reality Tuesdays in Park Hills	commercial	FOR W/ CONDITIONS	COMMERCIAL- FOOD
upscale small business - restaurant, wine shop, doctor office	commercial	FOR W/ CONDITIONS	COMMERCIAL- GENERAL
YMCA	commercial	FOR W/ CONDITIONS	COMMERCIAL- SPORTS/ ENTERTAINMENT
Services that maintain community integrity	commercial	FOR W/ CONDITIONS	COMMERCIAL SERVICE
coffee shop	commercial	FOR W/ CONDITIONS	COMMERCIAL- FOOD
Restaurant - family owned	commercial	FOR W/ CONDITIONS	COMMERCIAL- FOOD
high scale restaurant/retail/coffee place	commercial	FOR W/ CONDITIONS	COMMERCIAL- FOOD
daycare	commercial	FOR W/ CONDITIONS	COMMERCIAL SERVICE
something more upscale than mcdonalds	commercial	FOR W/ CONDITIONS	COMMERCIAL- FOOD
target store	commercial	FOR W/ CONDITIONS	COMMERCIAL SERVICE
service to enhance residential (pitch n putt)	commercial	FOR W/ CONDITIONS	COMMERCIAL SERVICE
wellness center	commercial	FOR W/ CONDITIONS	COMMERCIAL SERVICE
resturant/gathering spot	commercial	FOR W/ CONDITIONS	COMMERCIAL- FOOD
upscale commercial	commercial	FOR W/ CONDITIONS	COMMERCIAL SERVICE
office examples - CPA, insurance	commercial	FOR W/ CONDITIONS	COMMERCIAL SERVICE
ice skating rink	commercial	FOR W/ CONDITIONS	COMMERCIAL- SPORTS/ ENTERTAINMENT
landscape business/nursery (trees/plants)	commercial	FOR W/ CONDITIONS	COMMERCIAL-AG

RESPONSE	DESCRIPTIVE	STATUS	SUB STATUS
farmers markets	commercial	FOR W/ CONDITIONS	COMMERCIAL-AG
doctors office	commercial	FOR W/ CONDITIONS	COMMERCIAL SERVICE
dentist office	commercial	FOR W/ CONDITIONS	COMMERCIAL SERVICE
golf course (Madonna Acres)	commercial	FOR W/ CONDITIONS	COMMERCIAL- SPORTS/ ENTERTAINMENT
golf course	commercial	FOR W/ CONDITIONS	COMMERCIAL- SPORTS/ ENTERTAINMENT
golf course	commercial	FOR W/ CONDITIONS	COMMERCIAL- SPORTS/ ENTERTAINMENT
driving range	commercial	FOR W/ CONDITIONS	COMMERCIAL- SPORTS/ ENTERTAINMENT
golf course	commercial	FOR W/ CONDITIONS	COMMERCIAL- SPORTS/ ENTERTAINMENT
driving range	commercial	FOR W/ CONDITIONS	COMMERCIAL- SPORTS/ ENTERTAINMENT
small commerical	commercial	FOR W/ CONDITIONS	COMMERCIAL- GENERAL
medical offices	commercial	FOR W/ CONDITIONS	COMMERCIAL SERVICE
some opportunity for small business	commercial	FOR W/ CONDITIONS	COMMERCIAL- GENERAL
offices/insurance	commercial	FOR W/ CONDITIONS	COMMERCIAL SERVICE
small light commercial based on neighborhood services	commercial	FOR W/ CONDITIONS	COMMERCIAL SERVICE
small commerical	commercial	FOR W/ CONDITIONS	COMMERCIAL- GENERAL
commercial office/mixed use	commercial	FOR	MIXED USE
small commercial bring in taxes	commercial	FOR W/ CONDITIONS	COMMERCIAL- GENERAL
residential or mixed use	commercial	FOR	MIXED USE

RESPONSE	DESCRIPTIVE	STATUS	SUB STATUS
if commercial use viable - businesses that don't have inherently high traffic	commercial	FOR W/ CONDITIONS	COMMERCIAL-GENERAL
if businesses - should not be directly accessed from Amsterdam	commercial	FOR W/ CONDITIONS	COMMERCIAL-GENERAL
commercial - no constant walk in commercial	commercial	FOR W/ CONDITIONS	COMMERCIAL-GENERAL
not a destination commercial	commercial	FOR W/ CONDITIONS	COMMERCIAL-GENERAL
along with mix of residential	commercial	FOR W/ CONDITIONS	COMMERCIAL-GENERAL
no bars/alcohol	commercial	AGAINST	COMMERCIAL-FOOD
no restaurant	commercial	AGAINST	COMMERCIAL-FOOD
no YMCA	commercial	AGAINST	COMMERCIAL-SPORTS/ENTERTAINMENT
no gas stations	commercial	AGAINST	COMMERCIAL-SERVICE
no liquor stores	commercial	AGAINST	COMMERCIAL-FOOD
no stacked units	commercial	AGAINST	COMMERCIAL-GENERAL
community that is self sustaining with a diverse age population	community/demographics	CHALLENGE	COMMUNITY CHARACTER
create a sustainable city - BIG	community/demographics	CHALLENGE	COMMUNITY CHARACTER
child friendly	community/demographics	FOR	COMMUNITY CHARACTER
family friendly atmosphere for young families	community/demographics	FOR	COMMUNITY CHARACTER
senior friendly	community/demographics	FOR	SR LIVING
landminiums for seniors	community/demographics	FOR	SR LIVING
over 55 neighborhood	community/demographics	FOR	SR LIVING
55+ community	community/demographics	FOR	SR LIVING
being more appealing to younger crowd	community/demographics	FOR	NEW GENERATION

RESPONSE	DESCRIPTIVE	STATUS	SUB STATUS
must encourage young families to move in	community/ demographics	FOR	NEW GENERATION
encourage transitions to new families	community/ demographics	FOR	NEW GENERATION
help older residents step down - other alternatives	community/ demographics	FOR	SR LIVING
keep older people in community - offer a little extra - like with a senior center/50+ community/ golf cart community	community/ demographics	FOR	SR LIVING
mixed age groups	community/ demographics	FOR	COMMUNITY CHARACTER
already a natural turnover	community/ demographics	STATEMENT	SR LIVING
an opportunity for the city	community/ demographics	STATEMENT	COMMUNITY CHARACTER
we do not want to become Crescent Springs	Crescent Springs	CHALLENGE	COMMUNITY CHARACTER
wild life	environment	MAINTAIN	ENVIRONMENT
expanded housing choices will decrease home values would rather pay more taxes	financial	FOR W/ CONDITIONS	FINANCIAL
higher taxes but stay residential	financial	FOR W/ CONDITIONS	FINANCIAL
limit the height to reasonable scale	general development	FOR W/ CONDITIONS	COMMERCIAL- GENERAL
stable city government	government	CHALLENGE	GOVERNMENT
greenspace	greenspace	FOR	GREENSPACE
greenspace	greenspace	FOR	GREENSPACE
greenspace	greenspace	FOR	GREENSPACE
greenspace	greenspace	FOR	GREENSPACE
keep it green	greenspace	FOR	GREENSPACE
more greenspace	greenspace	FOR	GREENSPACE
greenspace	greenspace	FOR	GREENSPACE
greenspace	greenspace	FOR	GREENSPACE
greenspace	greenspace	FOR	GREENSPACE
greenspace	greenspace	FOR	GREENSPACE
more greenspace	greenspace	FOR	GREENSPACE
conservation of green/preservation	greenspace	FOR	GREENSPACE
greenspace	greenspace	FOR	GREENSPACE
greenspace	greenspace	FOR	GREENSPACE
put greenspace along the entrance	greenspace	FOR	GREENSPACE

RESPONSE	DESCRIPTIVE	STATUS	SUB STATUS
screen the entrance like triple crown	greenspace	FOR	GREENSPACE
keep natural environment - wildlife	greenspace	FOR	GREENSPACE
keep as much greenspace/existing trees	greenspace	FOR	GREENSPACE
preserve greenspace	greenspace	FOR	GREENSPACE
greenspace	greenspace	FOR	GREENSPACE
greenspace	greenspace	FOR	GREENSPACE
cemetery and pre civil war home are unique to site that can be incorporated into plan	historical	FOR	CIVIC-HISTORY
preservation of Kreylick residence - one of the oldest homes in VH	historical	FOR	CIVIC-HISTORY
civil war site / historic preservation	historical	FOR	CIVIC-HISTORY
bicycle safety	mobility	CHALLENGE	MOBILITY-BIKE/ PED
sidewalks both side of roads	mobility	CHALLENGE	MOBILITY-BIKE/ PED
more sidewalks	mobility	CHALLENGE	MOBILITY-BIKE/ PED
better roads - improved surfaces	mobility	CHALLENGE	MOBILITY-ROADS
can we use rumble strips on streets to decrease speeding	mobility	CHALLENGE	MOBILITY- TRAFFIC
congestion free	mobility	CHALLENGE	MOBILITY- TRAFFIC
residential w/ walking trails	mobility	FOR	MOBILITY-BIKE/ PED
walking/bike trail	mobility	FOR	MOBILITY-BIKE/ PED
walking grounds	mobility	FOR	MOBILITY-BIKE/ PED
walking or bike trails - double wide	mobility	FOR	MOBILITY-BIKE/ PED
walking trails	mobility	FOR	MOBILITY-BIKE/ PED
walking trails	mobility	FOR	MOBILITY-BIKE/ PED
bike trails	mobility	FOR	MOBILITY-BIKE/ PED
bike/hike trails	mobility	FOR	MOBILITY-BIKE/ PED
places to walk to	mobility	FOR	MOBILITY-BIKE/ PED

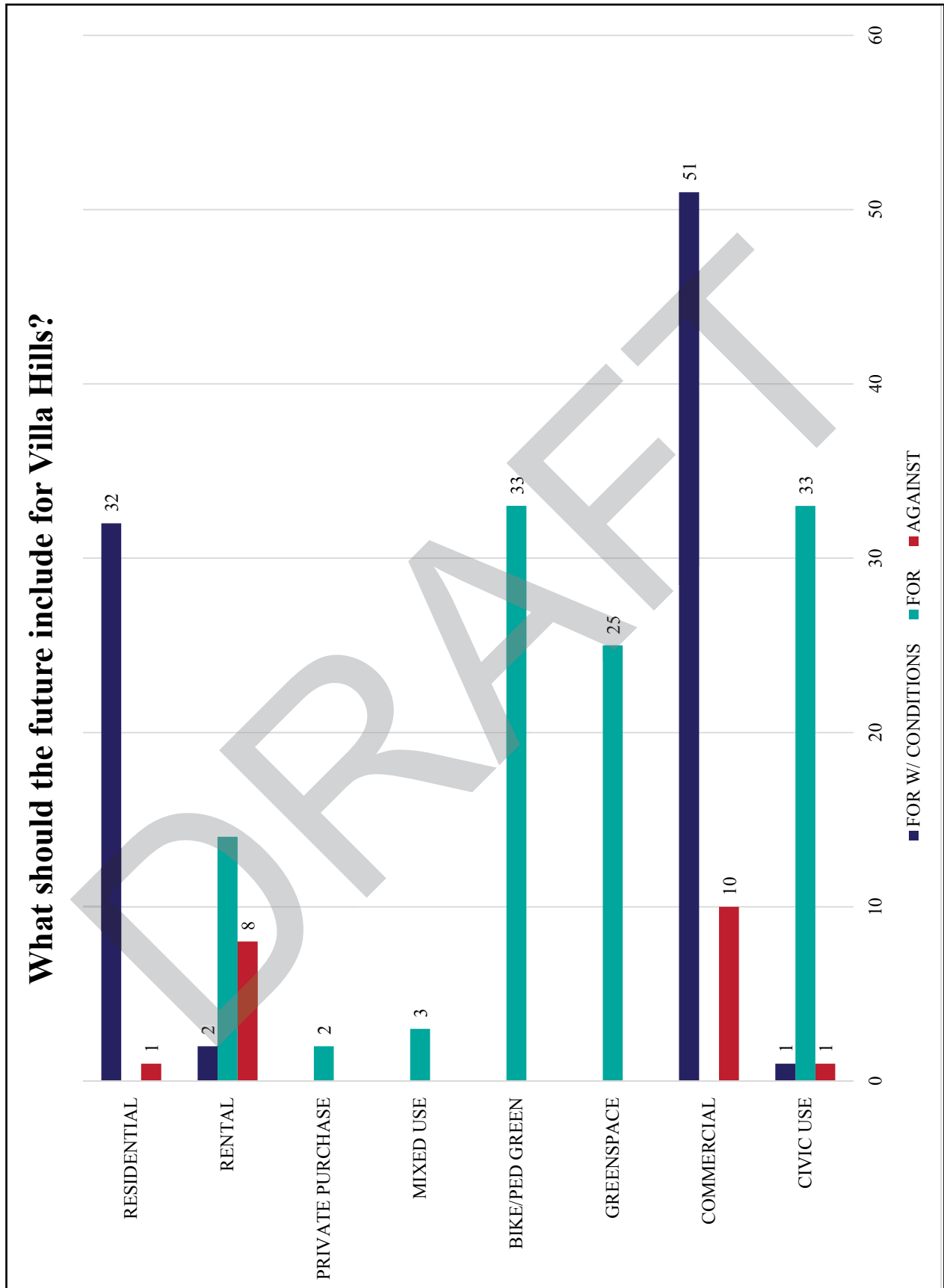
RESPONSE	DESCRIPTIVE	STATUS	SUB STATUS
bike paths	mobility	FOR	MOBILITY-BIKE/ PED
walk trails	mobility	FOR	MOBILITY-BIKE/ PED
bike trails	mobility	FOR	MOBILITY-BIKE/ PED
making community walkable	mobility	FOR	MOBILITY-BIKE/ PED
walking space - connectivity - park space	mobility	FOR	MOBILITY-BIKE/ PED
walking trails	mobility	FOR	MOBILITY-BIKE/ PED
bike paths	mobility	FOR	MOBILITY-BIKE/ PED
pocket parks intersecting w/ bike paths and walking trails	mobility	FOR	CIVIC-PARK
park/bike trails	mobility	FOR	MOBILITY-BIKE/ PED
make it walkable	mobility	FOR	MOBILITY-BIKE/ PED
walking trails	mobility	FOR	MOBILITY-BIKE/ PED
walking and nature trails	mobility	FOR	MOBILITY-BIKE/ PED
contain walk	mobility	FOR	MOBILITY-BIKE/ PED
trails	mobility	FOR	MOBILITY-BIKE/ PED
walking trails	mobility	FOR	MOBILITY-BIKE/ PED
bike trails	mobility	FOR	MOBILITY-BIKE/ PED
walking trails pave or unpaved	mobility	FOR	MOBILITY-BIKE/ PED
bike trails	mobility	FOR	MOBILITY-BIKE/ PED
hiking trails	mobility	FOR	MOBILITY-BIKE/ PED
riverview hiking trail/overlook	mobility	FOR	MOBILITY-BIKE/ PED

