



APPENDIX A KEY PERSON INTERVIEW REPORTS

Fort Mitchell Police Chief Schierberg

1. Is the study area particularly different in any way from other areas in regard to police protection?

- Not really any difference in terms of criminal activity or complaints.
- Traffic is heavy in the area with backups at the Buttermilk Pike/Orphanage Road intersections.

2. Within the study area or surrounding area, are there any particular places that are a problem?

- There are occasional noise complaints from residences located near Greyhound Tavern.
- The bus stops are located in poor areas, resulting in jaywalking.
- There are vehicle backups in at the Buttermilk Pike/Orphanage Road intersections.
- People frequently cut through the Biggby Coffee parking lot.

3. Can you tell us how many runs, and what type, you make to the area?

- There has been some shoplifting reported.
- Minor traffic collisions also occur in the area.
- Chief Schierberg will email data on traffic and calls for assistance.

4. Is the road system adequate for the need? Would you suggest any changes?

- Left turn into Biggby Coffee off of Dixie Highway is prohibited. The City could consider allowing this turning movement to support Fort Mitchell Plaza.

5. Is the intersection area of Dixie Highway and Orphanage Road / Buttermilk Pike problematic from your perspective?

- Yes, there these intersections are frequently blocked.

6. Do you receive traffic complaints in the area? If so, what do you hear? Are there many traffic accidents?

- Doesn't think there have been more than other areas of the City. Will send data.

7. Have you seen a higher numbers of increased vehicle to vehicle, or vehicle to pedestrian crashes in the area compared to other parts of Fort Mitchell you patrol?



- Yes, there has been at least one recent vehicle to pedestrian crash. The pedestrian was not in the crosswalk.

8. Have you heard any complaints about parking in the area? Is there overflow onto residential streets?

- Parking became more limited after Camporosso was developed. There have been occasional complaints about people parking along Requardt Lane to use the businesses in this area. The number of complaints spiked when Camporosso, but to the Chiefs' knowledge, has been opened but has leveled off over time.

9. Do you think realigning Orphanage and Buttermilk would improve traffic conditions? What should be considered from your perspective?

- The Orphanage and Buttermilk Road realignments would help with traffic. An alignment at Sunnymede Drive and Requardt Lane would also be an improvement. There are opposing turn lanes from Sunnymede Drive and Requardt Lane.
- Would like to see pedestrian improvements for safety between parking and sidewalks. The area in general could be more pedestrian friendly.

10. How would new businesses affect police enforcement?

- If Remke is replaced with something busier or a multi-use building is developed this could cause traffic concerns.
- Traffic concerns might also be raised if Huntington Bank developed their extra lot.

11. Can you provide crime data on the study area and surrounding areas?

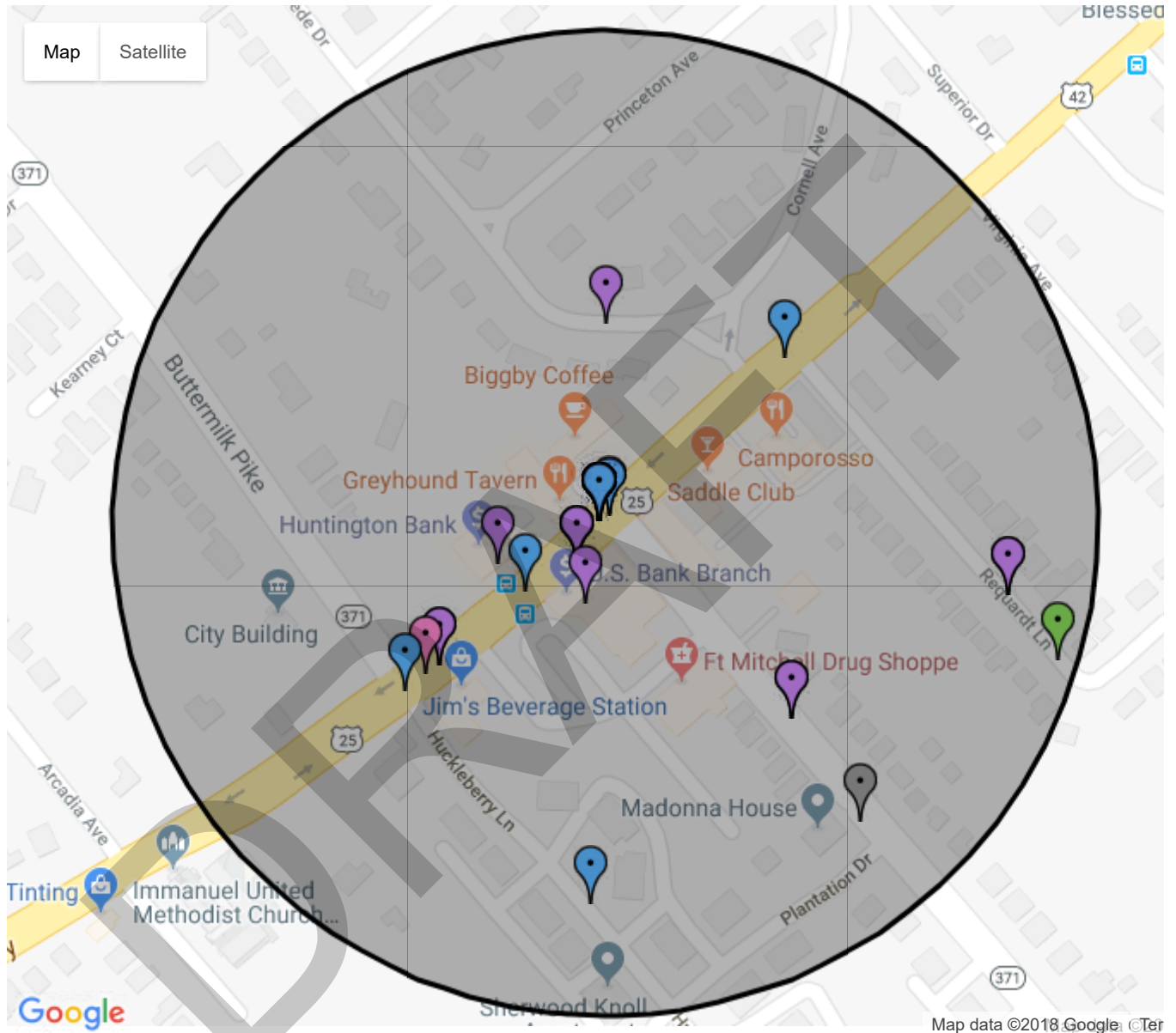
- Yes, PDS will send list of addresses in the study area (attached).

12. Is there anything we missed that you'd like to discuss?

- It would be nice to begin a multi-use path from Sunnymede Drive to Superior Drive.

