

## **The Core Conceptual Initiatives**

### **A) Amberley Green:**

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

The concepts of connectivity and sustainability ( see definition that follows) were key focus point used to determine the following four development ideas for the use of the property:

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

## **Connectivity/Sustainability**

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

**Sustainability:** is 2-fold:

- 1) The Vision for Amberley Village is based on 3 Pillars: Environment, Economy and Community. They are mutually supporting and braided together to create the Vision and help guide future decision making. All decision should take into account both the positive and negative impacts of each Pillars, its Goals and Objectives as a way to enhance and add overall value to Amberley Village
- 2) Sustainable strategies, practices and design elements need to be utilized in the areas of hydrology, vegetation, materials and health and well-being all contribute to the economic value.

### **B) The North Site:**

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

## **Amberley Village: Long Range Planning Committee Background Review**

**February 2009** - Council adopts the Vision Statement, Vision Pillars, Goals, Objectives and Strategies developed by the LRPC, chaired by Merrie Stillpass

**March 2009** - Amberley Village Council established a Citizens Advisory Committee (CAC) to investigate options for the redevelopment of the former Crest Hills Country Club property, a 133-acre site which is now owned by Amberley Village and known as "Amberley Green." The goal of the Committee was to recommend to Council a course of action that will result in the revitalization of this beautiful and historic property

**March 2010** - CAC, chaired by Scott Wolf, make a presentation of results of the committees work along with a list of recommendations, options and ideas

**September 1, 2010** - The LRPC, now chaired by Jon Chaiken convenes for the purpose of developing a recommendation to Council as it relates to the possible uses/development for the Amberley Green and the Amberly North Site property. Material distributed to facilitate the work of the committee included the 2009 LRPC document, and the CAC report, and various reports and material from previous feasibility studies

**October 6, 2010** - The committee reconvened to continue its work on possible recommendations. A list of 4 mixed use initiatives were identified. Attending the meeting was Juliana Sarmiento, professor, from the UC DAAP. Julianna teaches a seminar and studio that looks at evaluating sites for development, use feasibility, and best practice recommendations. Her group was given the 4 initiatives and will prepare its findings along with a master plan document for review.

**November 10, 2010** Amberley hosts HCPC World Town Planning Day where groups looked at sites around Amberley that included the AG, Northsite, and the vacant Losantiville School property.

Amberley Village: Long Range Planning Committee  
Meeting Notes from October 6, 2010

Present Committee Members:

Jon Chaiken  
Peg Conway  
Bill Lennard  
Andy Radin

Other Attendees:

Bernie Boraten  
Merrie Stillpass  
Jim Rulli  
Juliana Sarmiento, Adjunct Professor, UC School of Planning and students  
Tom Neumann  
Ed Hattenbach

Objective of Meeting

Continue discussion of possible options for Amberley Green property.

A. Juliana Sarmiento, Adjunct professor from UC School of Planning introduced herself and the students who will do a Site-Planning study of Amberley Green. The assessment will include analyses of topography, soils, visual, and hydrology, etc., and will be completed by December 3, 2010 with a preliminary report in about three weeks.

B. Committee members shared visuals of various components of the mixed-use plan for Amberley Green.

C. Committee members discussed the following list of possible uses of the Amberley Green property and agreed that there are four major development ideas with permanent park areas running throughout that encompass all the ideas below. The four areas for development are:

- 1) Agricultural – e.g., Organic Local Food/Community Based/Cincinnati State
- 2) Institutional campus - ideally a health related research facility employing high-salaried professionals
- 3) Lifestyle housing
- 4) Town Square – including restaurant/coffee shop meeting area, perhaps an amphitheater and the current building as an event center

The following

1. Agriculture

2. Restaurant  
3. Educational Organic Local Food/Community Based/Cincinnati State  
Culinary/Cincinnati State MND/Local Schools/Community/Cincinnati State

4. Conference/Event Center

5. Lifestyle

6. Bakery/Coffee Shop

7. Small Commercial Campus

8. Park as %

9. Energy Generation

10. Arboretum

11. Sculpture Park

12. City Center

Senior Living/Assisted Living/Upscale

Nursing Home

Tie-in to Cincinnati State

Prestigious/Amberley Friendly/Medical Blended throughout

Geothermal/Solar

Preservation

Compare to Hamilton

Compare to Fairfield

Next Steps

NEXT MEETING:

TBD