

# Amberley Village

March 2, 2011

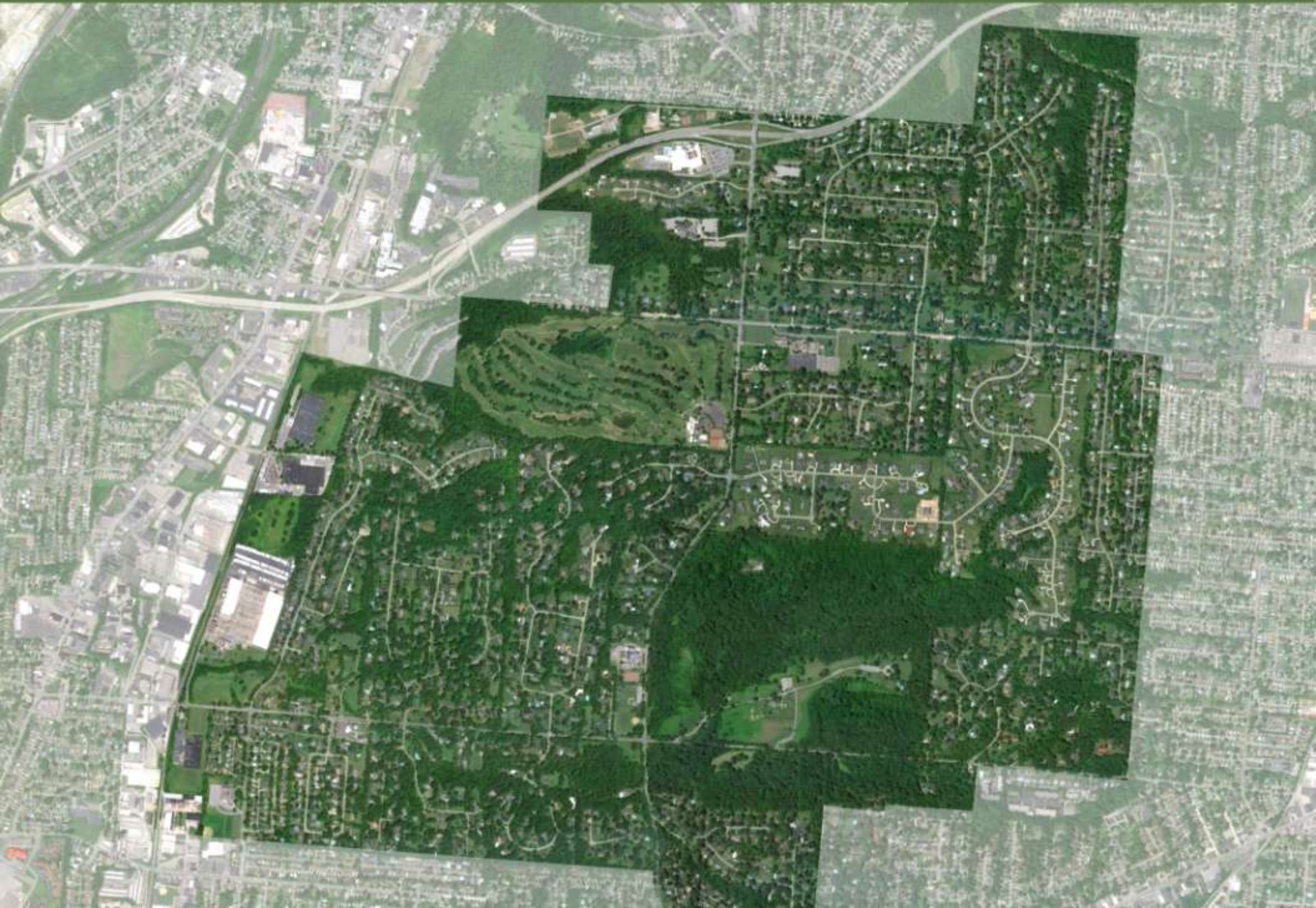
LONG RANGE PLANNING COMMITTEE



# LONG RANGE PLANNING COMMITTEE

- 1997 Ordinance 33.04
- Vice Mayor as chair with six other members
- Purpose: Recommendations to Council