Map

4/9/2018 10:2 AM



NIBRS Categories:

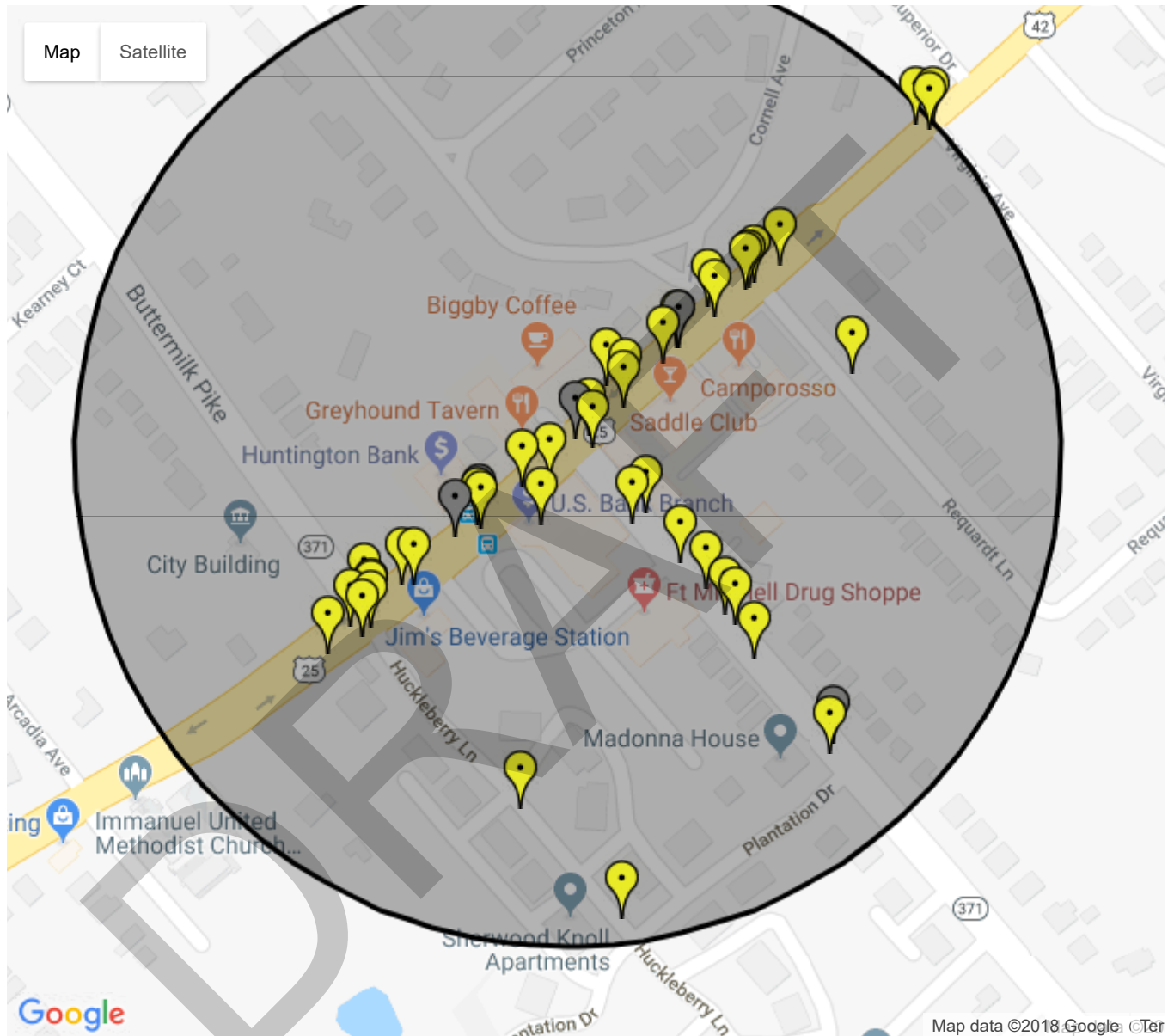
2017 Calendar Year Totals

Click Pin to Filter

- Robberies 
- Assaults 
- Burglaries 
- Larceny 
- Auto Thefts 
- Other 
- All 

Map

4/9/2018 10:0 AM



Collision Categories:

2017 Calendar Year Totals

Click Pin to Filter

Injured  Property Damage  All 



Fort Mitchell Fire Lieutenant Dave Slusser

1. Is the study area or development immediately surrounding the area different in any way from other areas in regard to fire protection?

- No, not particularly.
- Greyhound and Remke are older buildings.

2. Can you tell us how many runs you make to the site and the adjoining areas and the common reasons for those calls?

- They've had about 50-75 runs to the area in 2017.
- These are most frequently for vehicle crashes.
- Occasionally for alarms.

3. Is the road system adequate for the need? Are there any issues with traffic congestion that affects emergency routes?

- Orphanage/Buttermilk and Dixie Highway intersections back up
- It's difficult for fire trucks to make left turns from Dixie Highway onto Orphanage Road due to the size of the vehicle.
- It's also difficult to run emergency routes through the area because there is not a lot of room for people to pull over. They can use the turn lane to cut through traffic congestion and occasionally cut through the Huntington Bank parking lot.

4. Is the intersection area of Dixie Highway and Orphanage Road / Buttermilk Pike problematic from your perspective?

- See above.
- Adding raised medians would make navigation more difficult for emergencies.

5. Do you think a potential road realignment at Orphanage and Buttermilk would improve traffic conditions? What should be considered from the perspective of Fire and EMS?

- Yes, Orphanage Road is currently the main route to the hospital. Orphanage Road is also narrow, making emergency routes more difficult.

6. How would new businesses impact fire protection and your department?

- Would not change much. They have enough water supply in the area to combat fires.



7. Does your equipment have limitations related to building height?

- The fire truck ladder is 110 feet in height. That would cover a 11-story building with 10-foot stories or a 5.5-foot building with 20-foot stories. They can partner with other jurisdictions and use training techniques if there is a fire involving a tall building.

8. Is there anything we missed that you'd like to discuss?

- Said the Fire Chief's main concern is to not have raised medians on Dixie Highway because this is problematic for emergency routes.

Matt Stegman, Fort Mitchell Public Works

1. What are the most recent improvements to the Study Area?

- The State made pavement improvements to Buttermilk Pike (KY 371) about five years ago.
- A bump out was added at the intersection of Requardt Lane and Dixie Highway, in front of Cummings Dentistry. The rest of the sidewalk wasn't improved in order to maintain existing parking.
- Street trees were put in the south side of Dixie Highway at one point but were removed because they were too big. (This issue predated Mr. Stegman's tenure as the Director of Public Works).

2. How would a potential Buttermilk/Orphanage Realignment affect public works, maintenance, etc.

- Won't have a big impact because these are both State owned roads and are maintained by the State.

3. Are there any other planned changes in the future?

- The City is willing to expand the streetscape, possibly extending the sidewalk along the block near the Cummings Dentistry.

4. Are there any re-occurring issues within or near the Study Area?

- Potholes and deterioration of the sidewalks and curbs.

5. What are the more costly or time-consuming routine maintenance tasks the city is faced with in this area?

- Not much maintenance because the roads are maintained by the state.