RESPONSE	DESCRIPTIVE	STATUS	SUB STATUS
incorporate public accessible riverview walkway with bike trail	mobility	FOR	MOBILITY-BIKE/ PED
keep opportunities for walking	mobility	MAINTAIN	MOBILITY-BIKE/ PED
quiet	Quality of life	MAINTAIN	COMMUNITY CHARACTER
keeping what makes Villa Hills so popular and a place everyone wants to be a part of	Quality of life	MAINTAIN	COMMUNITY CHARACTER
maintain integrity of community	Quality of life	MAINTAIN	COMMUNITY CHARACTER
was most livable - get back to standard	Quality of life	MAINTAIN	COMMUNITY CHARACTER
maintain original impressions/character	Quality of life	MAINTAIN	COMMUNITY CHARACTER
keep the area convenient	Quality of life	MAINTAIN	COMMUNITY CHARACTER
remain peaceful	Quality of life	MAINTAIN	COMMUNITY CHARACTER
keep status 'liveable'	Quality of life	MAINTAIN	COMMUNITY CHARACTER
not missing anything	Quality of life	MAINTAIN	COMMUNITY CHARACTER
good place for children	Quality of life	MAINTAIN	COMMUNITY CHARACTER
keep unique/peaceful/desireable	Quality of life	MAINTAIN	COMMUNITY CHARACTER
we still want to be the best suburb in USA	Quality of life	MAINTAIN	COMMUNITY CHARACTER
make it more beautiful not less	Quality of life	MAINTAIN	COMMUNITY CHARACTER
more retirement friendly options	Quality of life	MAINTAIN	SR LIVING
children/family oriented	Quality of life	MAINTAIN	COMMUNITY CHARACTER
want it to work for everyone	Quality of life	MAINTAIN	COMMUNITY CHARACTER
mayberry/small town	Quality of life	MAINTAIN	COMMUNITY CHARACTER
sense of community	Quality of life	MAINTAIN	COMMUNITY CHARACTER
no apartments	rentals	AGAINST	RENTAL

RESPONSE	DESCRIPTIVE	STATUS	SUB STATUS
no multi family	rentals	AGAINST	RENTAL
no apartments	rentals	AGAINST	RENTAL
no rental	rentals	AGAINST	RENTAL
no multi family	rentals	AGAINST	RENTAL
no apartments	rentals	AGAINST	RENTAL
no apartments	rentals	AGAINST	RENTAL
no apartment complexes	rentals	AGAINST	RENTAL
if apts' - make them like Prospect Point	rentals	FOR W/ CONDITIONS	RENTAL
similar to Prospect Point	rentals	FOR W/ CONDITIONS	RENTAL
houses with universal design for multigenerational use	residential	FOR W/ CONDITIONS	RESIDENTIAL
step down housing	residential	FOR	SR LIVING
patio housing	residential	FOR W/ CONDITIONS	RESIDENTIAL
ranch style homes for retirees	residential	FOR	SR LIVING
nice condos for transitional ages	residential	FOR	SR LIVING
residential or mixed use	residential	FOR	MIXED USE
patio homes/step down housing	residential	FOR	SR LIVING
Orleans in Hebron Home	residential	FOR W/ CONDITIONS	RESIDENTIAL
residential w/ walking trails	residential	FOR W/ CONDITIONS	RESIDENTIAL
more residential - love and live in VH	residential	FOR	RESIDENTIAL
residential	residential	FOR	RESIDENTIAL
all residential	residential	FOR	RESIDENTIAL
prefer to keep residential	residential	FOR	RESIDENTIAL
no homes less than \$250k (to keep with the upscale/average income)	residential	FOR W/ CONDITIONS	RESIDENTIAL
at least 70% brick homes	residential	FOR W/ CONDITIONS	RESIDENTIAL
residential - owner occupied	residential	FOR W/ CONDITIONS	RESIDENTIAL
keep bedroom community	residential	FOR W/ CONDITIONS	RESIDENTIAL
ranch style homes	residential	FOR W/ CONDITIONS	RESIDENTIAL
transitional housing for current housing residents (not for 'outsiders')	residential	FOR W/ CONDITIONS	RESIDENTIAL

RESPONSE	DESCRIPTIVE	STATUS	SUB STATUS
residential/gated community keeping with current home values & average income	residential	FOR W/ CONDITIONS	RESIDENTIAL
condos	residential	FOR W/ CONDITIONS	RESIDENTIAL
single family home	residential	FOR W/ CONDITIONS	RESIDENTIAL
high end homes to utilize overlook	residential	FOR W/ CONDITIONS	RESIDENTIAL
promote buy and stay	residential	FOR W/ CONDITIONS	RESIDENTIAL
different options for aging in place	residential	FOR W/ CONDITIONS	RESIDENTIAL
upscale housing/lot sizes close to what is there now	residential	FOR W/ CONDITIONS	RESIDENTIAL
small golf course with patio homes	residential	FOR W/ CONDITIONS	RESIDENTIAL
ranch housing is smarter demographics	residential	FOR W/ CONDITIONS	RESIDENTIAL
if residential - larger home sites	residential	FOR W/ CONDITIONS	RESIDENTIAL
possibly high end residential	residential	FOR W/ CONDITIONS	RESIDENTIAL
one owner/one mansion/one lot	residential	FOR W/ CONDITIONS	RESIDENTIAL
housing - patio homes - one floor	residential	FOR W/ CONDITIONS	RESIDENTIAL
housing - condos	residential	FOR W/ CONDITIONS	RESIDENTIAL
single family - larger lot - Country Squire	residential	FOR W/ CONDITIONS	RESIDENTIAL
high end housing	residential	FOR W/ CONDITIONS	RESIDENTIAL
condos	residential	FOR W/ CONDITIONS	RESIDENTIAL
maintain upscale integrity of community	residential	MAINTAIN	RESIDENTIAL
continued status as a bedroom community	residential	MAINTAIN	RESIDENTIAL
no more senior living - we have Madonna Manor	residential	AGAINST	SR LIVING
increase in fire and police coverage with added population if needed	safety	CHALLENGE	SAFETY

RESPONSE	DESCRIPTIVE	STATUS	SUB STATUS
concern about crime & drug hangout area potential since it is tucked away in the back of VH	safety	CHALLENGE	SAFETY
better lighting	safety	CHALLENGE	SAFETY
better lighting	safety	CHALLENGE	SAFETY
crime free	safety	MAINTAIN	SAFETY
safe	safety	MAINTAIN	SAFETY
school - addition	school	CHALLENGE	SCHOOL
protect the schools	school	MAINTAIN	SCHOOL
integrate w/ sister's property	sisters	FOR	CIVIC-HISTORY
be sure the nuns are well taken care of	sisters	STATEMENT	SISTERS
respect sisters desire	sisters	STATEMENT	SISTERS
increase property value	valuation	CHALLENGE	FINANCIAL
add lasting value	valuation	CHALLENGE	FINANCIAL
top dollar paid	valuation	MAINTAIN	SISTERS



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APPENDIX D - EXPERT INTERVIEW REPORT

Background

In the summer of 2016, the Villa Hills Study Task Force requested Planning and Development Services of Kenton County (PDS) staff conduct interviews to help determine potential future uses within the study area. These interviews were intended to provide insight into what land uses might be successful and information that would augment data reported in the study's market research phase. The information contained within this report documents the methodology and responses gathered from the interviews.

Methodology

The interview phase of the Villa Hills Study took place between July and September, 2016. Discussion at the July 19, 2016 Task Force meeting revealed a need to gather more input from different experts regarding potential uses for the site. The Task Force authorized staff to begin working on establishing interviews and report back with draft materials at a later date.

Staff crafted a draft list of potential contacts from Task Force input, potential interview questions, and a sample information sheet for the project. This sheet contained demographic information, photos, and summaries of the market study, existing conditions findings, and recommendations of the plan. This information was then provided to the Task Force via email on August 12, 2016 for their consideration. This information was finalized after the Task Force's consideration and staff began contacting potential interviewees soon thereafter.

Calls and emails were sent to six initial interviewees. Candidates that were interested in learning more and participating in interviews were provided information regarding the study in the form of the information sheet. Four of those contacts resulted in interviews (either in person or via phone), the responses of which are contained later in this report. One respondent declined a more detailed interview but did provide responses via email. This information is also included in this report. Contact was also made with two additional potential interviewees defined by the Task Force, however, these did not result in any additional communication.

Conversational interviews were conducted between September 7 and September 22, all at the PDS offices in Ft. Mitchell. These meetings generally lasted 60-90 minutes and provided staff an opportunity to have a more in-depth conversation and gain insight into the expert's thoughts on the project. After each meeting, notes were compiled from the interview. These notes were then provided to the interviewees so that they could refine any potential misunderstandings, clarify information that might have been unclear, and provide staff an approval of the report as being accurate. The aforementioned approved notes represent the remainder of this document. The responses are displayed in the order the interviews were conducted.

Al. Neyer Responses
Tuesday, September 6, 2016

Attendance

Jerry Tepe

Chris Schneider

Al. Neyer

PDS

PDS staff contacted Al. Neyer, a Cincinnati area developer that specializes in mixed uses development with a focus in office and industrial. The interaction was primarily through email and their team gave feedback regarding the site. They were uninterested in an interview but did provide information through email.

Mr. Tepe reviewed the information sheet provided to him and consulted with his colleagues regarding the site. They determined that the site was primarily a residential project and potentially difficult for commercial uses for the following reasons:

- Access being minimal without “easy” methods of improvement.
- Office users today would like to have walkable access to restaurants and amenities. This site is large enough to add some of these amenities but the immediate area currently lacks these.
- Their team doesn’t do much retail but they believe the traffic counts nearby are pretty low.
- Believes it is such a good site for residential that others uses would have a hard time competing.
- Seems like a primarily residential development. Likely, a planned development with a little service retail and it would seem like a prime location for senior living.

Vandercar and M/I Homes Interview**Location: PDS****Wednesday, September 7, 2016****2:00pm-3:30pm****Attendance**

Matthew Walker	M/I Homes
Robert Smyjunas	Vandercar
Carey Rivard	Vandercar
James Fausz	PDS
Chris Schneider	PDS
Emi Randall	PDS
Aileen Lawson	PDS

1. Could you talk about some of your recent developments and what you specialize in?

Mr. Smyjunas began by stating that Vandercar typically works on multi-use with retail, residential and rental. They also deal with senior living and office. He stated they developed Oakley Station in Cincinnati, which is a completely mixed-use project and are currently working on a development at the Blue Ash Airport, another mixed-use project. The Blue Ash airport development will have traditional single-family residential, high density single-family residential, apartments on top of retail, office, hotel, and high end senior independent living. He stated that they try to get as much yield per acre as possible.

Mr. Walker began by stating that M/I Homes is one of the top 15 largest builders in the country but have not come into Northern Kentucky very often. Typically, they build single-family type homes but they do a variety of products such as alley loaded, senior living, independent living as well as townhomes. He stated that they typically try to determine what the market need is for a site and then fulfill what they believe the best use of the land whether that be traditional single-family homes, condos, or something else.

2. What is your assessment of the market study? Do you think it accurately reflects what is possible on the site?

Mr. Smyjunas stated that based on the trends they are seeing in the residential market it may be wise to double or triple the residential component of the market study, possibly 750 units. Increasing the number of units would need to be done in a phased approach so it would not affect the market area. He indicated that apartments and rentals are the key to achieving the higher density needed to sustain the other uses on the site (commercial and retail).

Mr. Walker followed up and stated that building 250 residential units (recommended by the market study) should be achievable and still allow for an ample amount of open space and amenities. He indicated the site could support more than 250 units and stated that density (i.e. more units) is needed to drive retail and/or commercial. Without a higher density on the site, there would likely be a lot of turnover on in the commercial/office component. If the project was able to achieve the right amount of density on the site, it is possible commercial/office could work. Mrs. Randall asked what level of density would be required to support some

sort of commercial on the site. Mr. Walker responded and stated that requires more research and he could not answer that question today.

Mr. Fausz discussed the fiscal analysis and the goal of the city to stay in the black and not go into the red on this type of development. Mr. Walker had concerns with the assumptions in the average prices in the fiscal analysis. He felt the fiscal analysis held down the future values of the residences and didn't account for appreciating property values. Mr. Smyjunas went on to state that they envision any development on the site would be very high end. Attached units would likely be in the \$300,000 range and single family units would be upwards of that price.

3. Knowing what you know about the Villa Hills community, what would you envision on the site?

Mr. Walker stated he believes the site could go a couple different ways. He believes single-family residential would work great but there are other options that may work just as well. He stated that a development with a higher density would probably give you a better long term build out of the property. He also stated that given the nature of the site there are different options regarding the layout. There could be condos along with river side of the property or they could put larger single family homes in that location and push up the price point. He stated that whatever the density is of the project, the final product needs to feel good and flow.

Mr. Smyjunas suggested Vickery in Cumming, Georgia as a development that would be suitable for the Villa Hills site. He stated that it has a mixture of price points all on very tight lots and it had the same kind of feel as Villa Hills. Mr. Smyjunas went on to discuss amenities and stated that pocket parks and amenities need to be strategically placed and are important to the overall community's feel. If no one uses them then they are just taking up space and are not useful. He stated that a chain restaurant like TGI Friday's would not be appropriate for this site.

Mrs. Randall asked if a commercial or mixed use requirement would be a deterrent for the site?

Mr. Smyjunas discussed the difficulty of accessibility. He stated that for any development to be successful the site needs to be accessible for those who want to go there. Mr. Walker followed up and stated that there is not a great way to get to the site and it may be difficult pull a lot of traffic from Buttermilk Pike. The development will likely need to rely on the site itself and the existing surrounding residents in the area to be successful. Mr. Walker stated that a commercial or mixed use requirement may be a deterrent for the site. He asked that the wording in plan be lenient and allow the developer room to maneuver to make it fit what they propose for the site.

4. What type of commercial and/or office uses do you think might be appropriate on the site (if any)?

Mr. Smyjunas responded and stated he thought they would get more value from the houses if there were some sort of retail component on the site. Specifically, a town center type development with a culinary component. Ms. Rivard responded and stated that the trend is moving toward a town center type development with a Mariemont type feel. Again, they stressed the key to a successful commercial/office component is having adequate density on the site to make these uses work. Mr. Smyjunas stated that he envisions any commercial component to be local establishments, such as restaurant, bar, pizza parlor or a community center or YMCA.

5. What type of residential uses do you think would be appropriate on the site?

Mr. Walker stated that a good mix of products would ensure long-term success for the development. However, a typical high-end residential subdivision would work very well on the site.

6. The public has indicated an interest in public amenities such as walking trails and parks incorporated into the development of the site. What are your thoughts on including amenities into the development of the site and do they make fiscal sense?

Mr. Walker stated that older 'standard' amenities such as such as playgrounds and swimming pools are not as desired in today's developments. From their experience, people are looking for more open space and pocket parks for walkable congregation points. Buyers want less yards, less property to maintain, and these types of amenities within walking distance.

Mr. Smyjunas stated that walking trails are not going to be as important in this type of setting or environment. He suggested that people would want to walk the sidewalks next to the homes if they are on smaller lots. He referenced the main streets of developments like Norton Commons and mentioned that people enjoy walking down the street and looking at more interesting type houses. He stated that these sidewalks will be the walking trails that people will want to travel on a daily basis. Mr. Smyjunas also stated that declarations that outline what open spaces will look like and who will take care of them are very important.

7. What are your thoughts on a mixed use development on this site?

The thoughts and ideas to this question were answered in previous questions. Key thoughts include:

- a. The site needs to be accessible for those who want to go there in order to have a mixed use requirement.
- b. Any mixed use component will likely need to rely on the site itself and the existing surrounding residents in the area to be successful.
- c. The key to a successful commercial/office component is having adequate density on the site.

8. What are your thoughts on a residential only zoning requirement for the site?

Mr. Walker responded that high end traditional residential would work well on the site but would probably not be the highest and best use of the site and added that it would be successful.