# SITE LOCATION MAP



# SITE LOCATION MAP



## North Site

27 acres  
Owned by Village  
Central location, highway visibility  
Access issues, maintenance site  
Current zoning Residence B

# SITE LOCATION MAP



## **Amberley Green**

133 acres

Acquired by Village in 2008

legal proceedings

Unique parcel - size, beauty, location

Rezoned Residence A in 2007

# VISION PILLARS - LRPC 2008-09

## VISION

Amberley Village is identified as a place of diversity and tolerance for its vibrant mix of ages, nationalities, races and family styles residing within its peaceful, park-like pastoral setting. Hallmarks include the strong economic base, efficient local services and governance that maximize the central location in the Cincinnati region.

## ENVIRONMENT

With its wooded surroundings, meandering creeks and natural beauty, residents enjoy the benefits of living in a low-density village setting with quick and easy access to the offerings of the entire Cincinnati region. Recognizing its valuable assets, the Village preserves the natural environment while enhancing amenities to complement it, utilizing "green" technology wherever possible.

## ECONOMY

Amberley's efficiently managed government provides residents with superior services while maintaining a significant reserve fund. The Village enhances its economic base by attracting a mix of businesses to appropriately zoned areas.

## COMMUNITY

Amberley is a safe, family-friendly place offering varied recreational and educational options within its boundaries and nearby. Collaboration with adjacent communities to enhance services and opportunities is a hallmark of the Village. To strengthen community, numerous opportunities exist for residents to get together to know one another.



## FINANCIAL

- Budget deficits
- Long-Term financing for Amberley Green



## Citizen Advisory Committee on Amberley Green 2009-10

- Village retain ownership/control
- Golf-only not sustainable
- Office space difficult in economy
- Limited retail/restaurant ideal
- Housing on smaller lots needed in Village
- Maintain as much green space as economically possible
- Retain developer or fund raiser
- Obtain long-term financing
- Continue to seek resident input

# PROCESS



# PROCESS





## PROCESS - AMBERLEY GREEN

### CAC Ideas: “Red Light”

- Amberley Green as park only
- 18-hole golf course
- 90 one-acre lots for residences



## PROCESS - AMBERLEY GREEN

### CAC Ideas: “Green Light” for mixed land uses

- Corporate campus: institutional, corporate or research facility
- Keep open space and park land
- Possible residential
- Agricultural and culinary uses



# PROCESS - AMBERLEY GREEN

## Brainstorming Potential Land Uses

- Agriculture
- Restaurant
- Educational
- Conference / Event Center
- Lifestyle
- Bakery / Coffee Shop
- Small Commercial Campus
- Park as a percentage of the property
- Energy Generation
- Arboretum
- Sculpture Park
- City Center



## PROCESS - AMBERLEY GREEN

### Visual Preferencing / Consolidation of Ideas

- Agriculture - e.g., Organic Local Food / Community Based
- Institutional campus - ideally a health related research or office facility employing high-salaried professionals
- Residential
- Town Square / Civic Space - including e.g. restaurant/coffee shop, amphitheater, current building as an event center



# PROCESS - AMBERLEY GREEN

## Overarching Concerns

- Preservation/protection of environmental features, views, trees, topography, etc.
- Connectivity within the site and to existing neighborhoods



## PROCESS - NORTH SITE

### Review of Previous Studies, Issues, Discussions

#### “Red-Light”

- Residential
- High traffic volume commercial developments

#### “Green-Light”

- Post a for lease or sale sign (by owner)
- or hire a commercial broker to market the site to a high-end office developer

# PROCESS



# OUTSIDE RESOURCES

## UC / DAAP

### Fall Quarter Site Planning Classes

- Based on consolidated mixed-use categories
- Prepared maps, analysis, graphics, text, examples, suitability analysis and master plan document
- Final presentation at UC, Dec. 10, 2010