6. How would additional streetscape elements affect your department's workload? How would this affect your work? What types would be easiest for day to day maintenance?

- Wouldn't have a great impact because most of these elements are maintained by volunteer groups. The groups are coordinated by the Parks and Recreation Department along with Public Works.

7. Do you think there is a need for additional pedestrian amenities or cross walks in the area? Where could



these be implemented and maintained?

- If Sunnymede Drive and Requardt Lane are realigned, a crosswalk could be added at that intersection.

8. Anything else you'd like to discuss?

- There are traffic issues at Requardt Lane and Sunnymede Drive due to turning opposition.
- Curb heights are not adequate in many areas. They are two inches in height where six inches would be more appropriate.
- There are drainage issues near Requardt Lane near the dentist office.

Rob Himes, Fort Mitchell Zoning Administrator (PDS)

1. Is the study area particularly different in any way from other areas in regard to code enforcement?

- There isn't a lot of code enforcement activity in the area. Most cases have been as a result of parking requirements when a business changes use.

2. Within the study area or surrounding area, are there any particular places that are a problem?

- No not really.

3. Can you tell us how many cases you have had in the area?

- Within Fort Mitchell, there were only five cases in 2017. None were in the study area.

4. Have you received complaints about parking in the area? If so, what kind? From business owners, from residents?

- Camporosso had to get a variance to meet parking requirements. They were granted the variance but this caused a disturbance with other business owners in the area.
- There have been complaints from residents about people parking along Requardt Lane.
- Before Camporosso the lot in the rear and was vacant. This lot was used for parking by various businesses in the area. After the Camporosso development, this lot was used for the restaurant and parking issues began to arise.

5. In your professional opinion, are the parking requirements in the code reflective of demand?

- The requirements are not reflective of demand. Most businesses are conducive to in and out visits. The lots are not usually occupied for long period of time.
- The requirements are a burden to businesses. Especially retail businesses with clientele that does not need to



visit for long periods of time.

- Restaurants have the most parking issues, retail stores are burdened by the requirements.

6. Are there any changes to the code that could be made to increase off-street parking availability?

- Residential zones do not allow for more than 400 square feet (2 spaces) of parking in the front yard unless the zoning administrator allows it. If allowed, the unpaved to paved ratio cannot exceed 3:1.
- Changing this to 2:1 would be appropriate. Villa Hills made this change.

7. Are there any other issues with the zoning code that hurt business development? What improvements could be made to encourage new businesses or support new businesses?

- Allowing specific permitted uses limits the ability to promote the area to other prospective developers.
- The zoning code could be more flexible.

8. Is there anything we missed that you'd like to discuss?

- The area does not seem walkable and traffic congestion is prevalent.
- If a food or drink establishment entered the Fort Mitchell Plaza it would not meet parking requirements.

Nicole Clements, Fort Mitchell Tree Board

1. How does this area compare to other areas of Fort Mitchell in terms of its tree canopy?

- The area is noticeably different from other areas of the City and significantly lacks tree canopy.
- Most trees in the area are pear trees. This is the invasive pear tree.
- There is a tree canopy study under way from Sunnymede Drive to the end of the old trolley line. The study includes an inventory of the types of trees in this area.

2. What opportunities exist to enhance or add to the tree canopy under the areas current physical conditions?

- Sidewalk boxes, pervious pavers, and small street trees could be added under current conditions.

3. What opportunities exist to enhance or add to the tree canopy as physical developments potentially change in the future?

- The following could be added: street trees, parking lot islands, bio-detention swales and bump outs.
- There is potential to pull the corner of Buttermilk Pike and Dixie Highway back and add trees with a gateway



sign.

4. What types of trees work best in this type of area? Aesthetically, logistically. Do you have any suggestions on native trees?

- Will follow after reviewing different types of trees that would be suited for the area.

5. How much space is needed to plant street trees so that a hardscape does not negatively impact the tree or its roots?

- This depends on the species of tree.
- Pervious pavers could be used to prevent negative impacts.
- Will follow up.

6. Is there anything else you'd like to discuss?

- Storm water management could be improved with addition of trees and bios-swales along sidewalks.
- Plantings could reduce negative visual impacts from the road/realignment and retaining wall.
- Will follow up with suggested tree types for the area.

Carol Callan-Ramler, Kentucky Transportation Cabinet

1. Do you have any information about the Buttermilk/ Orphanage realignment?

- The need for the realignment is further justified because of the connection to Highland Avenue and high volumes of traffic there.
- Taking the alignment through the area with the Greyhound Tavern is unfeasible because that property has cultural and historical significance. There are also several single-family homes in this area which are permanent residences as opposed to the proposed alignment area that has transient residences.
- The City would like to alter the alignment to reduce impacts on buildings, but this would require the speed to be reduced below 35 MPH. The State feels the speed must be 35 MPH because of “driver expectations,” meaning drivers will drive at this speed regardless of the speed limit because the surrounding areas cause them to expect this level of speed.
- Jim’s beverage and the dentist office would need to be taken. A deceleration lane is needed that will require the State Farm property as well.
- The State is responsible for compensating the owners of any property taken as well as finding new living destinations for any residents that need to move. There are 77 relocations that are needed.



2. Based on the proposed realignment, what's your recommendation for the existing Dixie Highway/Orphanage Road intersection? Will this section need to be closed?

- Her recommendation is to leave Orphanage Road open and make it a right in right out.
- Thinks that the realignment is the biggest bang for the buck. Adding turn lanes on Dixie Highway to ease access to Orphanage should be considered but does not believe this resolves long term problems. This would also require taking the Jim's Beverage property.
- Synchro and Vissim software's are used to evaluate engineering changes. Vissim is capable of comparing alternatives.

3. Are there any access management issues in the area that we should be aware of? (Review Dixie Fix recommendations)

- The State does not want anymore on-street parking on Dixie Highway than what currently exists.
- Caution should be used when proposing bump outs on Dixie Highway as to not impair any street visibility.

4. Are there any options for calming traffic along Dixie Highway? Medians?

- Medians would not work, there's not enough space. Can't remove any existing right-of-way that is currently used by cars.
- The left-hand turn lane, south bound Dixie Highway, moving onto Orphanage Road should be vertically expanded.

5. Are there any issues with adding or enhancing cross walks in the area? Near Requardt Lane?

- A cross walk could be added if Requardt Lane and Sunnymede Road are aligned. The State prefers a signalized intersection when putting in crosswalks. Flashing beacons are also an option.
- Adding a signaled intersection is based on traffic numbers.

6. What traffic data is available in the study area?

- Only what is on the KYTC website. There are no counts for turning movements.
- Segments are counted once every three years.

7. Is there anything else we should know that we haven't asked about?

- A traffic study is needed to move the realignment project forward.



John Scheben, Northern Kentucky Water District

1. What's the condition of water utilities in the area?

- The original mains are from the 1920's. They are made of cast iron and still in good condition. Cast Iron mains are sometimes subject to freeze and thaw.
- The Water District coordinates with the city to make upgrades and replacements as new road construction occurs. This is usually the impetus for making an upgrade to the utility.