9. Do you have any thoughts or ideas you would like the task force to consider for the site?

Mr. Smyjunas stated that stormwater is a big issue that needs to be addressed. He stated it would be great if you could get stormwater to be as much of a direct discharge as possible.

Mr. Walker stated that it would be important to have discussions with the Army Corps of Engineers early in the process regarding stormwater. He also stated that wetland and stream delineation, archeological review, geotechnical studies, title review, and Alta would be important. It would be wise for the sisters to conduct a wetland and stream delineation prior to sale. Mr. Walker also brought up the idea of a traffic study or review to ensure the current roads could handle the capacity of the proposed project. Mr. Fausz explained that there was a traffic study done on the area and the mobility section of the report outlines those recommendations.

Mr. Walker followed up and stated that having the funding in place for the road improvements and knowing who will pay for them, will make an investor or potential purchaser of the site more comfortable because it reduces that specific risk. Mr. Smyjunas stated that If the site could be developed the way they would like, it could see a 50 to 100-million-dollar investment. If the City could make the necessary roadway improvements, it would go a long way toward instilling confidence for any potential investor.

Mr. Walker stated that they are very interested in purchasing the site and they will work to put whatever they need to on the site. He stated having a plan with a clear picture of what is desired is helpful. The team said they could build a Norton Commons-type development if that was desired, but it needed to be clearly expressed in the plan. He finished by saying there are multiple avenues to take on the development of this site and their team is capable of building whatever can be envisioned. It is not fair to potential site buyers to leave it wide open. Providing a clear picture of what is desired will level the playing field.

10. Would you like to learn more and be kept informed as the project progresses?

Both Vandercar and M/I Homes stated they wanted to be kept informed as the project progresses.

Norton Commons Interview

Location: PDS

Monday, September 12, 2016

3:00pm-4:15pm

Attendance

David Tomes

Norton Commons Founder

Charles Osborn III

Norton Commons Managing Partner

Mike Watkins

Norton Commons Town Architect

James Fausz

PDS

Chris Schneider

PDS

Emi Randall

PDS

Aileen Lawson

PDS

A phone interview with representatives from Norton Commons located in Louisville, Kentucky took place on September 12, 2016 with members of the PDS team. The information was gathered through a ten question interview process via phone conference with the three Norton Commons representatives.

1. Could you talk about some of your recent developments and what you specialize in?

Mr. Tomes began by stating that he had a varied background that included commercial and industrial development in the past. For nearly 20 years he has been working with the Norton Commons development, zoning, planning, and construction. Prior to Norton Commons he did some suburban residential work and worked on a development called Asbury Park which incorporated new urbanist ideas. Asbury Park was the test to see if a Norton Commons type development would work. He stated that Mr. Osborn has dealt with shopping centers and office buildings in the past.

Mr. Watkins followed up and stated his background is in walkable communities. He is the town architect for Norton Commons in the group, and not a developer. He has been working on designs for walkable neighborhoods, infill, and greenfields around the country and his offices are located in Maryland. He has worked with Norton Commons to help oversee the design development and the architecture for the site.

2. What is your assessment of the market study? Do you think it accurately reflects what is possible on the site?

Mr. Tomes began by stating that the market study contained all good useful information. He stated that when they get involved in a project they would take the market study to a trusted consultant to confirm or even rerun the data. He thought the number for the amount of office and commercial should be attainable based on the number of houses in the area. He stated that he has not done enough research to know where the closest existing convenience area is located but thought the numbers in the market study would not be too difficult to attain.

Mr. Watkins thought that the market study information was describing a convenience center and that assuming the market study was correct, it should be a viable option.

3. Knowing what you do about the Villa Hills community, what would you envision on the site?

Mr. Tomes began by stating that if it were them doing the project they would be interested in doing a mixed use neighborhood. He stated there would be no need for them to do just strictly housing because there are plenty of housing builders in the region. He followed up and asked why the market study only stated 250 housing units. Mr. Fausz responded and stated that the 250 units in the market study is based on the vacancy rates in the area. The market study suggests that doing up to 250 residential units would not adversely affect the vacancy rate in the city.

Mr. Tomes asked if the City and task force are opposed to rental units on the site. Mrs. Randall responded and stated there had been little interest in rental units in the past. Mr. Tomes commented that part of the difficulty in assessing the land and the land value is gauging the support for rental units. He stated some rental units could be important to the success of a development because this high density supports the commercial components of the site and that renters are eventually the move up buyers in the area. He stated that the problem may be the general image of what apartments look like in suburbia. Mr. Fausz followed up and commented that if a good case could be made by the developer with a proven track record of success, then the city may be open to the idea of rental units.

Mr. Watkins shifted topics and stated that based on his limited knowledge of the area from the aerial view of the city, it seems placeless and it appeared that it is very nondescript area with no identifiable center. He thought it would make sense to build a mixed use community square that would serve as a community center for the city.

Mr. Watkins also commented the inclusion of language regarding 250 units or more, may suggest to some people that 250 is the limit, which could later fuel the opposition to the project. He stated that today's market in the development community usually dictates that the best developers are courted by municipalities, and companies no longer have to make a pitch. These companies are not going out to cities where battles must be fought to have new products built, rather they are invited in by municipalities that want beautiful and unique places. He urged caution about not identifying what the City really wants to see at the site. He indicated there are enough municipalities that want good development that the good developers can pick and choose their projects. In other words, the best developers would not want to make a pitch for rental units or fight extended battles with neighbors that might oppose anything new.

Mr. Fausz followed up and discussed the status of the project and that the Sisters would be open to those ideas but at the same time they do not want to limit their ability to sell the property. Mr. Watkins responded and stated that being specific may limit their ability to sell it to just anyone, which can be a good thing. However, he countered by saying if you make the RFP parameters too broad, you may lose a developer who would want build something truly exceptional. These choosier developers will realize they are in competition with other companies who do not desire to build a great place and are only looking for the next quick and profitable deal. Opportunities to build a place for a community center are extremely rare and he would not squander this opportunity if the Task Force thinks it is appropriate for the site. If a mixed-use community center is desired, say so clearly.

4. What types of commercial and/or office uses do you think might be appropriate for the site?

Mr. Tomes responded and thought there should be a town square, city hall on the town square, a couple local restaurants, and a few services that are not offered in the area. Mr. Tomes also stated that there are two schools located adjacent to the site. The traffic for commercial uses already exists in the area in the form of students and parents, which suggests that other conveniences should be in the area. Mr. Watkins followed up and stated that the schools could be the anchor for the convenience center.

Mr. Watkins stated he thought that typical convenience centers include bagel stores, bakeries, banks, coffee shops, delis, dry cleaners, tailors, financial services, food markets, ice cream parlors, laundry centers, package shipping center, package liquor, and real estate offices. He explained that it seems it would be great to be able to meet your daily needs for these types of items without having to get into the interstate traffic of Buttermilk Pike.

5. What type of residential uses do you think would be appropriate for the site?

Rental units were discussed previously by Mr. Tomes and he stated that single family residential of various types and sizes would be appropriate. Mr. Watkins stated that the most popular unit he is working on right now is a single family detached house that has the master downstairs and the other bedrooms upstairs. The appeal is to first time home buyers and empty nesters. These buyers love the idea of living in a community and walking to a town center. Any good community with a mix of residential types would appeal to a larger section of the market and sell out much more quickly.

6. The public has indicated an interest in public amenities such as walking trails and parks incorporated into the development of the site. What are your thoughts on including amenities into the development of the site and do they make fiscal sense?

Mr. Tomes responded and followed up with the town square idea and the possibility of trails through the forest area on and off the site. He finds that amenities help sell property.

Mr. Watkins added that livable streets are great for walking. Trails became important when sidewalks were not great for walking. Today, in Norton Commons, people use the main streets (keep in mind driveways at Norton Commons are in the alleyways) for walking and congregating with their neighbors. He added that the pleasure of walking down a beautiful street should not be underestimated. Their view on amenities includes good design throughout that incorporates different uses that interact with each other in a well thought out plan.

7. What are your thoughts of a mixed use development on this site? (i.e. some commercial/office component).

The team indicated mixed use was appropriate and desired for the site from their perspective.

8. What are your thoughts on a residential only zoning requirement for this site?

The team indicated they would be interested in a mixed use approach and were not interested in residential only.

9. Do you have any thoughts or ideas you would like the task force to consider for the site?

Mr. Tomes thought he had given his best thoughts for the site at this stage in the process.

Mrs. Randall followed up and asked if there was anything they think the sisters should consider as the move forward in this process? Mr. Osborn responded by explaining that the arrangement at Norton Commons was long participation with the property owners. Depending on the sisters' financial needs could they be creative in how they are compensated for the property, consider a long term participation in the property, and likely see a much higher return on the sale transfer. As an example, Mr. Osborn described a scenario where they agreed to enter into an agreement where they would sell the property for a cost and are compensated based upon the retail sales of land, each time a lot is sold. The return on the site could be greater if they participated in the long term development of the site.

Mr. Tomes explained that they thought the site would be a 4 to 5-year buildout and that Norton Commons has built 1,200 units in 13 years. Mr. Tomes started discussing the politics on creating a Norton Commons type development on the site and wondered if politically, could a mixed use project get done at this location. In order to be successful the red tape should be minimized.

Mr. Fausz asked a follow up question pertaining to a presentation he had seen Mr. Tomes give to the Homebuilders Association of Northern Kentucky in the winter of 2015. He asked what the property value was of Norton Commons before it was developed and what the projected final improved value is estimated to be. Mr. Tomes indicated that the 600-acre site was originally valued at \$15,000 per acre, or approximately \$9 million as an agricultural use. The site is projected to be worth more than \$1 billion once final construction is complete.

10. Would you like to learn more and be kept informed as the project progresses?

Everyone responded and stated they would like to be kept informed on the status of the project. They indicated they would like to meet again with the Sisters.

Drees, Fischer, and Toeppen Interview**Location: PDS****Tuesday, September 13, 2016****2:00pm-3:00pm****Attendance****John Toeppen****Toeppen Companies****Greg Fischer****Fischer Homes****James Fausz****PDS****Emi Randall****PDS****Aileen Lawson****PDS**

An interview with representatives from Toeppen Companies and Fischer Homes took place at PDS on September 13, 2016 with members of the PDS team. The information was gathered through a face to face interview process that consisted of ten questions.

1. Could you talk about some of your recent developments and what do you specialize in?

Mr. Toeppen began by stating that Toeppen Companies is multi-faceted, building everything including commercial, office, industrial, retail, institutional and residential. He clarified that non-residential projects are typically his brother's (Bill) projects within the company, whereas he (John) leads the residential and land development division of the company. Residentially Toeppen has developed communities, subdivisions, and individual parcels since 1955, mostly in northern Kentucky and one community in Cincinnati. Their current work includes the continuation of Country Squire (single-family and patio/lifestyle homes) and a 1,000-unit master planned community called The Reserve. They have developed the infrastructure on all of these projects. He stated that Toeppen owns and manages almost 1,000,000 square feet retail and office space (some off of Buttermilk Pike). He stated they have developed properties as far south as Crittenden, north to Kings Island, west to Harrison, and east to Milford. Toeppen also has some retail and mixed-use retail with office above. Construction projects have been as far south as Louisville and north to Dayton.

Mr. Fischer began by stating that he builds only single family residential homes ranging from first time buyer to million-dollar estate homes and condominiums, exclusively for sale (i.e. no rental properties). He estimated that they are the largest condo builder in the area, with an expectation of 1,300 units closed this year. He also develops land, with about 80% of their properties falling in this category. Fischer Homes builds in Columbus, Indianapolis, Cincinnati, and Atlanta.

2. What is your assessment of the market study? Do you think it accurately reflects what is possible on the site?

Mr. Toeppen stated that this specific site would not support commercial or office. He has seen that local retail and commercial spaces today have high a turnover and low success rate – the largest case being in restaurants. He stated that office space is even more dismal. The local retail market is oversaturated and there is already a high turnover at Buttermilk Plaza up the road. He mentioned that Buttermilk Towne Center has already been sold twice to out-of-town interests.

Mr. Fischer stated that office is difficult because tax incentives have been pulling relocation to the urban core. He stated that traffic counts do not support retail development at the site. He would rather spend money on fixing the existing Buttermilk Plaza retail than to build a new and competing commercial site. Any retail in the area would also be better located closer to I-75/71. He noted that the offices near Mitchell Park are not succeeding. He also included that the residential price points of the report are low and that they would probably be closer to \$400,000-500,000 and prices are rising. Revising these numbers would likely provide a different outcome in the Fiscal Impact Analysis. The potential would be high that residential only development would operate in the black throughout the 20-year analysis window.

3. Knowing what you do about the Villa Hills community, what would you envision on the site?

Mr. Fischer stated that he would envision a mix of single-family home styles, including about 250 units when finished. He stated that roughly a third would be “executive style” homes, which he described as high-end detached townhomes with grounds maintenance included. Another third would be traditional detached with side entry garages, ranging anywhere from \$300,000 to \$1,000,000. They would also likely include patio homes targeted towards empty nesters and first time buyers, ranging from \$300,000 to \$500,000.

Mr. Toeppen stated that he could consider retail if the site were much larger (500 acres or more), which is not the case. He suggested that there should be a closer look at per capita income streams, if this was not already a part of the methodology of the market analysis (taking out their Country Squire Estates, for example). He stated that the price the price point for homes would be over \$200,000 because the original price of the land is high; it would be closer to \$400,000 to \$500,000. If multi-family housing is an interest of the city, he envisions this type of housing as condos with a river view limited to approximately 5 stories. He stated that because the first and second floors are less desirable, a long term lease or rental agreement should be considered on these floors. The occupant parking element for these buildings would be included in the lower level of the building and exclusive to residents to reduce surface parking pads nearby. He stated that a lot of the river view potential is limited. He also noted that whatever higher density units were built, they should blend in with the community.

Mr. Fischer stated that there aren’t really any multi-story condos in northern Kentucky, so this would be unique for this region.

Mr. Toeppen stated that if there were condos, there should be several buildings for a nicer look along the skyline. Inclusion of these condo units would potentially add approximately 50 units with high values to the housing for the site, bringing the total to around 300. These multi-family buildings could increase the tax base for the city.

4. What type of commercial and/or office uses do you think might be appropriate on the site (if any)?

Mr. Toeppen stated that the best hope for retail on the site is that it would become an amenity for new residents. He stated that mixed use is a service for residents and isn’t profitable from the developer’s perspective. Mixed use is almost always on much larger sites or sites with much higher traffic counts.

Mr. Fischer reiterated that there is a need to fix current business area first.

5. What type of residential uses do you think would be appropriate on the site?

Mr. Fischer stated that he is uninterested in rental because he has not heard much interest and the traffic counts are low.

6. The public has indicated an interest in public amenities such as walking trail and parks incorporated into the development of the site. What are your thoughts on including amenities into the development of the site and do they make fiscal sense?

Mr. Toeppen stated that he would be open to nicer multi-purpose path and believes there is a demand for walkability. He also stated that amenities like playgrounds, clubhouses, and pools are warranted. His belief is that these uses should be directed to residents rather than neighbors or the general public due to parking, security, and access.

Mr. Fischer stated there is a certain amount buyers are willing to pay for amenities. He sees anything more than a natural amenity as being a fiscal drain on the city. He doesn't see a need for new city administrative building or common amenity. He stated that if a park is incorporated someone would have to pay for it. He is open to a dialogue, and would like to see what the sisters want.

7. What are your thoughts of a mixed use development on this site? (i.e. some commercial/office component).

Neither Mr. Toeppen nor Mr. Fischer believed commercial or office should be required for the site.

