

Montgomery Business Club

Earlier this year, the City acquired the 1.6 acre Business Club of Montgomery property, 7777 Ted Gregory Lane, and will demolish the building in June. What do you envision as the future use of this residentially zoned property that abuts both business and residential properties in Montgomery's Heritage District?

Public comments as of October 27, 2011, 1:59 AM

All Participants



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Introduction

Founded in 1943 by a group of 13 local business owners, the club sponsored numerous events and supported worthy causes over the years. With membership dwindling from more than 300 to only a dozen or so, the group made the difficult decision to discontinue operations and sell the property to the City. Due to its age and condition, the building will be demolished.

What should be done with the property?

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As of October 27, 2011, 1:59 AM, this forum had:

Attendees:	154
Participants:	23
Hours of Public Comment:	1.2

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Name not shown in Cincinnati

August 13, 2009, 3:43 PM

I would love to see an exercise facility with some equipment and a couple of racquetball courts.

Name not shown in Montgomery

August 7, 2009, 9:23 PM

Downtown Montgomery needs to draw more pedestrians in, so I think any developments should be designed to make it more of a destination. Personally, I think that some sort of a small theater that could double as an Esquire type movie theater as well as a performing arts stage would be great, especially if it was combined with some cafe/eating options and gallery exhibition space. It should be designed in a way that encourages people to walk around the rest of the area. One thing Montgomery could use is more outdoor dining, especially off of the busiest roads--anything to promote a livelier feeling of a public gathering place on a regular basis. I'd be disappointed to see more condos, medical offices or gift shops that wouldn't create any more incentive for other people to visit and create a lively synergy, which would draw even more people. Whenever I go out of town to thriving cities, they always have lively areas with older buildings--it just seems that Cincinnati is relatively short on such places, especially up north, and that Montgomery has a lot of potential that it is not yet living up to. I don't think people should worry so much about competing with Blue Ash's performing arts center--that's a long way for those of us in northern Montgomery. While a community rec center would be nice to have in town, there are other good locations you could build one.

stacey bie in Montgomery

July 27, 2009, 10:09 PM

Lets not build something that competes with other city properties, or other cities, like Blue Ash. We want to support the events and infrastructure that we already have. Between our two cities we have a stage, we have plenty of spaces for a farmers market in parking lots around town, we have central meeting places and we have memorials. How about something we don't have.....like a SKATE PARK for the teens. And believe me when I tell you that it would literally be "in my back yard" but I would support an exciting, family friendly, centrally located facility that would be free and open and modern and increase the value of Montgomery as a family friendly community. I hope you agree.

Name not shown in Montgomery

July 27, 2009, 2:54 PM

I agree with the group that sees a small movie complex there, maybe 2 screens! Perhaps we could even entice Graeter's to move in nearby!!! Then we could stop driving to Mariemont for dinner and a movie, followed by ice cream!

Name not shown in Montgomery

July 25, 2009, 8:32 PM

I think a recreation center would be wonderful. It would draw people to the downtown area on a very regular basis and put Montgomery on a more even basis with communities like Blue Ash, Evendale or Sharonville who have wonderful rec centers.

Name not shown in Cincinnati

July 25, 2009, 2:57 PM

How about a nice flea market to be held there on the weekends?

Ann Scranton in Cincinnati

July 23, 2009, 5:02 PM

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I've worked directly next to the Montgomery Business Club for 12 years and I would love to see it developed into a place that could be used by the community. My only concern is the size of the site in relation to the intended use. Parking for auctions and events held at the current building have typically overflowed into the adjacent business parking lots for years. Although this is only an occasional occurrence, I think it is important to consider when mulling over possible uses. I think a farmer's market or community garden would have much more appeal to the surrounding businesses and residents, and would fit in nicely with the "off the beaten trail" nature of the location.

Name not shown in Montgomery

July 15, 2009, 4:48 PM

The residents will benefit most if the up-to-date recreation center is built on this site.

Name not shown in Cincinnati

June 28, 2009, 8:25 AM

The City of Montgomery could greatly benefit from a recreation center for residents. The Annex building that currently houses exercise classes is outdated and too small. A larger exercise complex would be a great addition to the parks and recreation plan.

The idea of a town square, farmers market is also a great option. We often travel down to Findaly market on the weekends. We would love to have something more convenient.

Name not shown in Montgomery

June 27, 2009, 7:17 PM

Montgomery needs a recreation center which provides residents this benefit. Neighboring suburbs such as Blue Ash, Evendale, and Sharonville have vibrant rec centers meeting the needs of the community.

The "business men's property" is prime for this rec center. It's a large enough piece of property, and will bring people to the downtown area of Montgomery as a side benefit.

Move forward Montgomery !

Jackie Lombardi in Montgomery

June 26, 2009, 5:31 PM

I would like it to be a work-out facility for Montgomery Residents.

Lela Groene in Montgomery

June 23, 2009, 3:26 PM

Hopefully the residential zoning CAN be changed, or you shouldn't be asking us what to do with the property.

We need a public square (not crowded by statues) to enhance public gatherings such as the various festivals, provide a place to eat an ice cream cone, relax before or after dinner nearby, etc. The plaza currently used is inadequate.

A small movie theater such as in Mariemont or Clifton would draw more people to downtown year-round for longer periods of time and positively affect other businesses. Although I am a great fan of our historic downtown in general terms because it is well-preserved, there are no "destination

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locations" there except restaurants. You don't go out to dinner and buy a car, go out to dinner and buy furniture, go out to dinner and buy a fur coat, go out to dinner and be fitted for a custom-tailored suit. I agree with several other post-ers that the downtown shopping is too niche-oriented to draw a Hyde Park Square/ Mariemont/ Clifton-like crowd, so please don't put more boutique stores in that spot (or, God forbid, more "upscale" housing that is overbuilt and under-funded).