2. Have any recent upgrades been made to any systems within the study area?

- There have not been any upgrades to the systems with the area.

3. Are there any long term major improvements anticipated for the study area?

- Improvements are typically driven by new road construction. There are no current plans for improvements.

4. There is a potential road realignment of Buttermilk Pike and Orphanage Road. How will this affect water utilities?

- There are 16" mains along both Buttermilk Pike and Orphanage Road that connect into larger systems.
- The line along Orphanage Road would definitely be affected by the road realignment.
- The Water District will work with KYTC to make new connections to the existing lines.

5. Are there any issues with potentially adding buildings in the Study Area from a capacity or physical location standpoint?

- There are no capacity issues.
- Uses could be added without problem.

6. Is there anything else we should know that we haven't asked about?

- The area is small so there aren't many issues that need to be addressed.

Andy Aman

1. What stormwater infrastructure is currently available on and around the site?

- Most of the infrastructure along roadways is owned by the State.
- Private developers must manage their own infrastructure on site.



- A developer would not be required to put in a retention system if a new development would result in less run-off than pre-development run-off. For instance, the Remke site is nearly 100% impervious surface, so a new development would likely result in less impervious surface and wouldn't be required to have a retention system. However, new development still needs to manage water quality.

- A 24" force main runs along Orphanage Road, crosses Dixie Highway, then continues directly across under the existing development.

- There are no capacity issues.

2. Do you have any long term major improvements planned for this area?

- The force main along Orphanage Road might be updated long term, but this would 20-30 years into the future.

3. With the increased rains lately have you noticed any particular spots where the stormwater is backing up or holding?

- SD1 wasn't notified of any problems in the area.

4. Should there be any green infrastructure or best management practices added to this area based on its impervious surface ratio?

- New development has to account for water quality. Any development that increases impervious surfaces will need to add retention systems.

- The area could use more green space. Parking lot swales is one technique that could be used. Other best management practices can be found in the SD1 catalogue.

- BMP maintenance on private land is privately maintained.

5. If Buttermilk Pike and Orphanage Road were realigned, how would this potential change affect storm water management?

- The Kentucky Transportation Cabinet is not subject to stormwater management regulations. If the alignment was a City project, the City would be required to meet SD1 regulations. SD1 has a cost sharing program that would apply if it was a City project. In this case SD1 would take over the management of the infrastructure after it's installed.

6. Are there any CSOs in the area?

- There are no combined sewer overflow or separate stormwater overflow issues in the area.

7. Are there any issues with sewer service capacity in the area?

- There are no issues with sewer capacity in the area. This would only occur if there was a very large high rise with over 100 residential units. If capacity was an issue SD1 could either deny the development, request the



development be reduced in scale, or the developer could dedicate new infrastructure to SD1.

8. Is there anything else we should know that we haven't asked about?

- The area is pretty straightforward. It sits on top of the watershed.
- The force main on Orphanage Road might receive maintenance or updates when the road is realigned.

Dr. Mike Stacey, Beechwood Schools

1. What are your general impressions of the area? (See map)

- Traffic congestion seems to be a big problem. It is difficult for people to flow through the area, making it somewhat dysfunctional.
- The school district boundary follows along Buttermilk Pike and Orphanage. Everything along the north side of Dixie Highway is within the district and everything northeast of Orphanage road is within the boundary.
- Buttermilk Road and Orphanage Road alignment will affect the school district boundary.

2. If 50-100 residential units were added to the area, will your current facilities have the capacity to meet demand?

- There is a total of 1,421 students attending the High School and Elementary School combined. That's an increase from 1,250 students in 2015.
- Dr. Stacey would need to know if units were going to be added because school facilities cannot be expanded until demand occurs. State law does not allow for the expansion of school facilities based on projections.

3. Do you have any plans to expand your facilities in the future?

- There are no plans for expansions. See question 2.

4. Is traffic in the study area ever anything you hear about from bus drivers or parents dropping off students? Where do most students commute from?

- There aren't many concerns about traffic related to the study area. Onsite traffic management is required when students are dropped off and picked up from school.
- Many students walk to school.

5. How, if at all, do you see the students using this area currently? For food, shopping, place to hang out, etc.?

- Students mostly visit Bigby Coffee. Students also visit the Fort Mitchell Drug Shoppe.
- There isn't really any other places or spaces used by teenagers in study area.



6. The task force for this study has indicated a need to brand the study area and potentially give it a name. Do you think the students at Beechwood would like to participate by submitting ideas?

- Students could participate in a survey and submit feedback and ideas.

7. We are distributing a survey to Fort Mitchell residents/ patrons and business to gather information about the study area. When the survey is finished can we give the school copies to distribute to students and parents?

- Yes, the school can send out a PDF or a link to the survey.

8. How else could students get involved with this project?

- There are seminar classes that could work on this project if needed.

9. Is there anything else about the study area that you'd like to discuss?

- Biggest concerns are how the proposed road realignment will affect the school district boundary and if there is significant residential development.

Gerry Helm, Duke Energy

1. Have any recent upgrades been made to any systems within the study area or any anticipated to occur in the next year or two?

- No recent upgrades to the system and not aware of any coming up.

2. Are there any current problems within the area regarding the gas service?

- No problems on Huckleberry or Orphanage.

3. There is a proposed road realignment of Buttermilk Pike and Orphanage Road. Will this cause any issues with gas? What additional expenses might be incurred from the City?

- No potential issues with the road realignment given the location of the lines.

4. Are there any issues with potentially adding buildings in the Study Area from a capacity or physical location standpoint?

- No potential issues because the line on 25/Dixie is sufficient.

5. Is there anything else the task force should be aware of?

- Nothing further.



APPENDIX B BUILDING OWNER INTERVIEW REPORTS

Laurie and Patty Murray, KSL Building

How long have you owned property in this area?

- Since the 1960s.
- Grandparents built the building and it has been family owned ever since.

Just for clarification and awareness, can you let us know who your current tenants are? Do you anticipate any changes in occupancy in the future?

- Huntington Bank, Herzog Jewelry and office spaces.
- The building is at full occupancy, no issues filling space.
- Offices upstairs are month to month.
- Huntington owns the lot on the corner, but it is controlled by their lease, so Huntington cannot develop without making an agreement with them.

Do you plan on making any changes or improvements in the future?

- They have made updates to the outside in the last five years: washed the brick and installed plantings behind the building.

Do you feel the area is inviting for community members to walk to your business?

- There are parking issues with the Greyhound Tavern during lunch time.
- This is more of an issue during the holiday season in the middle of November to December when people go to Herzog jewelers more frequently.

Is it easy for people to find your business?

- Yes.

Has your property value changed since you purchased?

- Hasn't significantly changed.
- A right of purchase was signed so there are specific buyers lined up if the property is sold in the future.