8. What are your thoughts on a residential only zoning requirement for this site?

Both Mr. Toeppen and Mr. Fischer thought a residential only development of mixed types would work well on the site.

9. Do you have any thoughts or ideas you would like the task force to consider for the site?

Mr. Toeppen stated that public involvement is great, but there will always be people against any change proposed on the site. Toeppen, along with Drees and Fischer, want to be good stewards of the community, but development also has to make sense for them financially.

Mr. Fischer stated that there are 3 parties in play – the sisters, the city, and the developer. All 3 need to be well aligned and working together. Higher home values help to eliminate fiscal impact concern for infrastructure. He stated that the highest and best use is what's already in the surrounding area and that the risk of drain on City would be low if the site consisted of the same use.

Mr. Toeppen also stated that the jet fuel line is a concern, as it could prevent getting a loan and insurance for the site. He indicated their lawyers had examined the Grant of Easement language and their interpretation was that the rights of the Grantors would be transferred with the land. Still, questions remained about environmental impacts, potential needed mitigation, lending, and insurance because of the presence of the facility. He suggested that working through these issues alone could take up to two years. He also discussed potential natural environmental issues that would have to be worked through before construction, such as the presence of ponds and intermittent streams.

10. Would you like to learn more and be kept informed as the project progresses?

Both Mr. Toeppen and Mr. Fischer responded affirmatively.

DRAFT

Douglas Hinger Interview**Location: PDS****Thursday, September 22, 2016****9:30am-10:30am****Attendance**

Douglas Hinger	D·HAS, President and Traditions Building Group, President
James Fausz	PDS
Chris Schneider	PDS
Emi Randall	PDS
Aileen Lawson	PDS

An interview with Douglas Hinger who is an architect and planner with D·HAS and the President of Traditions Building Group, both located in Cincinnati, Ohio took place on September 22, 2016 with members of the PDS team. The information was gathered through a ten question interview process with Mr. Hinger and was conducted at the PDS building.

1. Could you talk about some of your recent developments and what you specialize in?

Mr. Hinger began by stating that Traditions Group Developers do different types of projects and they are an integrated building, design, and development company that also includes sales and marketing. They generally develop and build all the homes in their communities, and specialize in lifestyle oriented master planned communities. These include Wetherington, Stetson Square, Vintage Club in Montgomery, and The Retreat at Summit Park. The neighborhoods and styles of homes they design and build are high quality walkable communities, which integrate the indoor and outdoor spaces. They also work on a project called the City Series that focuses on urban infill development projects in Northside, East Walnut Hills, and O'Bryonville in Cincinnati.

Mr. Schneider followed up and asked if they are primarily a residential developer or do they focus into the commercial and office areas as well? Mr. Hinger responded and stated they do both, generally as the master developer but don't build the commercial properties themselves but align themselves with other commercial developers.

2. What is your assessment of the market study? Do you think it accurately reflects what is possible on the site?

Mr. Hinger stated that the traffic infrastructure, including limited visibility, generally would not support a traditional commercial or office component of the magnitude indicated in the market study. He stated it would be difficult to get an office developer to put a traditional, stand-alone office building on the site when it will be competing with the I-75/Buttermilk Pike interchange area. He stated that Amsterdam Road is narrow and getting a left turn lane onto Amsterdam Road from Collins would be important. The two lanes on Amsterdam Road limit access to the site. He feels that the problems surrounding the traffic infrastructure are a large issue and could be the first hurdle to developing the site.

Mr. Fausz asked what his thoughts were on the residential component of the market study and the idea that up to 250 residential units would not affect the vacancy rates of the city. Mr. Hinger responded and thought that was an interesting way to describe the residential component of a market study. Most market studies look at the absorption rate of new homes in the market. His opinion is that the development built on this site will not impact the current homes or vacancy in the area, but rather should provide housing types that are not currently in the marketplace.

3. Knowing what you do about the Villa Hills community, what would you envision on the site?

Mr. Hinger responded and stated that on this site they could probably get 25% open space and still provide 300 residential units with a combination of product types. Given the current conditions of the road infrastructure, he stated that it could be difficult to do a 300-unit development. Given the single-family residential nature of Villa Hills, politically, whichever developer purchases the site may get push back from the surrounding neighbors in the area. He anticipated this response would be in regards to apartments or housing types other than single family residential.

There will always be people who are resistant to change but he hopes that a good development comes from this project. The developmental conundrum is how to create something in the suburbs that that is of interest, meets the market, and falls within the zoning framework. The zoning should be flexible with a process built in where the developer has to work with City and owners.

Mr. Hinger began asking questions regarding the city center of Villa Hills. Mr. Hinger stated that from a design standpoint, the Amsterdam Road and Collins Road intersection felt like the center of Villa Hills and that there is a lot of potential for creating a sense of place along Amsterdam Road and within the site. However, this will take a significant public-private partnership to plan, fund, and execute.

4. What types of commercial and/or office uses do you think might be appropriate for the site?

He stated he could see a restaurant or neighborhood pub and that if you could create enough of a sense of place in the new neighborhood, then people could start to identify with it. He stated that the proposition of people going two miles from the interstate, through the Buttermilk Pike commercial area, to a traditional stand-alone office located in the middle of a residential area does not sound attractive for a typical user or investor.

Mr. Fausz followed up and asked if a town center type neighborhood commercial area would be more appropriate than a standalone office building. Mr. Hinger thought that a town center might work, but cautioned that many developers are good at doing mixed use communities but vertical mixed use buildings are much harder to achieve. Generally, these types of developments have worked in a lot of places but are trickier to put together and often required some public/private partnership to fund the public realm that is crucial for success.

Mr. Fausz stated that the Sisters may be concerned with requiring a mixed use component on the site because they fear it may drive away potential developers and limit their ability to sell the property. Mr. Hinger stated he understood the Sisters concern. He stated the detail in the plan will be important and depending on the type of community that is desired in the plan, certain developers may be able to pay more or less for the property with a different use. He stated that any potential developer would need to be comfortable that market is available for mixed use and the entitlement process could be successful. Again, he emphasized

that commercial developers may be hesitant with this site because there does not appear to be the appropriate traffic counts or visibility. He stated that it would not be implausible to create a sense of place or community center for Villa Hills on this site.

5. What type of residential uses do you think would be appropriate for the site?

Mr. Hinger stated that they would try to identify as many segments of the housing market as they could substantiate. Most likely, it would be between 3-5 housing products and may include an attached housing product. He thought having a multi-family building, possibly up to 4 stories on the interior of the site where it would not impact the existing neighborhood may be appropriate. He thought that three units per acre would give you about 250 units but if you are using your density properly, it could be higher than that.

6. The public has indicated an interest in public amenities such as walking trails and parks incorporated into the development of the site. What are your thoughts on including amenities into the development of the site and do they make fiscal sense?

Mr. Hinger responded and stated that as long as the City is a participant, then these amenities would be great as they have done this type of thing in past projects. It comes down to investment level and the more activity you can create the better the community. With the size of this site there is an opportunity to focus your housing to get a higher density and create enough mass to get an upscale community. He stated the site would need at least 250 residences to do a community building.

7. What are your thoughts of a mixed use development on this site? (i.e. some commercial/office component).

Mr. Hinger thought mixed use should be allowed on the site, it should be encouraged, and that it must be done responsibly. He stated that you might be able to get a small amount of office on the site but it may be difficult. He stated that if Amsterdam Road is a connector road of any nature then office and commercial uses that front Amsterdam Road may be a possibility. There could be good potential for uses with frontage along Amsterdam Road including commercial, which would have high visibility to the greatest extent possible.

8. What are your thoughts on a residential only zoning requirement for this site?

The thoughts and ideas to this question were answered in previous questions. Key thoughts include:

- a. The site could probably get 25% open space and still provide 300 residential units with a combination of product types.
- b. Mr. Hinger thought that three units per acre would give you about 250 units but if the developer uses the density properly, it could be higher than that.
- c. Single-family zoning compatible with surrounding uses is the easiest to approve, but is unlikely to allow the developer the flexibility that a site of this magnitude deserves.

9. Do you have any thoughts or ideas you would like the task force to consider for the site?

Mr. Hinger discussed the idea of an inclusive community process which would be important to the success of the site. Mr. Fausz asked if would be better for the plan to have a clear vision or be wide open and allow for developers to be more flexible. Mr. Hinger stated that a lot of times these visions are set on a broader

community basis, which he felt we had already done.

He added that the structure of the RFP and how it is presented to developers is really important. He would encourage the Sisters to have someone with a design, planning, and development background who can help them eliminate developers who are not serious candidates. He added that the Sisters should be clear on what type of development they want on the site. Mr. Hinger stated that they should consider an RFQ followed by interviews and then an RFP. The characteristics that are important to the sisters and their vision of the site should be clear in the selection process. They should also make sure that what they ask of developers in the RFP process is clearly communicated. This would help narrow down the list of developers that are capable of delivering their vision of the site. The vision of the site is important and holding onto that vision through the life of the development is difficult, but this vision is what keeps the project moving. One thing Traditions has always done is stick with the vision, despite understandable resistance. In order to do something truly different and great, you have to be persistent.

10. Would you like to learn more and be kept informed as the project progresses?

Mr. Hinger indicated that he would like to be kept informed as the project progresses.



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APPENDIX E - PUBLIC MEETING 2 MATERIALS AND RESPONSES

Information Boards

**Displayed at:
Public Meeting 2
January 4, 2017
6:30 p.m. to 8:00 p.m
River Ridge Elementary School**

The following pages contain information displayed at the second public meeting of the Villa Hills Study. These boards were grouped in stations (as identified in this document by section breaks) and included staff and Task Force members at each station to answer questions.

Station 1

DRAFT

Study Highlights

- 240 Acres
- 13 month study
- 9 Task Force meetings
- Comprehensive review of study area
- 2 Public meetings (May 2016, January 2017)
- Key person interviews
- Independent market analysis
- Traffic analysis
- Expert interviews



This aerial map displays a residential and recreational area, likely a golf course community, divided into five numbered regions. The regions are outlined in blue:

- Area 1:** A large, irregularly shaped green field in the center.
- Area 2:** Located to the west of Area 1, containing a building and some parking areas.
- Area 3:** Located to the east of Area 1, featuring a golf course and several buildings.
- Area 4:** Located further east, containing a golf course and some buildings.
- Area 5:** Located to the north of Area 1, containing a golf course and some buildings.

The map includes numerous street names, such as RIVER RD, AREA 1, DORIEL ST, MADONNA MANOR DR, AREA 4, AREA 3, AREA 5, AREA 2, AREA 1, CLIFFVIEW RD, PADDOCK LN, SILO LN, RADIO RD, LAUREN DR, CARPENTERS TRCE, COLLINS RD, AMSTERDAM RD, PALOMINO DR, NORTH OAK DR, WOODCHUCK DR, APPALOSA CT, FELICE DR, ORCHID LN, CECILIA DR, KREMERS LN, COLLINS RD, FRANK ST, MARY AVE, SUNGLOW DR, KENRIDGE DR, ROGERS RD, BOULDER CT, SUMMIT CT, LAKELEDGE CT, EASTLAND DR, WESLEY DR, SURFIDE DR, VERA CRUZ DR, DALEWOOD DR, VALLEY TRAILS DR, TANGLEWOOD CT, BROOKVILLE CT, PROSPECT POINT DR, and DEERFIELD DR.

Detail Areas



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Date: 12/15/2016

Date: 12/15/2016

What's Next?

Below are the anticipated next steps for the plan.

Task Force Review

January 11

Villa Hills Council Review

January 18

KCPC Public Hearing

March 2

These dates represent the anticipated timeline and are subject to change. Please visit www.villahillsky.org for the latest news on the study and timeline.

Station 2

DRAFT

What we heard from you!

What is your current impression of Villa Hills?

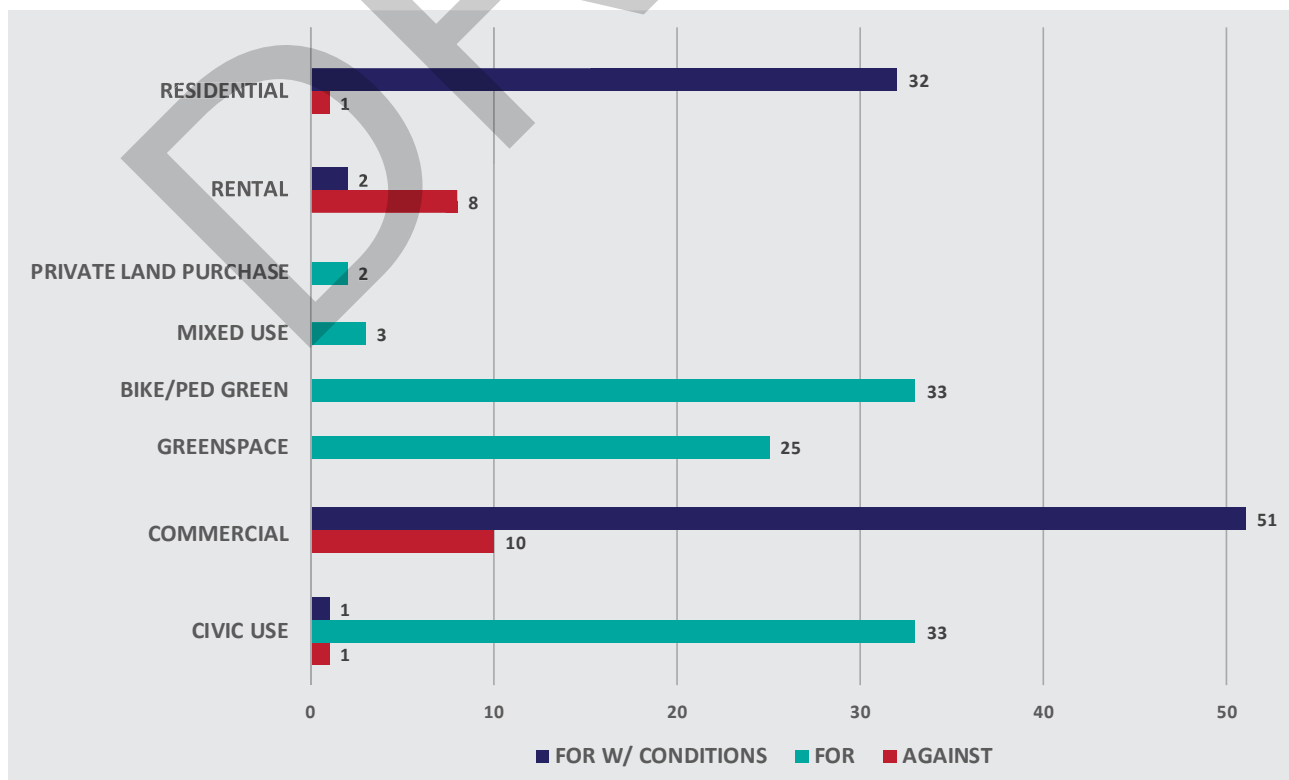
- Quiet
- Friendly
- Safe
- High quality of life
- Home to many long-time residents

Responses obtained
during Public Meeting 1
May 9, 2016 at River Ridge
Presentations / Small Group Sessions
Over 250 Attendees