Mike Singer in Montgomery

June 23, 2009, 10:26 AM

I think it would be great to have affordable housing in and around the business district. What about a condo complex that has 1500-1800 Sq ft per unit. Could these be sold for 150-225 per unit? This would create space for new families, and young professionals. These individuals would be within walking distance of parks, shopping, schools and entertainment.

Name not shown in Montgomery

June 22, 2009, 11:56 AM

I like the performance theatre idea for local residents for a fee to put on plays/musicals, concerts, art shows, photo exhibits, choirs, Womens Club Fashion Shows, Junior League, dance troupes, profile local talent, etc. And rent it out to others for various art shows, give a sampling during Fine Arts week of what other places around town have to offer like Cincinnati Childrens Choir, Boy Choir, community performance groups, Madcap Puppet Theatre, etc. And I agree the idea is not to compete but to compliment near by venues.

Name not shown in Montgomery

June 19, 2009, 9:19 AM

I would love to see a small community supported theater that showed plays and held concerts in the Heritage district.

It would be a wonderful way to bring people into Montgomery.

Russell Speiller in Montgomery

June 8, 2009, 3:39 PM

I'd like to clarify my statement regarding the advocacy of a movie-plex. Speaking for myself and possibly others who also made the suggestion for a movie theater, I was not suggesting a large, full size theater on the order of a place like the Rave in West Chester, but rather a smaller independent film oriented theatre such as what can be found in Mariemont or the Esquire in Clifton.

The intent of this suggestion is to align with what I believe the city officials and residents are asking for, which are businesses that can draw people into the heritage district area on a frequent basis leading to a stronger sense of community and a continually thriving small town epicenter.

Many of the current businesses in the area are understandably niche and haven't yet resulted in drawing folks in on a frequent (daily/weekly/bi-weekly) basis as one only needs - and can afford - so many gift type items.

A small 3-4 screen theatre showcasing independent and local films may well result in creating a frequent destination area for "dinner and a movie," which will then likely result in "walking off the meal" whereby people will be pleasantly surprised to find - and enter - an array of fine boutique

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shops.

If, in fact, the 1.6 acre area is residential only with no opportunity for re-districting, then this discussion is moot. I will point out that in this economic climate, luxury housing such as what has been under construction for some time on the corner of Remington and Main, as well as along Cooper Rd in Blue Ash has yet to pan out, resulting in stalled progress. Investing in creation of these luxury properties has to follow investing in entertainment and other businesses that people want to live amongst.

Name not shown in Montgomery

June 7, 2009, 6:37 PM

It's not realistic to consider a movie theater. First, it's zoned residential and the city has specifically stated that changing the zoning is not in keeping w/ zoning policy. Second, part of the issue with the Business Club was the location - out of the way and difficult to find. Third, it's 1.6 acres - not 16 acres. How in heaven's name would a movie plex fit there!

How about some nice row houses or a group of upscale homes similar to those on West? Since it's zoned residential, this would be in keeping with zoning code. That area of Montgomery is prime real estate - highly valued for it's location and close proximity to downtown.

Name not shown in Cincinnati

May 25, 2009, 2:46 PM

We should take advantage of this sizeable property that adjoins the heritage district by doing something special. I like the idea of a small movieplex and affordable dining - it would be useable year-round and add to the growing synergy of Montgomery's downtown by making it a destination point. (It is fun to go to Mariemont for dinner and a movie).

Doug Hughes in Montgomery

May 24, 2009, 2:32 PM

The site should be developed in context w/the masterplan. We already have plans/proposals for mixed/integrated: residential, retail, commercial, office; town homes, patio homes - I suggest a mini movieplex (3-4 screens), like the Esquire in Clifton. It could be in the (vacated) Crossens building, it could also go here. Zone (could be changed?), parking (underground?).

Name not shown in Cincinnati

May 22, 2009, 8:09 PM

FULLY AGREE with the idea of a town square that could host a Farmer's Market during late Spring, Summer, early Fall!! It would also be a great anchor location for the Holiday event, Bastille Day, artist markets, etc. I would not support a large performance stage like Blue Ash given that we are so close to Blue Ash - let's support each other vs. competing. I would rather see dollars that might be spent for expensive improvements used as business incentives to lure new retail into our area and fill all of the vacancies that are popping up across Montgomery.

Montgomery

Gerald (Gerry) Houchell in Cincinnati

May 20, 2009, 9:49 PM

Build a Veterans Memorial Park honoring the original founders of Montgomery that includes one

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bronze statue of a Revolutionary War soldier, plus one of Revolutionary War General Richard Montgomery. To strengthen our city's connection with Sister City Neuilly-Plaisance, and our nation's debt to Colonial France, 4th of July, and Bastille Day Independence Days, cast one for Colonial General Lafayette, one for French General Rochambeau, one for Patriot, Scientist, and Diplomat Benjamin Franklin, one for French Admiral de Grasse, then plaques honoring Veterans from the War of 1812, on to the present. Montgomery has inherited a rich Revolutionary War history and should honor our founders and Freedom that gave us our identity---truly who we are. Gerry Houchell

MM GOARD in Montgomery

May 20, 2009, 8:55 AM

A town square, with a weekly Farmer's market and other city-sponsored events to bring community members together would be really wonderful result in redevelopment of that property, if adequate parking is maintained.

Raymond Miller in Cincinnati

May 20, 2009, 8:43 AM

ANY plans for the site need to be part of a larger plan for long term development for the central business district.

In our MCLA class we looked at development options for the municipal parking lots adjacent to the Business Club site that included a town plaza, similar to Blue Ash with a performance stage, connection to Parrot Alley, residential development over street level retail, cafe's, etc/