What are some areas for improvement that the City could focus on to provide a better business environment?

- There are parking concerns.



- They want new businesses to be held to parking requirements, so they don't receive more overflow parking.
- More on street parking on Dixie Highway would be helpful. There used to be more on street parking near Biggby and the Blessed Sacrament Church.

What improvements should the city consider to better the safety and aesthetic of the area for your customers?

- Remke redevelopment needs to meet parking requirements.
- Doesn't want to see a Walgreens or CVS on the Remke site.

What is your parking situation? Do you own your lot? Do you lease parking spots from other property owners?

- See above.
- No, they do not lease from others.

If you own your lot, do you allow other businesses to use it?

- No, however, they do not police parking at nighttime after their tenant's businesses are closed.

**On average each year, how much money would you estimate that you have spent on maintaining your parking?
How is it being maintained?**

- As needed.
- The parking lot was paved last fall.
- Snow removal as needed.

How would you feel about sharing parking among businesses in the downtown area if an equitable system was established parking maintenance and use?

- They aren't willing to sharing the parking in the day time.
- They do not mind at night time.

Do you feel that traffic is a problem in the area?

- Exiting from the lot onto Buttermilk is difficult during rush hour. This is easier than pulling onto Dixie Highway which is very difficult.

If Buttermilk/Orphanage and Dixie Highway were realigned, do you think it would improve traffic conditions in the area?

- They are not opposed to the realignment and believe it could alleviate traffic problems.



Are there any other roadway projects the City should consider improving in the area?

- Potholes need to be filled.

From your perspective, what else should the Task Force and City know about for the study area?

- No safety issues.
- Jaywalking occurs occasionally.

Ron Zerhusen and Dr. Demaria, Demaria Dentistry and Jim's Beverage

How long have you owned property in this area?

- Dr. Demaria has owned the building since 1982. They both currently own the building.

Just for clarification and awareness, can you let us know who your current tenants are? Do you anticipate any changes in occupancy in the future?

- The tenants are Jim's beverage, Dr. Demaria's office and two 1-bedroom units upstairs.

Do you plan on making any changes or improvements in the future?

- They plan to make some exterior renovations: painting the building and adding a new doorway.
- The liquor store was remodeled ten years ago. The entire space was gutted.

Do you feel the area is inviting for community members to walk to your business?

- Yes, overall.
- Dr. Demaria said there are sometimes complaints about people having to walk up the sidewalk from the back-parking lot. They reserve the front parking only for tenants and the elderly.
- Getting out of the front lot is problematic.
- People frequently cut through the back-parking lot.
- Traffic flow affects access to the business, especially in the morning time.

Is it easy for people to find your business?

- Yes.

Has your property value changed since you purchased?

- Property value has generally increased.



What are some areas for improvement that the City could focus on to provide a better business environment?

- The traffic in the area needs to be improved, maybe by coordinating the lights better.
- Traffic is a problem, mostly in the morning and sometimes in the evening.

What improvements should the city consider improving the safety and aesthetic of the area for your customers?

- The light/cross to cross Dixie Highway near Buttermilk Pike is not pedestrian friendly. They have seen accidents occur there.
- Turning is difficult at Dixie Highway and Orphanage Road, especially for delivery trucks going to Remke. The road could be widened to make turning easier.

What is your parking situation? Do you own your lot? Do you lease parking spots from other property owners?

- They lease spaces to their tenant, Jim's Beverage.
- They do not want to see overflow parking from the Remke site when it redevelops. That site should be held to parking requirements.

If you own your lot, do you allow other businesses to use it?

- They don't have enough spaces to lease.

On average each year, how much money would you estimate that you have spent on maintaining your parking? How is it being maintained?

- They have a seal coating done every other year.
- The lots were re-paved six years ago.

How would you feel about sharing parking among businesses in the downtown area if an equitable system was established parking maintenance and use?

- They don't have enough spaces to share.

Do you feel that traffic is a problem in the area?

- Yes, mostly in the morning and evening.
- When the interstate backs up.

If Buttermilk/Orphanage and Dixie Highway were realigned, do you think it would improve traffic conditions in the area?



- They are absolutely opposed to the realignment.
- The line from the OKI map makes their property unmarketable. They had a buyer offer them what they considered to be a very low purchase price. The buyer cited the line as the reasoning behind their offering price.

Are there any other roadway projects the City should consider to improve in the area?

- They have concerns with the Remke Lot and cut throughs.

From your perspective, what else should the Task Force and City know about for the study area?

- Emphasis that the line from the OKI map doesn't allow them to sell their property.
- They've observed some vandalism and potential drug activity in the back-parking lot. They tried to light this area, but it was too bright for adjacent residences.

Dr. Cummings, Cummings Dentistry

How long have you owned property in this area?

- Has been in the space for 20 years and has owned the building for 10 years
- The building used to be a contact lens factory. It has been used as a dentist office since the 1970s

Just for clarification and awareness, can you let us know who your current tenants are? Do you anticipate any changes in occupancy in the future?

- Solid Body Personal Training has been leasing a space for eight years

Do you plan on making any changes or improvements in the future?

- Makes improvements as needed. Will likely do some exterior painting and improvements to the roof
- The front façade was renovated about two years ago. A tree lawn was added to the area in front of the building on Dixie Highway. This eliminated some pre-existing on street parking

Do you feel the area is inviting for community members to walk to your business?

- Most customers drive to this business
- In general, a lot of people walk to and from the area
- The sidewalk is close to the road in some areas

Is it easy for people to find your business?

- The business might go unnoticed because of busy traffic in the area that doesn't allow for motorists to see the



business signage unless they are stopped

Has your property value changed since you purchased?

- Has been consistent

What are some areas for improvement that the City could focus on to provide a better business environment?

- The area looks bleak at times and has a lot of concrete
- The City could add trees and vegetation to soften the area up

What improvements should the city consider improving the safety and aesthetic of the area for your customers?

- Make the crosswalks more visible to motorists
- Organize the cross walks better. People will cross the street outside of the crosswalk rather than walk to one. People will walk out to middle of the street and wait for traffic to clear before crossing the other side of the street

What is your parking situation? Do you own your lot? Do you lease parking spots from other property owners?

- Owns 15 parking spaces
- Does not lease to other property owners

If you own your lot, do you allow other businesses to use it?

- Allows others to use the lot after they close at 5pm. Camporosso uses the lot frequently

**On average each year, how much money would you estimate that you have spent on maintaining your parking?
How is it being maintained?**

- The lot is typically striped and resealed once every two years, costing about \$1,000 for each maintenance
- Uses a company for snow removal

How would you feel about sharing parking among businesses in the downtown area if an equitable system was established parking maintenance and use?

- Open to shared parking

Do you feel that traffic is a problem in the area?

- There is rush hour traffic in the morning and evening times
- Doesn't feel that traffic is a big issue for his business



If Buttermilk/Orphanage and Dixie Highway were realigned, do you think it would improve traffic conditions in the area?