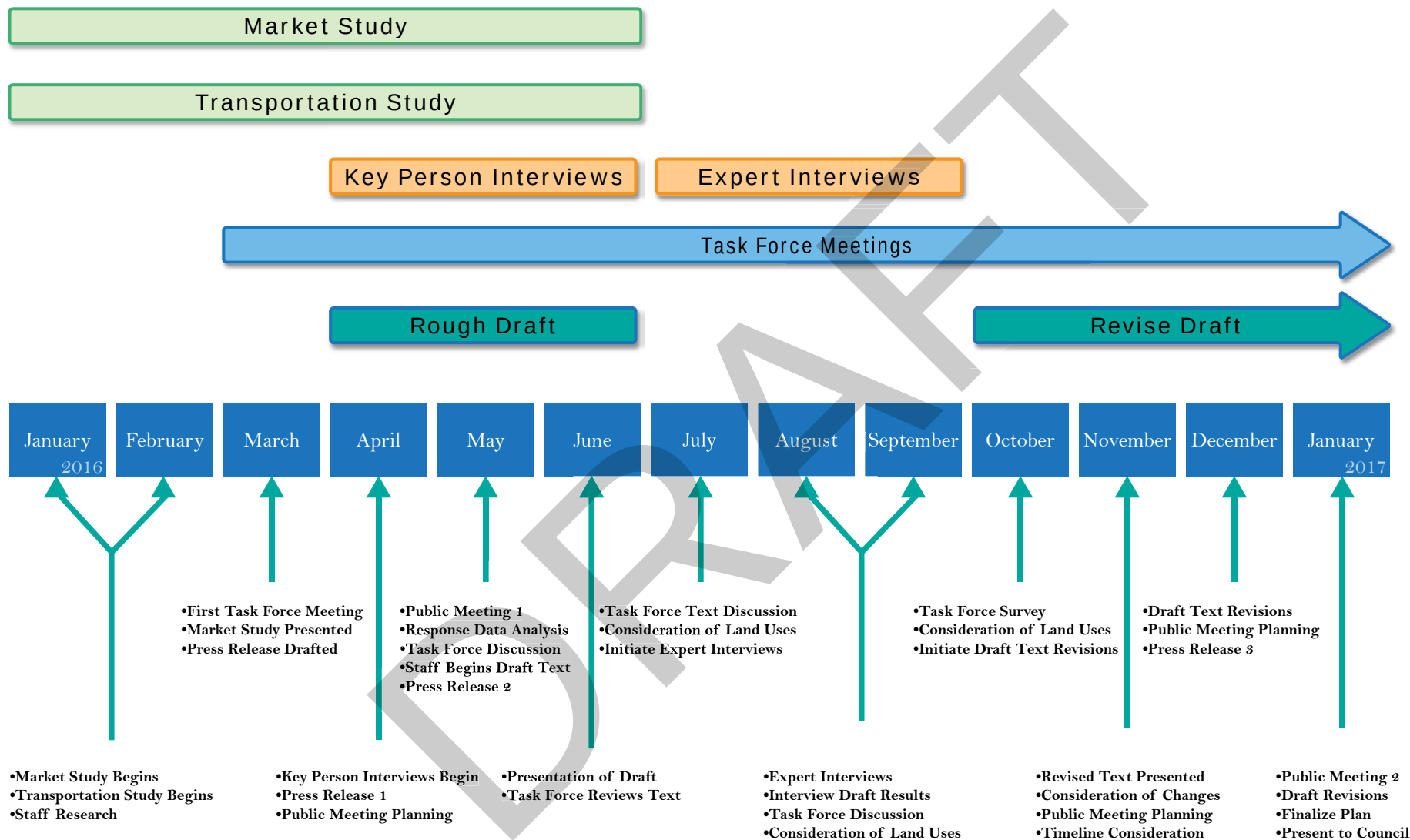
What challenges need to be addressed in Villa Hills?

- Financial stability of the city
- Lack of step-down housing for seniors
- Lack of affordable housing opportunities for younger families and first-time buyers
- Existing traffic issues, especially during peak school hours
- Existing flooding issues on Carpenter's Trace

What should the future include for Villa Hills?



Timeline



Station 3

DRAFT

Expert Interviews

Interviews were conducted with representatives of the regional development community to help determine the potential future land use of the site. The goal of these interviews was to gain the expertise of developers who focus on different types of construction, get insight about the types of development they thought were suitable for the study area, and determine feasibility for the final recommended land uses in the site. Highlights of these interviews are provided below.

Common themes for the study area



- All thought residential would be viable for the site.
- A mix of housing products and densities would ensure long-term viability.
- Housing options should include open floor plans.

Quotes of Note

“Opportunities to build the center for a place that’s never had one are really rare so I wouldn’t squander this one if you think it has that potential.”

-Out of Metro Region Based Neighborhood Developer

“Sidewalks will be the walking trails that people will want to go on daily . People want to get outside of their houses and enjoy different things outside, whether that be a walk down to a friend’s house or a walk down to a restaurant or walk to a park. People want to be out and people want to take their time.”

-Greater Cincinnati Metro Based Mixed Use Developer

“Not to say we wouldn’t do trails in addition to [sidewalks] but don’t underestimate the pleasure of walking down a beautiful street.”

-Out of Metro Region Based Neighborhood Developer

“We want to be good stewards of the community and we’re willing to be adaptive if necessary but we still have got to make sure the sisters are taken care of and make sure we can come out on the project. You [won’t] find anyone else that would be more instrumental and more involved in the community.”

-Northern Kentucky Based Residential and Commercial Developer

On the topic of developers making their case to cities for new development types:

“Developers are exhausted from making good cases. There are enough municipalities out there that want excellent developments that they can pick and choose the good ones.”

-Out of Metro Region Based Neighborhood Developer

Holding on to a vision through the life of a development of this magnitude is sometimes difficult, even for owners. But that’s generally what keeps it going is that vision...And that’s what it takes on a project like this, so you’re in it for the long haul.”

-Greater Cincinnati Metro Based Residential Developer

Key Person Interviews

Key person interviews seek to focus on a more direct approach for public involvement within the community. Task Force members and staff identified key persons and organizations that might have an interest in the development of the study area.



WCKY - Radio transmitting facility is estimated to be viable for another 5-10 years, with the possibility of becoming part of a Phase II development.

A need for multiple entrances into any new development and desire for new access to Prospect Point was voiced in many interviews, including fire and EMS.



Assisted living will potentially increase EMS calls, but enough supporting staff and equipment is currently there.

River Ridge Elementary is about 300 students under capacity, but district middle and high schools are at or over capacity.



Key Person Interviews

Key person interviews seek to focus on a more direct approach for public involvement within the community. Task Force members and staff identified key persons and organizations that might have an interest in the development of the study area.

There is no need for electric upgrades to service new development. Any gas service upgrades would be assumed by Duke. The cost to bury utilities would be covered by developer.



Sanitation District No. 1 (SD1) encourages early stormwater planning with the future developer of the site. The District's plants have adequate sewer treatment capacity for new construction.

A small amount of locally oriented "lifestyle" or "neighborhood" commercial would likely be successful.



Added traffic on Amsterdam from new development was a frequently mentioned concern.

Station 4

DRAFT

Recommended Amenities

Amenities such as parks, open space, sidewalks, and paths provide necessary spaces for gathering, interaction, and recreational activities that helps shape the identity of a community. Responses heard at Public Meeting 1, some expert interview comments, and Task Force conversation all indicated a desire or need for public amenities to be included in the future of the study area.



Encouraged amenities:

- Sidewalks and paths
- Community center
- City campus
- Public overlook
- Parks / public open spaces

“Streets you find in [our communities] are great for walking. Not to say we wouldn’t do trails in addition to them but don’t underestimate the pleasure of walking down a beautiful street.”
-Out of Metro Region Based Neighborhood Developer



Tell us your thoughts on amenities! Please fill out a comment card and give it to the staff person at this station. Thank you!

Recommended Commercial

Encouraging commercial uses on the site was carefully researched throughout the plan. The idea was scrutinized through the independent market study, public comments, staff research, Task Force discussions, expert interviews, and ultimately a Task Force survey. As a result of this research the plan encourages the mindful inclusion of commercial and office uses, of a neighborhood scale, that complement the site and add value to both the overall development and existing fabric of Villa Hills. Inclusion of these uses in the plan does not make commercial mandatory, but does provide flexibility should a developer wish to include them upon the site.



Commercial uses are encouraged to:

- Add value to the proposed development
- Add value to the broader community of Villa Hills
- Be neighborhood scale, NOT big box
- Be a part of a cohesive design, NOT a stand-alone strip center.

What does neighborhood commercial mean?

The results below were established and refined through the first public meeting, expert interviews, independent market study, and a Task Force survey. Examples of the most desired uses for commercial within the study area are below.

Most Desired Uses

Coffee Shop
Bakery
Ice Cream Parlor
Accountant Services
Local Restaurant
Book Store
Barber Shop/Beauty Salon
Florist
Insurance Agency
Financial Services

Least Desired Uses

Car Wash
Gas Station
Movie Theater
Arcade
Video Game Store
Drive-In Restaurant
Drive-Thru Restaurant
Tobacco Shop
Hardware Store
Contractor Office



Tell us your thoughts on commercial! Please fill out a comment card and give it to the staff person at this station. Thank you!

Recommended Housing

Throughout the planning process, the need for a variety of housing options was voiced and the public identified a strong desire to introduce new housing options not currently available in Villa Hills. A diverse array of housing styles on the site will appeal to a broader market, increasing the long-term viability of the development.



Providing a variety of housing was frequently mentioned:

- Public Meeting One
- Task Force
- Expert Interviews
- Independent Market Study



Encouraged housing:

- Single-family
- Multi-family
- Patio and ranch
- Studios, lofts, and flats
- Enhanced interior mobility
- Varied sizes and prices



Tell us your thoughts on housing!
Please fill out a comment card and give it to the staff person at this station.
Thank you!

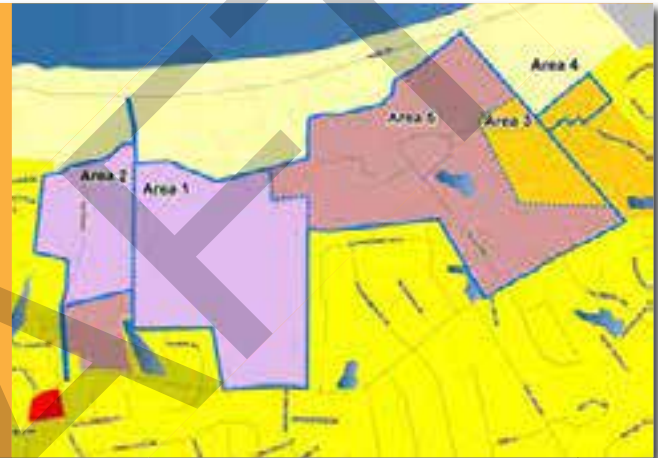


Recommended Land Use

This study encourages mixed use in Areas 1 and 2. Mixed use is a land use designation that allows any of the following uses to occur: mixed-style residential, commercial retail, restaurants, entertainment, office, agricultural amenities, and/or civic, cultural, or recreational uses. Mixed-style residential can include detached single family residential, attached single family residential, condominiums, senior living options, step-down housing, flats, studios, and apartments among others. Incorporating different housing styles on the site is encouraged and can be used to meet the mixed use requirement of the zone.

Mixed uses are encouraged to:

- Give more flexibility
- Allow for creativity
- Provide options
- Include mixed-style residential, commercial retail, restaurants, entertainment, office, and/or civic, cultural, or recreational uses



Tell us your thoughts on land use!
Please fill out a comment card and give it to the staff person at this station.
Thank you!



Recommended Land Use

Legend

-  Detail Areas
-  Study Area
-  Parcels
-  Residential Under 2.0
-  Residential 2.1 TO 4.0
-  Residential 4.1 TO 7.0
-  Residential 7.1 TO 14.0
-  Residential 14.1 TO 30.0
-  Residential Over 30.0
-  Agricultural and Rural Uses
-  Commercial
-  Mixed Use
-  Industrial
-  Small Study Area
-  Recreation and Open Space
-  Other Community Facilities
-  Water
-  Rail Road
-  Right of Way

1 inch = 200 feet

0 200 400 800 1,200 Feet



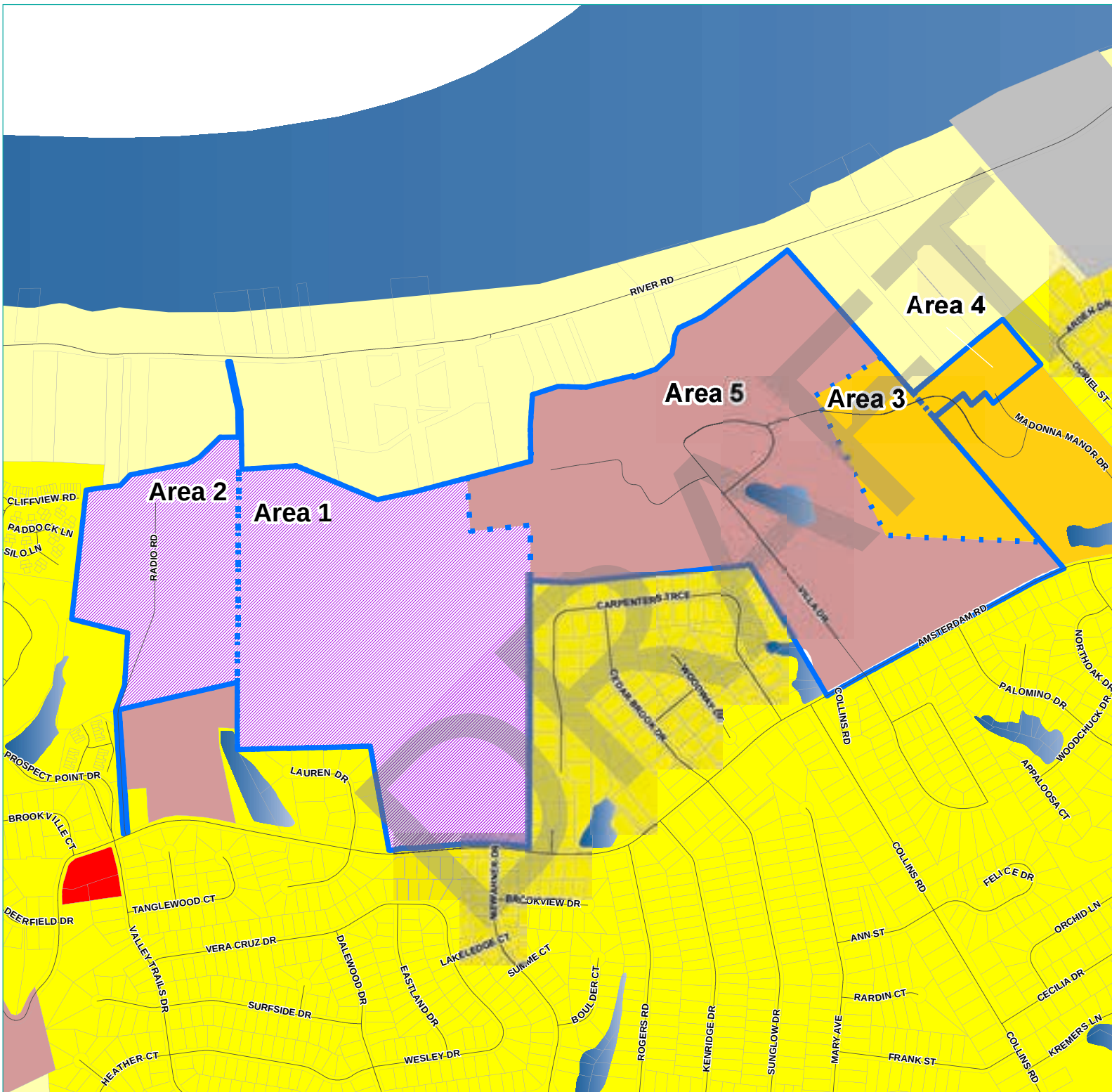
LINK-GIS

Parcel data provided by LCPVA,
PCPVA and LINK-GIS.