# OUTSIDE RESOURCES

## Local American Planning Assn.

World Town Planning Day, Nov. 10

- Hosted by Amberley
- More than 90 participants, planners, students, area officials, residents
- “Outside the box” thinking
- Balance with sound planning principles



# OUTSIDE RESOURCES

## World Town Planning Day

- Five work groups: Amberley Green (2), North Site, Losantiville School, connectivity
- UC student analysis and materials used as basis
- Link to reports at [AmberleyVillage.org](http://AmberleyVillage.org)



# PROCESS





## RECOMMENDATIONS

### Professional assistance

- Zoning: evaluate options
- Organizational structure: consider non-profit development corporation



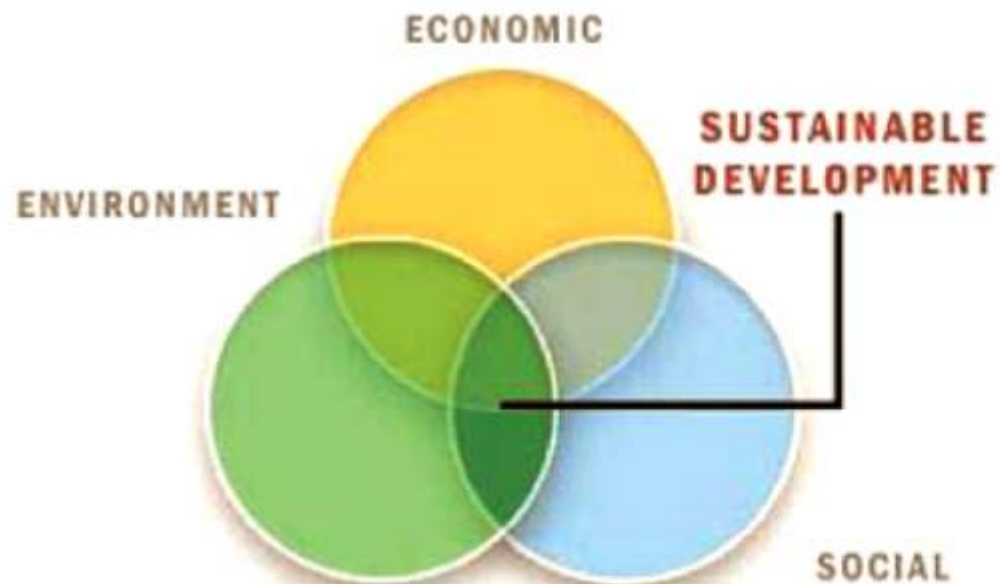
# RECOMMENDATIONS

## Two key principles

- Sustainability
- Connectivity

# RECOMMENDATIONS - Sustainability

- Refers to strategies, practices, design elements
- Ex. - hydrology, vegetation, materials
- Ecological balance



# RECOMMENDATIONS - Connectivity

- Options for circulating on site, getting elsewhere
- Safe travel on foot or bike



Amberley Trail



Village Trail



Neighborhood Trail - Shared Road



Neighborhood Trail Connector

# RECOMMENDATIONS - North Site

- Pursue leasing/sale
- Interview brokers, understand competitiveness
- Prepare materials



# RECOMMENDATIONS - Amberley Green

- Leading-edge, integrated development
- Mixed-use:
  - 4 concept categories
  - Single, holistic vision



# RECOMMENDATIONS - Amberley Green

## 4 concept categories



Institutional / corporate



Community / civic / green space



Agricultural



Residential

# AMBERLEY GREEN - INSTITUTION / CORPORATE

- High revenue-generating
- Foundational to overall plan
- National search



# AMBERLEY GREEN - AGRICULTURAL

- Emerging trend
- Flexible implementation
- Supports civic/community/greenspace



# AMBERLEY GREEN - COMMUNITY / CIVIC / GREEN SPACE

- Recommended part of any plan
- Stand-alone or integrated
- Incorporate connectivity



# AMBERLEY GREEN - RESIDENTIAL

- Compact housing styles with mixed-demographic appeal
- Emphasis on sustainability, connectivity
- Follow after institution/corporate





## NEXT STEPS

- Public input
- Refinement
- Presentation to Council