- Thinks that the realignment makes sense for traffic flow
- He often sits in traffic at the intersection of Buttermilk Pike and Dixie Highway

Are there any other roadway projects the City should consider improving in the area?

- The realignment of Sunnymede Drive and Requardt Lane makes sense
- Mentioned that Requardt Lane has been considered as a one-way street. Thinks that turning onto Dixie Highway is easier from Virginia Avenue is easier than Requardt Lane

From your perspective, what else should the Task Force and City know about for the study area?

- Softening the area up, place making, and making the area more neighborhood friendly

Blincoe Dentistry

How long have you owned property in this area?

- They have owned the office since 1970. The space used to have separate practices and they rented
- The family purchased the practice in 1990 and then the property in 2004

Just for clarification and awareness, can you let us know who your current tenants are? Do you anticipate any changes in occupancy in the future?

- There are multiple tenants: a financial management office, AMD, two massage therapists, an attorney, and they have a CPA in the basement as well

Do you plan on making any changes or improvements in the future?

- Changes are made as needed
- They had the roof replaced
- No plans for future improvements

Do you feel the area is inviting for community members to walk to your business?

- They don't get walk in customers
- The area is walkable in general
- The lot is used during the Fourth of July Parade



Is it easy for people to find your business?

- No

Has your property value changed since you purchased?

- Yes, they believe it has gone up

What are some areas for improvement that the City could focus on to provide a better business environment?

- A municipal parking lot. The threat of being towed is not inviting
- They have some parking behind the business
- They could possibly rent more space in the building but probably don't have enough parking
- The main street needs a facelift, some of the older buildings especially

What improvements should the city consider improving the safety and aesthetic of the area for your customers?

- Access to the Greyhound across Dixie Highway could be improved. Even at the light, Dixie is difficult to cross. Maybe a median island could help.
- Potentially a path to connect parking lots

What is your parking situation? Do you own your lot? Do you lease parking spots from other property owners?

- They own their lot
- They do not lease spots

If you own your lot, do you allow other businesses to use it?

- No, but they are open to allowing people to use the parking when they're closed. They are closed during evenings and on weekends

On average each year, how much money would you estimate that you have spent on maintaining your parking? How is it being maintained?

- They have the lot striped and sealed every couple of years

How would you feel about sharing parking among businesses in the downtown area if an equitable system was established parking maintenance and use?

- They are open to it, especially in the evening hours. They would prefer to lease to a restaurant rather than a bar



Do you feel that traffic is a problem in the area?

- Traffic provides good exposure for the business
- Turning left onto Orphanage Road from Dixie Highway is difficult
- Generally, traffic is not an issue for them

If Buttermilk/Orphanage and Dixie Highway were realigned, do you think it would improve traffic conditions in the area?

- Do not want to see Orphanage Road be closed

Are there any other roadway projects the City should consider improving in the area?

- No

From your perspective, what else should the Task Force and City know about for the study area?

- The timing of the light to turn left onto Orphanage is too short. People will turn into Biggby to make a left onto Orphanage

Megan Ireland, Saddle Club

How long have you owned property in this area?

- 25-30 years.

Just for clarification and awareness, can you let us know who your current tenants are? Do you anticipate any changes in occupancy in the future?

- The tenants have three-year leases.
- They've never had more than one month without a tenant.

Do you plan on making any changes or improvements in the future?

- No.

Do you feel the area is inviting for community members to walk to your business?

- Parking has been an issue, customers have complained.
- Five years ago, there were vehicle break-ins, but this stopped after cameras were installed.

Is it easy for people to find your business?



- It could be easier.

Has your property value changed since you purchased?

- Yes, they have had offers to purchase the property, but they were not high enough.

What are some areas for improvement that the City could focus on to provide a better business environment?

- Since the parking situation changed with Camporosso coming in, they have lost \$40,000 in revenue.
- It would be nice to allow for tables outside to create a more walkable environment.
- Once a pedestrian sued the City and the Saddleclub after tripping outside the building. There is a need to improve visibility.

What improvements should the city consider to improve the safety and aesthetic of the area for your customers?

- No safety concerns.

What is your parking situation? Do you own your lot? Do you lease parking spots from other property owners?

- Some nights the parking situation is still bad.
- When the weather gets better, and the patio opens at Camporosso the parking situation will get worse.
- They lease spaces from Stephens Cabinetry.

If you own your lot, do you allow other businesses to use it?

- No.

On average each year, how much money would you estimate that you have spent on maintaining your parking? How is it being maintained?

- They have a contract with a maintenance company to have the parking paved every other year.

How would you feel about sharing parking among businesses in the downtown area if an equitable system was established parking maintenance and use?

- Wouldn't work. The Saddleclub and Camporosso are busy at the same time. There are no open spots. Parking is not an issue on Sunday mornings because the businesses are closed.

Do you feel that traffic is a problem in the area?

- There are safety issues when backing out of handicap spaces in Camporosso onto Dixie Highway.



If Buttermilk/Orphanage and Dixie Highway were realigned, do you think it would improve traffic conditions in the area?

- She is neutral on the realignment.

Are there any other roadway projects the City should consider improving in the area?

- Visibility on Requardt Lane could be improved.

From your perspective, what else should the Task Force and City know about for the study area?

- Beautification of the area could be impactful. She recently visited Maysville. The City has flower pots lined up on the streets, giving the downtown a quaint atmosphere.
- Open to a uniform signage system.
- Maybe a neighborhood park on the top of Sunnymede.

Sheriff Korzenborn, Camporosso

How long have you owned property in this area?

- Leased the property since 1934, used the area for a car repair garage.
- Family purchased the property in 1961.
- The building behind the Camporosso building was built in 1974. It's roughly 30 feet by 80 feet.

Just for clarification and awareness, can you let us know who your current tenants are? Do you anticipate any changes in occupancy in the future?

- Six people wanted to lease the building, including a frame shop, but chose Camporosso.
- The space was vacant from 2016-2018.
- The lease with Camporosso is 5 years in duration with options to renew.
- He receives offers to purchase the building behind Camporosso but likely will not sell it.

Do you plan on making any changes or improvements in the future?

- No plans.

Do you feel the area is inviting for community members to walk to your business?

- Yes, the area is inviting because of the small businesses.



Is it easy for people to find your business?

- Yes, Camporosso seems to be doing well.

Has your property value changed since you purchased?

- From 1934-1960 the property was worth \$10,000.
- 1961: \$50,000, purchased by the Sheriff's father.
- 1971: \$55,000
- 1974: The back addition was constructed
- Not sure of the current value of the building.

What are some areas for improvement that the City could focus on to provide a better business environment?

- He has been happy with the business environment and what the City has done.

What improvements should the city consider improving the safety and aesthetic of the area for your customers?

- None mentioned.

What is your parking situation? Do you own your lot? Do you lease parking spots from other property owners?

- Parking can be tough in this area.
- Wouldn't put a business in the rear building because of parking needs.

If you own your lot, do you allow other businesses to use it?