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Date: 12/15/2016



Station 5

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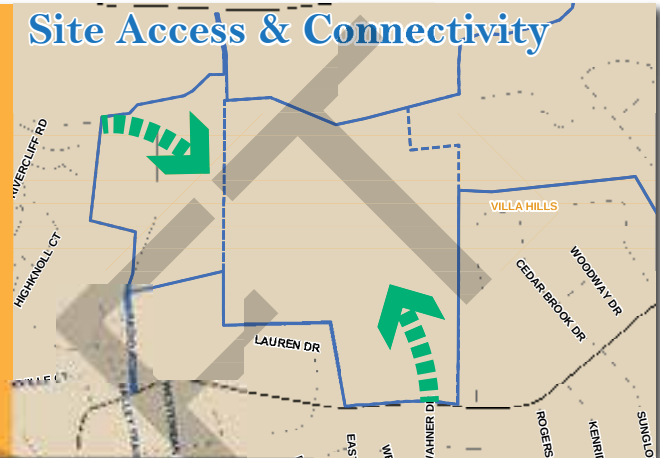
Recommended Transportation

The Villa Hills Study included a detailed review of existing conditions and recommendations pertaining to transportation in and around the study area. The goal of this analysis was to examine the current transportation network and evaluate the potential impact new development within the study area might have on surrounding areas. Highlights of transportation recommendations are below.

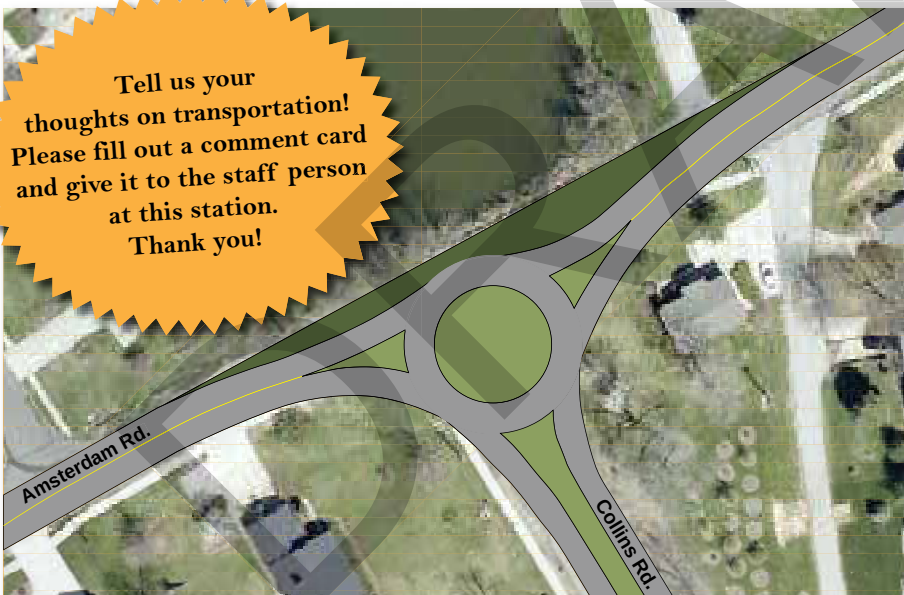
Recommendations:

- Align primary access point to Area 1 with Niewahner Drive.
- Connect new development areas with Prospect Point.
- Utilize a roundabout at primary access point to Area 1.
- Improve Amsterdam Road from Prospect Point to Madonna Manor to provide 1-2 ft. shoulders.

Site Access & Connectivity



Tell us your thoughts on transportation! Please fill out a comment card and give it to the staff person at this station. Thank you!



Preferred Alternative:

Convert Amsterdam and Collins into a roundabout.

- Operates more freely than traditional controlled intersection.
- Would improve congestion by reducing peak delay to 10 seconds or less.
- Minimizes impacts to southwestern parcel.
- Shifts impacts to city owned property to the east.

Nearby Traffic Counts:

- River Rd. at Amsterdam Rd. 1,837 in 2013
- Amsterdam Rd. at Dry Creek Rd. 864 in 2015
- Amsterdam Rd. at Collins Rd. 5,169 in 2014
- Amsterdam Rd. at Woodchuck Dr. 4,019 in 2014
- Amsterdam Rd. at Highwater Rd. 3,470 in 2015
- Collins Rd. at Felice Dr. 7,874 in 2013
- Buttermilk Pk. at Rosewood Dr. 15,800 in 2009

Secondary Alternate:

Addition of turn lanes and traffic signal at Amsterdam and Collins.

- Reduces efficiency by requiring traffic to stop for lights.
- Would operate at 26.9 seconds of delay at peak times when constructed.
- Higher land impact to southwest parcel.
- Adds traffic signal.



Sidewalk & Biking Opportunities

Legend

-  Potential Connections to Villa Hills
-  Existing Sidewalks
-  Study Area
-  Detail Areas



1 inch = 200 feet



LINK·GIS

Parcel data provided by CLPVA,
PCPVA and LINK-GIS.



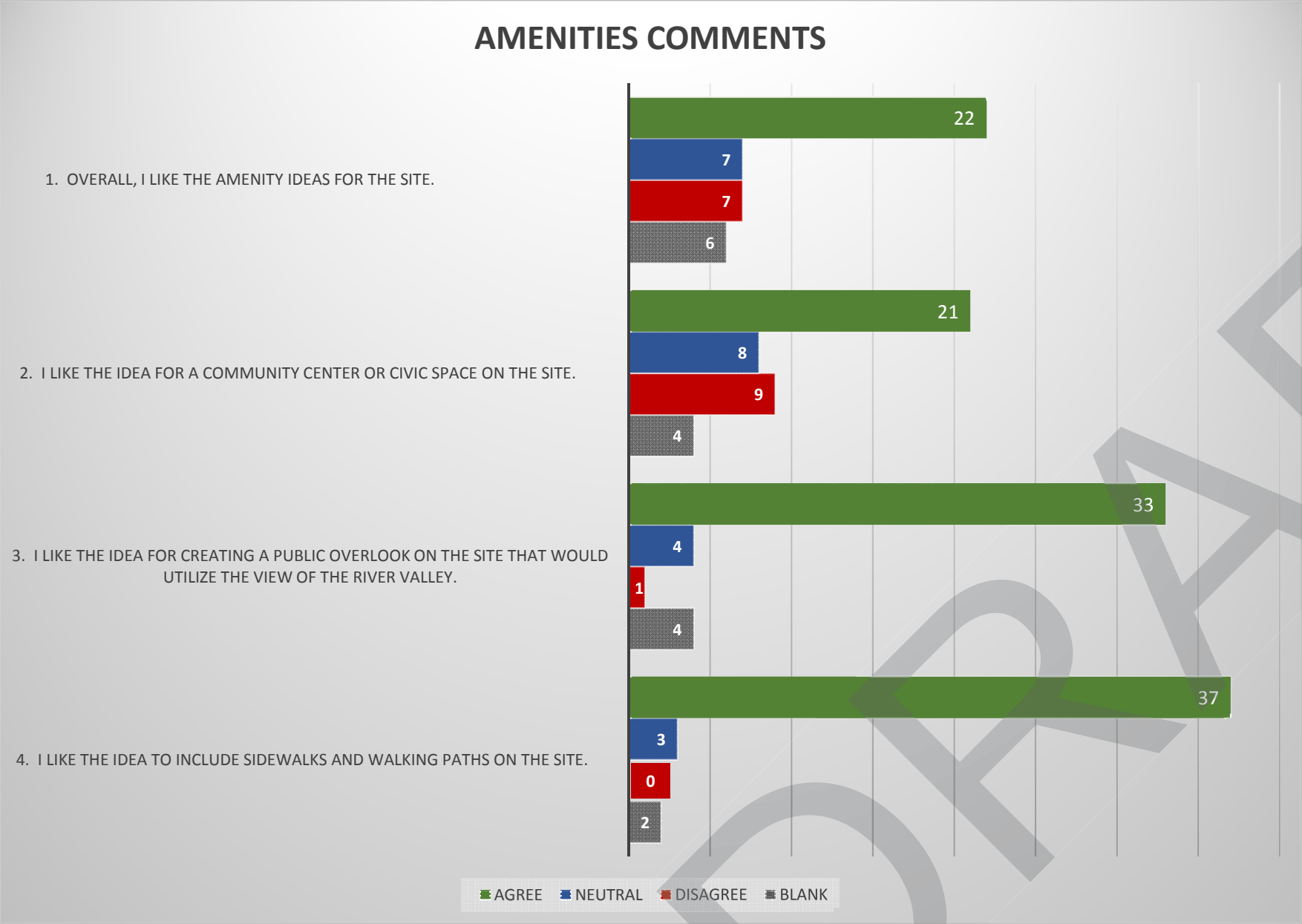
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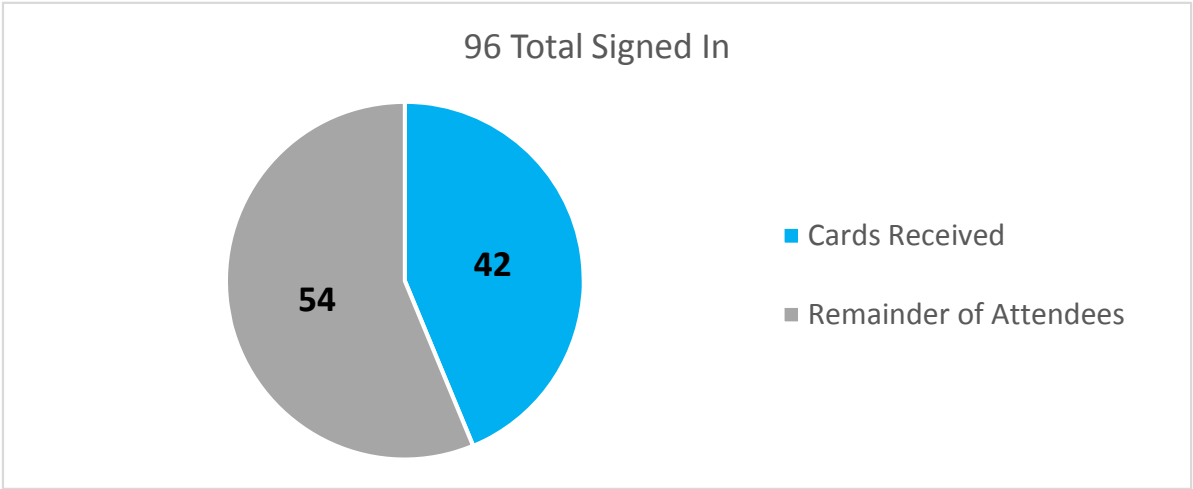
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Meeting Responses

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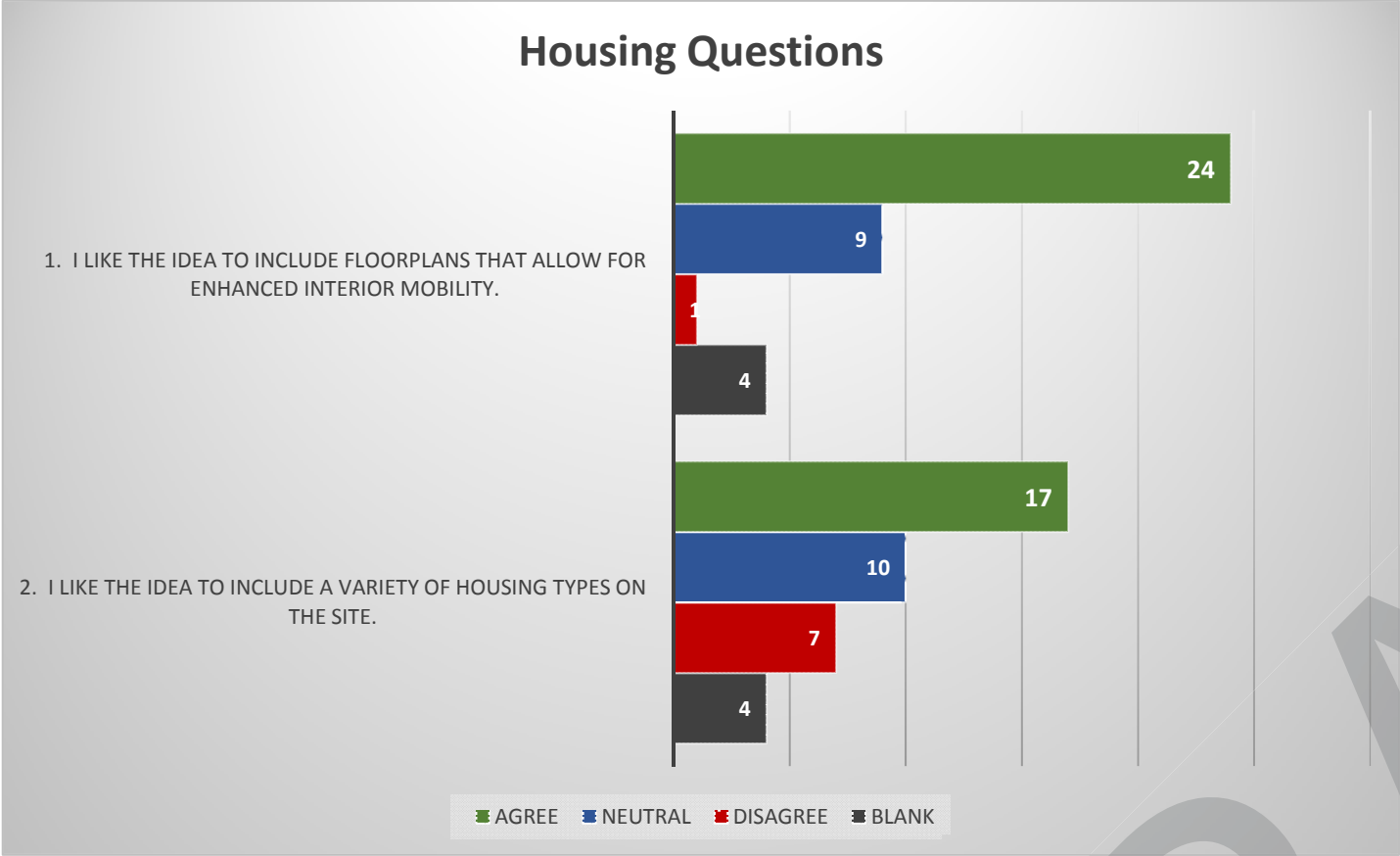
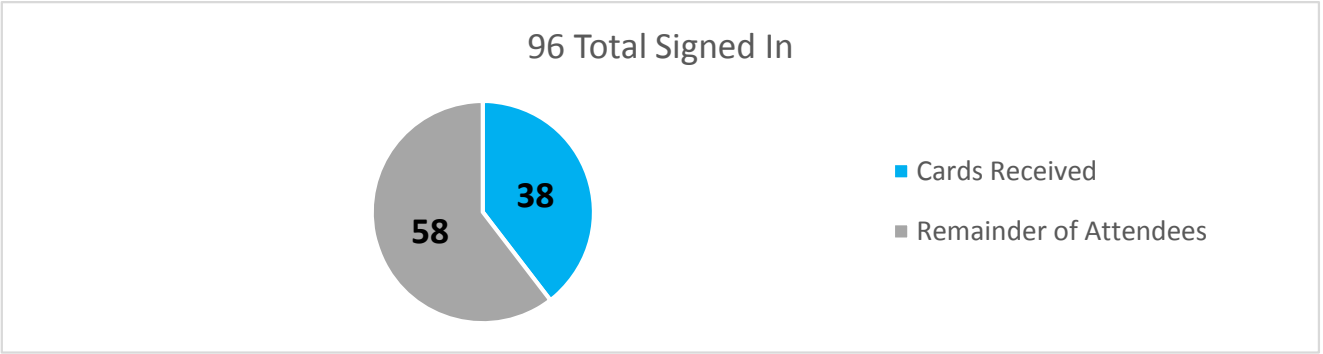


DO YOU HAVE ANY OTHER COMMENTS REGARDING THE AMENITIES RECOOMENDATIONS FOR THE SITE?
The more nature, the better!
Yes - keep green space/trees - have the overlook for others
Would like to see a lake for drainge purposes
I OPPOSE THE SALE OF THIS PROPERTY
WORRIED @ TRAFFIC!
Any greenspace and/or walking paths would be welcome.
WANT ONLY LOW DENSITY RESIDENTIAL
No commercial. Makes no business sense. The equivalent of (illegible) project.
Walking & bike paths can be interwoven with residential lots, they can be behinde and to the side of property lines, not just in the front of properties, where paths intersect have small mini parks (gazebo, bench, swings, etc) I lived in Canada for five years (Toronto area) and this concept works extremely well in populated areas
Residential
A public gathering place is needed
I'm a BIG proponent of keeping the site as natural as possible, Community Farm, greenspace, trails
Need to require or fund these initially for them to happen - if left to land developer it likely would not be designed/built for the community as a whole
Would want to know if the community center is to only serve this community
HOW WILL PEOPLE ADDRESS THE SMELL FROM THE TRATMENT PLANT? WILL THIS MAKE IT WORSE?
AS FAS AS CIVIC SPACE - WE DO HAVE THE CIVIC CLUB THAT REALLY NEEDS UPGRADED!
Do not want transient type housing. Would like to see more single dwellings or condos people investing in the community or better said - with a vested interest in the community
Yes! Yes!
areas for communal vegetable gardening
If public access, should be determine by residents
Feel we need more green space in Villa Hills. Would like to see walking paths more than sidewalks.
strongly agree with a public overlook
these amenities could result in additional costs to city thus to tax payers - with no production of revenue

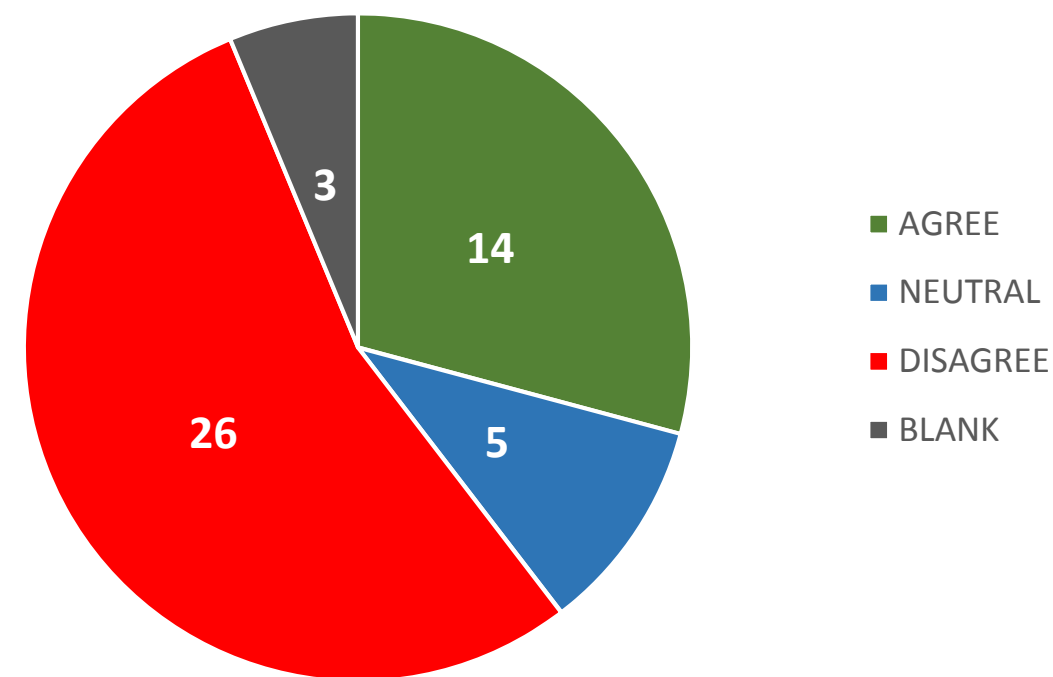


5. DO YOU HAVE ANY OTHER COMMENTS REGARDING THE HOUSING RECOMMENDATIONS FOR THE SITE?
aging in place
evnironment - looking at housing that provides solar/green housing - using water
low density
not low cost
no rental property
Villa Hills style
no apartments, condos
something compatibe with retired families & for married couples
no housing! Once its developed it can't be undeveloped The propedrtty should be kept as green as possible
no apartments or rentals
No rental property. More city like streets. Front porches. Bring people to the front of homes.
please have reasonalbe housing and not a bunch of mansions
not high density/low cost!
no rented apartments. If they own them fine.
patio homes less than \$225k
single family residential only

4. Are there any other desired housing types you would like to see on the site?
condo/lando
no
low income housing, we need to care for all income families - many have elderly unable to afford housing
retirement
assisted living housing
n/c
I would like to see a mix. No super-sized housing
step down housing that is reasonable! (not \$500,000 +)
combination single-family and empty-nester



1. I think neighborhood scale commercial is good for the site.



QUESTION 1 LEFT BLANK - NOT COUNTED**

QUESTION 1 LEFT BLANK - NOT COUNTED**

QUESTION 1 LEFT BLANK - NOT COUNTED**

6. DO YOU HAVE ANY OTHER COMMENTS REGARDING THE COMMERCIAL RECOMMENDATIONS FOR THE SITE?
Rather have greenspace and recreation for family
I DON'T BELIEVE COMMERCIAL IS A GOOD OPTION
DO NOT WANT ANY COMMERCIAL. NO COMMERCIAL IS APPROPRIATE
Villa Hills cannot support the current commercial businesses
no commercial. Makes no business sense. Location, location, location not for businesses to be success
X
We already have vacant commercial space in Villa Hills. Any Commercial space will become a blight on the community
please keep development limited to residence units 9single family, patio homes & luxury condos on River View
I DO NOT BELIEVE THERE IS ROOM/OR DESIRE FOR MANY COMMERCIAL DEVELOPMENTS**
this is a limited space area. Why bring commercial traffic into a bedroom community, low traffic producing businesses if any preferred
stay with all residential single family & condos
does not fit area
do not feel we should add commercial space when we have oopen commercial space unused to not feel there is enough traffic to support the types of businesses suggested
no commercial is appropriate
strongly oppose commercial.. Will create a blight on thie area. Looks pretty on the posters but within 3 years vacancies and disrepair will make it look like the Ameristop strip. Butch needs to understand this is Villa Hills NOT Covington
None of the above - no retail or commercial**
we were told all of these are within a five mile radius already
DO NOT WANT BUSINESS TO FAIL
It would be tough for a business to thrive there
I don't feel the site is large enough to include commercial entities. We have commercial business space @ both Ameristop locations.
find it hard to believe the remoteness and limited access would support commercial businesses
I am not sure if it will (illegible)
Restaurant dining option w/ riverview toward area 2 sunset views are beautiful in Villa Hills**
I like how the pictures have commercial that is barely noticable & blends well.
more shopping for women
we need more shopping for women in Villa Hills
no food related business, dry cleaners or anything that produces ODORS.
minimize parking lots
must be neighborhood focused - small town charm
no strip centers

RESPONSE RATE





4. Are there any other desired uses you would like to see on the site?

9 hole executive golf course

a combo of coffee, bakery, ice cream, bookstore could be under 1 roof

craft shops, farmers mkt., antique store

daycare is desperately needed in Villa Hills!

dog park, high end wine shop, clothing boutique (pretty pony)

dog park, high end wine shop, ice cream/candy parlor

Family store

farmers market, antique shop, craft store

gift shop, specialty store

GOLF COURSE

How about a nursery, garden center?

local pizza shop (no chain)

Greenspace

greenspace & parks

Greenspace, Community farm

NATURE TRAILS OVER THE HILL

solar energy

public view/housing, private restaurant like Greyhound

No

No commercial

none

none

community pool,

WALKING PATHS

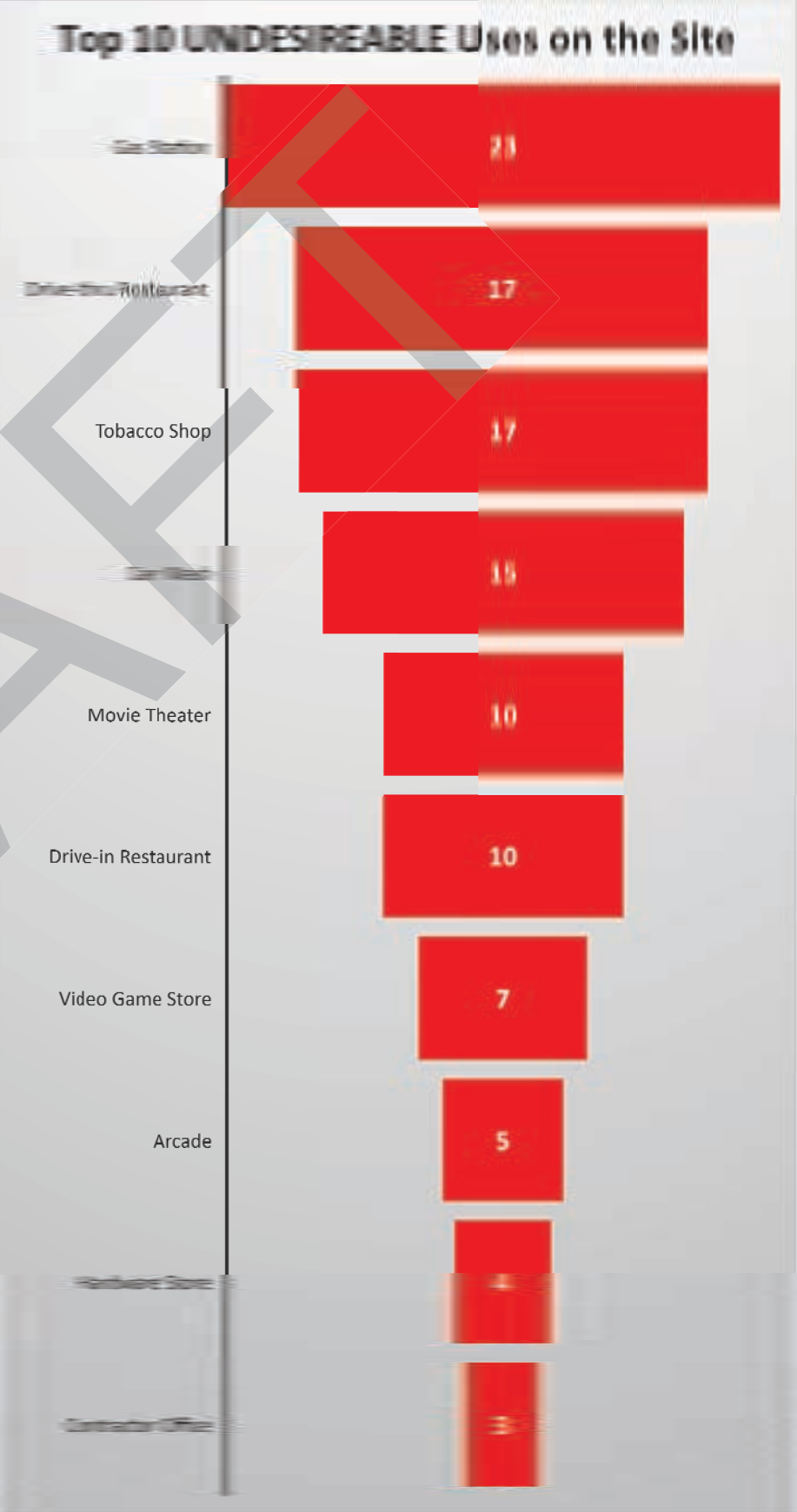
None other than housing

None other than housing

RESIDENTIAL

RESIDENTIAL ONLY

retirement housing



5. Are there any other uses you would NOT like to see on the site?

NO 'adult' stores!

bank

bank

Any large storefront (big box, etc)