- Not since Camporosso moved into the space.

**On average each year, how much money would you estimate that you have spent on maintaining your parking?
How is it being maintained?**

- Camporosso takes care of the lot. They have a contact with a maintenance company.

How would you feel about sharing parking among businesses in the downtown area if an equitable system was established parking maintenance and use?

- He is open to it.



Do you feel that traffic is a problem in the area?

- No traffic concerns.

If Buttermilk/Orphanage and Dixie Highway were realigned, do you think it would improve traffic conditions in the area?

- He is neutral on the realignment.

Are there any other roadway projects the City should consider improving in the area?

- None mentioned.

From your perspective, what else should the Task Force and City know about for the study area?

- No ideas at this time.

Brian Bishop, Law Office

How long have you owned property in this area?

- Three years.
- The property is close to home. Went to school in the area and started his own firm.
- His last office was at the Chamber Center.
- The building was historically a Kroger and then a bakery.

Just for clarification and awareness, can you let us know who your current tenants are? Do you anticipate any changes in occupancy in the future?

- He leases space to other attorneys.
- There are currently five office spaces that are fully occupied.

Do you plan on making any changes or improvements in the future?

- He would like to improve the exterior and interior. The exterior is priority.

Do you feel the area is inviting for community members to walk to your business?

- Yes, it's a good neighborhood.
- The more activity in the area, the better it is for everyone.
- If he decides to leave his practice, the real-estate is valuable.



- Looked at moving into Biggby Plaza but couldn't work with the owner.

Is it easy for people to find your business?

- Yes, clients are mostly in and out.

Has your property value changed since you purchased?

- Yes. Taxes have increased.

What are some areas for improvement that the City could focus on to provide a better business environment?

- More programming to draw people to the area.
- Exterior improvements.
- Beautification.

What improvements should the city consider improving the safety and aesthetic of the area for your customers?

- Improvements to assist pedestrians in crossing Dixie Highway.
- The Remke site presents an opportunity for redevelopment.

What is your parking situation? Do you own your lot? Do you lease parking spots from other property owners?

- They are open to leasing out spaces after hours.

If you own your lot, do you allow other businesses to use it?

- Yes, they have a deal with Lynda Ireland (Saddleclub).

**On average each year, how much money would you estimate that you have spent on maintaining your parking?
How is it being maintained?**

- They have a joint deal with Lynda Ireland for snow and ice removal.

Do you feel that traffic is a problem in the area?

- Yes, when leaving work in the evening.
- There are accidents when people try to turn left into Fort Mitchell Plaza moving northbound on Dixie Highway.

If Buttermilk/Orphanage and Dixie Highway were realigned, do you think it would improve traffic conditions in the area?



- Open to the realignment.
- Wants to see the Remke site remain commercial, potentially retail or offices would be good uses on the site.
- Does not want to see a vape store or hotel.
- A brewery would be a good addition. This could provide a draw from outside the community.

Are there any other roadway projects the City should consider improving in the area?

- Can't think of any.

From your perspective, what else should the Task Force and City know about for the study area?

- It's good to see new businesses.
- There is potential for some specialty shops on the Remke site.

Gabe Wainscott, Greyhound Tavern

How long have you owned property in this area?

- Roughly 30 years.
- Used to be a house on Dixie Highway
- The space used to be the Dixie Tea Room, then it was called the Greyhound Grill.

Do you plan on making any changes or improvements in the future?

- They plan to do some exterior cosmetic work such as painting the outside of the building.
- They do not plan to make any building additions.

Do you feel the area is inviting for community members to walk to your business?

- Walkability can be improved upon.
- The sidewalks in the area are deteriorating.

Is it easy for people to find your business?

- Yes, but they are considering more signage. Possibly a mural on the wall facing the Fort Mitchell Plaza.

Has your property value changed since you purchased?



- Yes, believes it has increased.

What are some areas for improvement that the City could focus on to provide a better business environment?

- Has concerns about the safety of pedestrians when crossing Dixie Highway
- An employee was hit two weeks ago while in the crosswalk. A customer was hit about six months ago while in the crosswalk.

What improvements should the city consider improving the safety and aesthetic of the area for your customers?

- More green space is needed
- A historic land mark referring to the Trolley Line

What is your parking situation? Do you own your lot? Do you lease parking spots from other property owners?

- They lease spaces from Remke, in the lot near the Dry Cleaners, for their employees to use. There is also employee parking at Lakeside Church

If you own your lot, do you allow other businesses to use it?

- They don't enforce parking

On average each year, how much money would you estimate that you have spent on maintaining your parking? How is it being maintained?

- They repave and stripe parking every year

How would you feel about sharing parking among businesses in the downtown area if an equitable system was established parking maintenance and use?

- They are fine with it

Do you feel that traffic is a problem in the area?

- Not from their standpoint although traffic is heavy in the morning and evening

If Buttermilk/Orphanage and Dixie Highway were realigned, do you think it would improve traffic conditions in the area?

- Doesn't have enough information to make an opinion
- Noted that Huckleberry Lane/ Plantation Drive connect to Orphanage Road.

Are there any other roadway projects the City should consider improving in the area?



- Asked about Sunnymede Drive and Requardt Lane alignment and he did not know enough about it

From your perspective, what else should the Task Force and City know about for the study area?

- Likes the idea of branding the area

Wayne Stephens, Stephens Cabinetry

How long have you owned property in this area?

- Owned the property for 6 years, renovated and used for about 2 years.
- Used to be a theatre, then the Columbia Federal Bank
- Tolls Pharmacy used to be across the street next to Remke. Orphanage road was not as wide when the pharmacy was there.
- He was looking for an upper end area with commuters moving to other higher end areas.

Just for clarification and awareness, can you let us know who your current tenants are? Do you anticipate any changes in occupancy in the future?

- The vet (1,000 sq. ft.) and bunches of bows.
- Looks for tenants with more high-end customers.
- Stephens Cabinetry has a target demographic of women aged 30-70. The other tenants help draw this demographic.
- The tenants have longer leases with options to renew up to 10 years.

Do you plan on making any changes or improvements in the future?

- After the capital is there, would like to improve parking to angled parking (should be this way now but some of the spaces got altered during construction).
- Will put mulch on the Orphanage side and landscape this area.
- Wants to keep his lot separated and put up a brick wall for aesthetic purposes.

Do you feel the area is inviting for community members to walk to your business?

- Yes, sees lots of people walking through the area on a regular basis.
- Crime is not an issue.
- Some of the older buildings need to be updated.



Is it easy for people to find your business?

- Yes, however, the area is lacking greenspace.

Has your property value changed since you purchased?

- Yes, it has improved.

What are some areas for improvement that the City could focus on to provide a better business environment?

- Street trees, outside cafes, wider sidewalks, and plazas.
- More pedestrian oriented like Mulberry Street in New York City.
- Some of the older buildings don't look inviting.

What improvements should the city consider to improve the safety and aesthetic of the area for your customers?