no large box stores

Any large stores

drycleaning plants

gas stations

alcohol

ALL OF THE ABOVE

I would have circled all of the above options

all undesirable, prefer no commercial

NO COMMERCIAL

commercial ! No

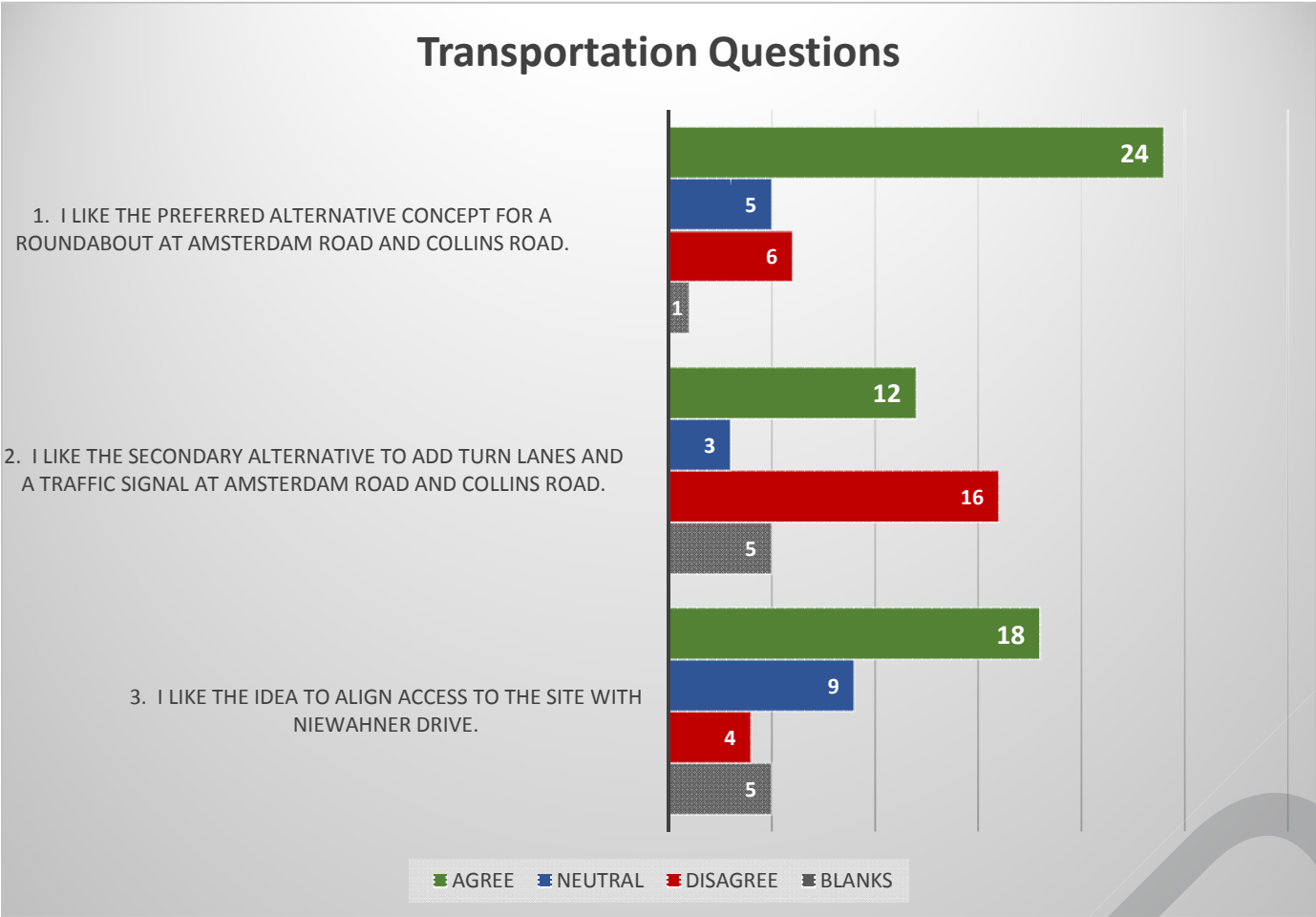
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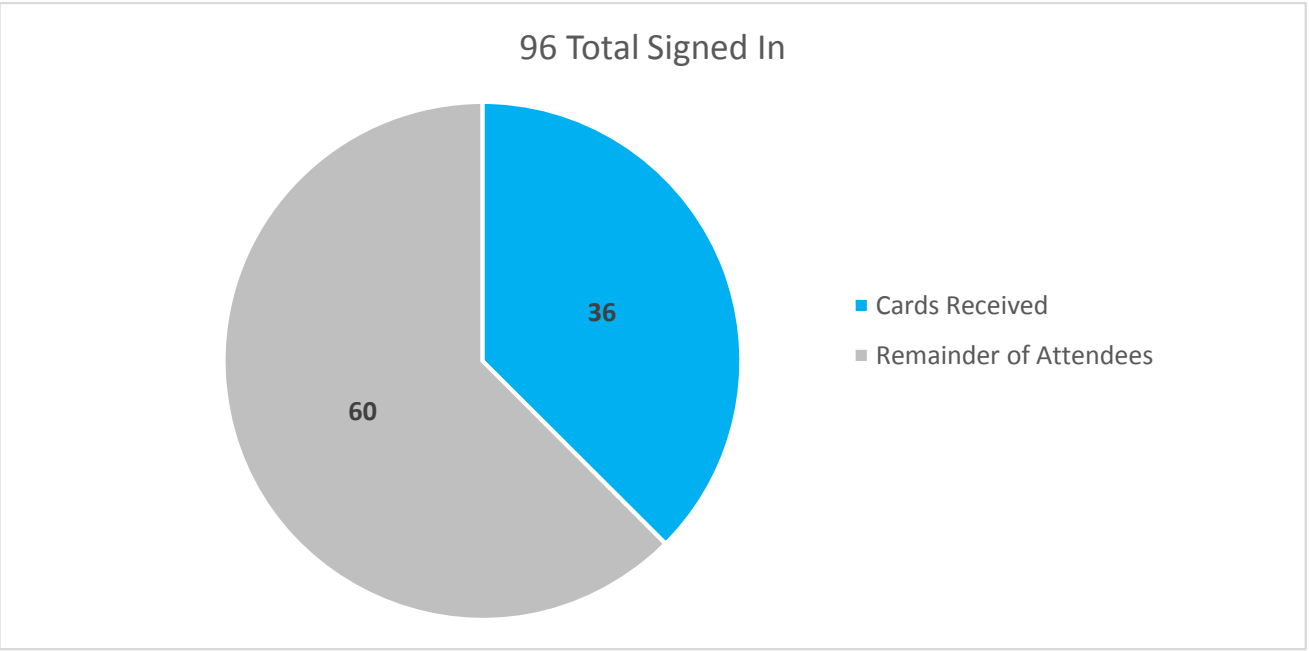
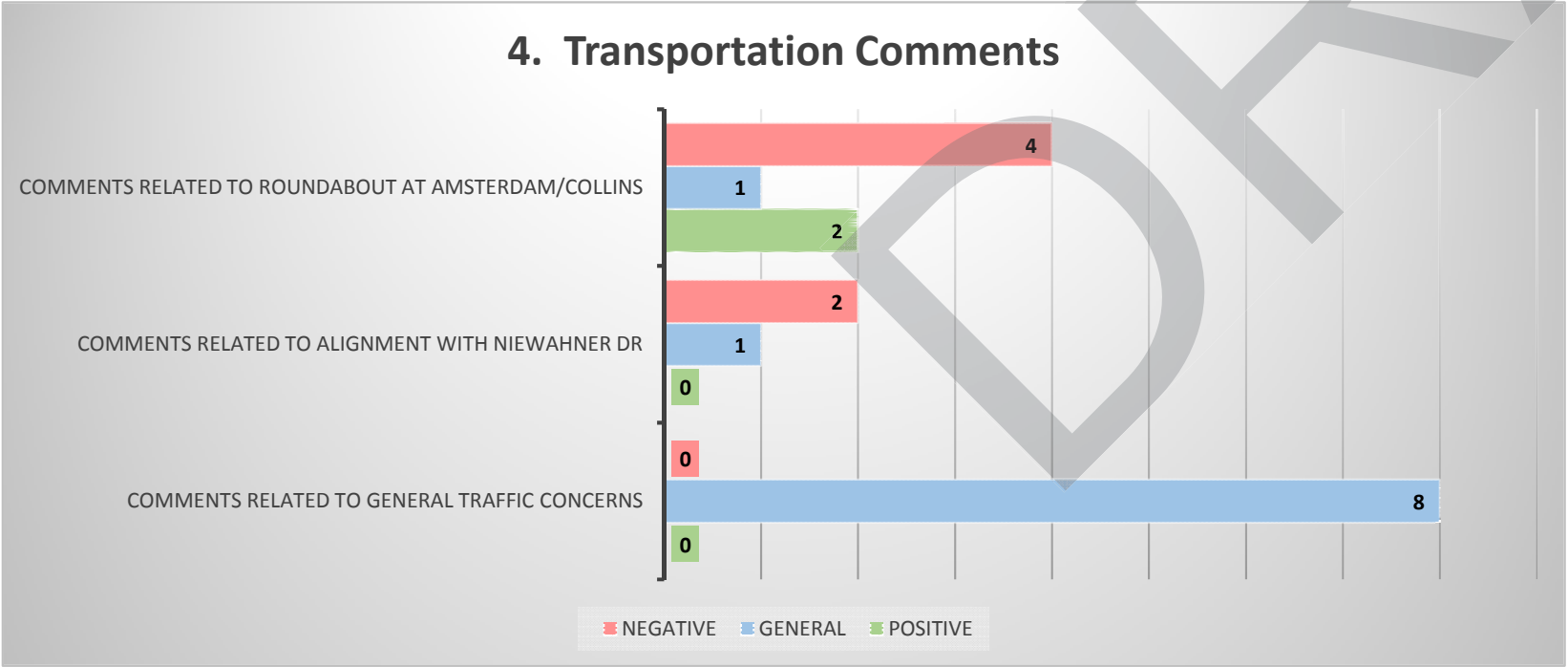
no

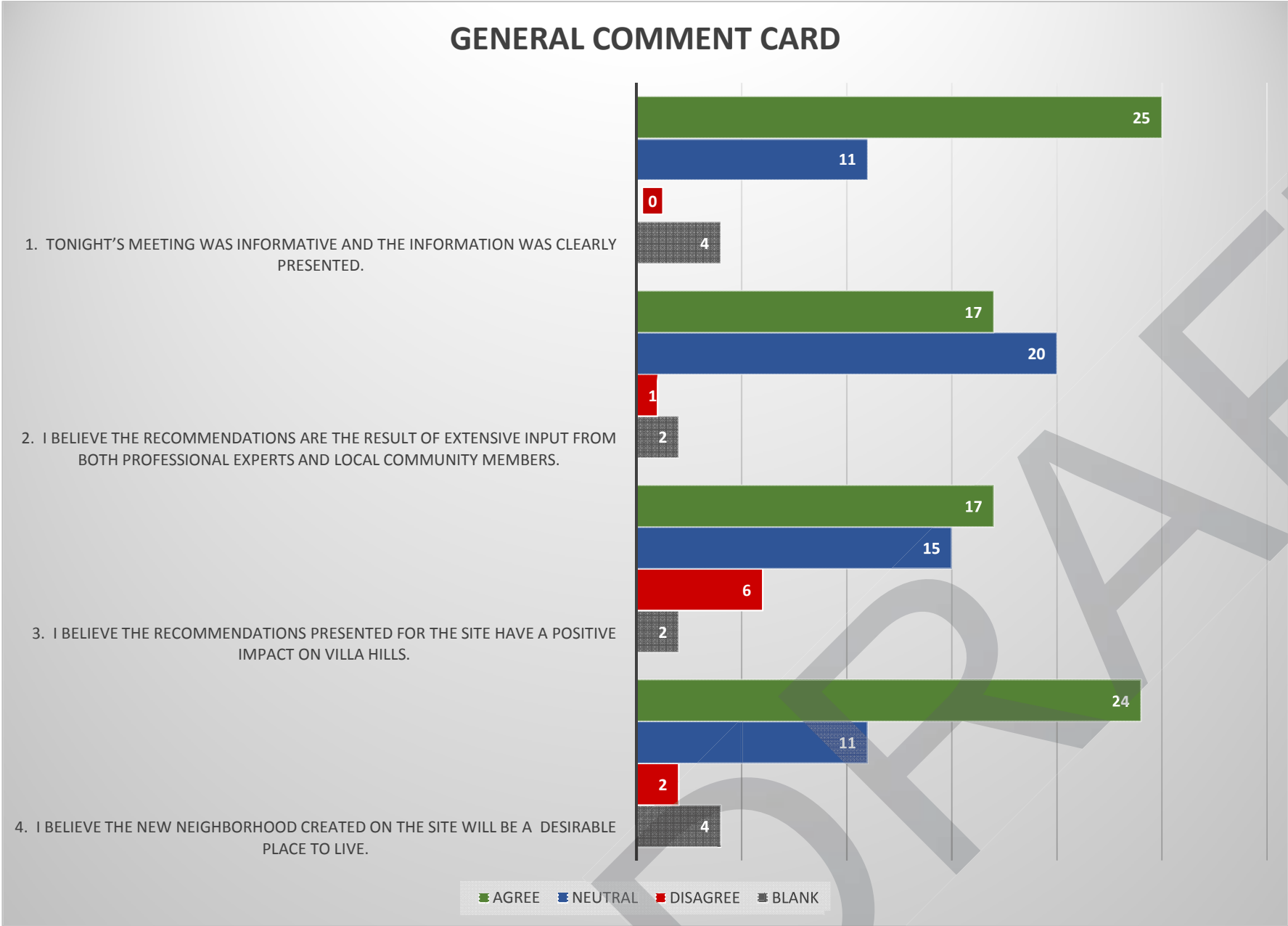
No McMansions

VERY LARGE HOMES



4. DO YOU HAVE ANY OTHER COMMENTS REGARDING THE MOBILITY RECOMMENDATIONS FOR THE SITE?	
I live on Niewahner. Don't like alignmt as believe create to much traffic there.....	Alignment
The access needs to be further down Amsterdam NOT at Niewahner	Alignment
If entrance to site is aligned with Niewahner would like to see either a 4 way stop or traffic lights put in for peak traffic periods.	Alignmant
Concern for sidewalks at roundabout. I hope option #1 would eliminate through traffic on connector streets like Sunglow between Buttermilk and Amsterdam.	Roundabout
NO ROUNDABOUT @ COLLINS/AMSTERDAM	Roundabout
Roundabouts seem to cause much confusion and accidents in Hebron, where there are two.	Roundabout
School traffic is still going to be a concern in the roundabout. I am concerned that there will be a lot more traffic/speeding on Niewahner. People already roll through the stop signs.	Roundabout
- lack of pedestrian X-ing @ roundabout	Roundabout
Would like to see a circle at Buttermilk & Collins as well	Roundabout
roundabout needed at Buttermilk & Collins	Roundabout
traffic definitely needs to be addressed	Traffic
Anyone who lives in the new community most likely not work here. Enhanced access to I-75/Cincinnati is essential to adding any new residents. We'll run the risk of overcrowding.	Traffic
#2 - how will this work?	Traffic
Limit as much as possible the increased traffic near River Ridge school	Traffic
How would a Niewahner intersection affect traffic? Light? Roundabout?	Traffic
p/e	Traffic
It looks like increased traffic though Prospect Point condos. Increased traffic up Amsterdam from River Rd etc! Why do we need this? Can't they just build expensive houses & park? I don't want dangerous people driving though. My condo is safe now.	Traffic
Until ultimate use is determined, hard to say what's best. I traffic at amsterdam/Collins is issue only 20-30 minutes per day. How much do you invest to fix that?	Traffic





DO YOU HAVE ANY OTHER COMMENTS REGARDING THE INFORMATION YOU HAVE SEEN TONIGHT?
be sure it has all levels of value - keep the area diverse. Include a little commercial/retail cafes, small shops, urgent care
turn it into a park
access to the new areas will create traffic and quality of life issues not addressed here
no commercial development
no commercial on Amsterdam edge - put it back in property
handouts of poster boards would have been helpful
it would appear that all the options are pretty much on the table; if done without commercial applications, opportunity for adjacent property owners to buy sq. footage behind their lots
seems to be somewhat inconsistent w/ community member views from the prior meeting
it feels like a majority of input was from those who would profit from its development
need more specifics - recommendations don't have teeth
I do not want to see commercial or rental property as part of this development
I find it hard to believe the site is large enough for everything that is wanted. School traffic is still going to be a major problem.
#4: for people that will ruin the city. ; I am concerned about increased traffic though Prospect Point & '1st time home buyers' to meet federal guide lines either for the state etc to get some type of federal funding. I don't want to end up like Ft Mitchell/Lakeside Park etc. It isn't safe there anymore & they were a very expensive neighborhood.
What about streets like Kenridge & Sunglow? The cut thru traffic is already bad! I don't think traffic is properly being addressed. There is also mention of apartments which are not needed. I think the meeting earlier this year made it clear that residents don't want commercial. There seems to be a lot mentioned in these plans. I am heatbroken that this beautiful area is being developed. If we have to choose I wish it would be residential built by a reputable developer whild I personally would love to see greenspace and walking trails I don't see how that can happen unless a portion of land is donated. Developers only care about \$.
dog park / UDF
keep it residential
I believe the expectations of uses are unrealistic. I don't believe retail or office can be successful.
make this area inclusive, not just mega-mansion junk.
I'd like to see (1) access point to Prospect Point added, not multiple points.
preserve as much of a 'bedroom community' as possible. Concerned about multiple access points to Prospect Point we have enough traffic there now
endorese the idea of a roundabout
strongly disagree with commercial & multi family units
the village of Greenville, OH (1 of 3 planned communities from FDR era (WPA project)) may provide some lessons/precedents on the design and sustainability (illegible) we're looking for to enhance Villa Hills as a community... & its in our Greater Cinti Area
whatever we do , we must preserve the unique, natural & engaging view of the Ohio valley for the community and our guests to enjoy...rather than only residents and/or commercial stakeholders.