- Improve safety when crossing Dixie Highway.
- People turn right off of Orphanage onto Dixie Highway and don't see pedestrians crossing.

What is your parking situation? Do you own your lot? Do you lease parking spots from other property owners?

- The parking area is an asset.
- Has thought about developing another business in this space.

If you own your lot, do you allow other businesses to use it?

- Saddleclub leases spaces and can park in the lot after 6pm. Saddleclub pays \$200/month.

How would you feel about sharing parking among businesses in the downtown area if an equitable system was established for parking maintenance and use?

- Need an equitable system, but open to it.

Do you feel that traffic is a problem in the area?

- There are significant backups on Orphanage that prevent getting in and out of the business.
- This problem occurs from 4:30-6:30pm.

If Buttermilk/Orphanage and Dixie Highway were realigned, do you think it would improve traffic conditions



in the area?

- Doesn't want Orphanage Road to dead end or for the light to be removed.
- Remke redevelopment could present the opportunity to widen the roads and add turn lanes to improve traffic.

From your perspective, what else should the Task Force and City know about for the study area?

- The area has community driven businesses.
- Cafes or theaters would be good additions.
- Would not like to see a dollar general or medical building on the Remke site.

DRAFT



APPENDIX C MUNICIPAL RESEARCH

Larissa Sims, Newport, Kentucky

We'd like to learn more about the city's involvement on improving Monmouth St. over the years. Could you give us some idea of the programs you've used to help businesses in the area?

- The program is funded through CDBG funds. Its been going on for about 4 years and will likely conclude in year 5 after all the funds have been spent
- Property owners can apply for the program on the website. It's about a two to three step process. Applications are approved by the Historic Preservation Officer. They meet guidelines in the application
- The program only applies to properties on Monmouth from 3rd Street to 11th. Originally, only properties between 8th Street and 9th Street were eligible.
- The City loans the funding to the property owners and holds a mortgage on the property. Then 1/5 of the loan is forgiven for every year the requirements are met
- Four staff members help administer the program with promotion, ensuring compliance with historic preservation, building inspection, and other administrative tasks.

Where did the ideas for these programs originate from?

- After the City applied for a CDBG grant for Water Tower Square
- CDBG grants can be applied for annually

Were there public meetings to gather input before deciding on these paths?

- Doesn't know. Program started before she was with the City

What was the response from business owners along the corridor, before and after?

- There have been nine projects completed and paid out in the last two years
- Property owners seem to like the program
- Some property owners have been frustrated with the State approval process which takes about 30 days

What has the response been from the public?

- Some positive feedback has been received. They plan to do before and after photos over the summer of 2018

Have you measured the effectiveness of the project? If so, how well has it worked?



- About 15-20 projects have been funded overall. All of the projects have met the requirements of the program

What did the City need to do to apply for the CDBG? Does the money have to be spent on façade improvements or can it be used elsewhere?

- The funds could be used for lots of different projects. The City chose to use it on the façade improvement program.
- The City has used a portion of the funds on streetscape improvements

Are there any other programs we should know about?

- The City went through a rebranding process with the assistance from Red Hot Promotions, a local marketing company
- The City has done lots of programming in the area. This has included festivals such as the Taste of Monmouth and an annual car show. The Taste of Monmouth focuses on local businesses
- Businesses also collaborate through the business association. There isn't a Mainstreet Program anymore because the position was cut.

Tom West, Covington, Kentucky

We'd like to learn more about structured parking and how the City is involved in Covington. Could you give us some examples and history on how the projects were funded?

- Discussed two parking structures in Mainstrasse: Riverhouse @ 501 Main: The city donated land and the developer agreed to provide over 100 public parking spaces. Parking is for commercial and residential tenants. The developer controls revenue. The City sets parking rate.
- John R. Greene Building: Located near the closed portion of alley at West 6th Street and Bankwell Street. Will consist of 100 public parking spaces, 295 total. The City will likely control and manage the spaces through its parking authority. ABM currently manages the City's existing garages but this might change
- The City is providing \$2.5 million to finance the structure
- Parking at the Duveneck Garage (700 spaces) will all be City controlled

Why did you go that route in Mainstrasse and what did you learn?

- This was set up differently because of how development agreements were set up.

Were there public meetings to gather their insight before the partnership?

- He is not sure, but thinks there was some conversation between the developer and representatives from Mainstrasse Village



- About 100 surface lot spaces were removed for garage construction
- o The developer is assisting in mitigation efforts by helping subsidize a valet service to an offsite lot near the IRS building

What was the response from business owners in the area, before and after?

- One garage is under construction
- The garage at 501 Main will be operational is scheduled to be operational in September. This is roughly two months behind schedule.

Other thoughts?

- The Duveneck garage is being designed so that various ideas for adaptive reuse could be possible if parking demand decreases in the future due to ride share technology and autonomous vehicles. This may be more applicable early on in an urban environment. At least half the garage will have level floors
- When negotiating deals with developers:
 - o City should be made whole
 - o City's interests should be protected

Kevin Barbian and Ron Dill, Fort Thomas, Kentucky

We'd like to learn more about your median project for Ft. Thomas Ave. Could you give us some history about that project?

- Project was done in 2 phases. Phase I: 2002, Phase II: 2004.
- Worked with Duke to move light/electric poles. Pole relocation was designed by Duke and built by City staff. Saved a lot of money by using city staff to build the project.
- Duke was easy to work with and open to the idea of relocating the light poles.
- Paid for light pole project with a .25% payroll tax increase approved by council, no citizen vote required. Payroll tax increase was earmarked for public improvement projects.
- Streetscape portion of the project was done by private contractor.
- Very little pushback on the median project.

Were there public meetings to gather input?

- Yes. Well received. Generally good support for the project.



- Fort Thomas Forward. Citizen group that did planning discussions in advance of project. Group no longer exists. They changed into a bigger focus for the entire city and a version of this group is helping with Vision updates for Fort Thomas.

What was the response from business owners along the corridor, before and after?

- Generally receptive.
- There were naysayers but never got nasty.
- They had personal contact with everyone
- 1 business moved out of town and then came back.

What has the response been from the public?

- Mostly positive response prior to construction.
- After construction, everyone loves it.
- No naysayers anymore.

Have you measured the effectiveness of the project? If so, how well has it worked?

- No
- Eye test only. Visually it looks much better than before.
- Overall feel of corridor improved.
- They feel that it has been successful but no measurement tool.
- Better community feel.

What can you tell us about your street tree program?

- They have a tree commission. Inventory and planting done through them.
- Program started to help preserve trees. Late 1980's, early 1990's.
- They have a program to plant trees in the city. Originally planted those in right of way but moved to planting them in private front yards. Done through a 50/50 program where the city pays half the cost and property owner pays half the cost to plant the tree in their yard.
- They focus the tree program on streets with issues and important corridors.



- o Issues include trees buckling sidewalks.
- o Narrow tree lanes.
- o Overhead utilities.
- They have tree preservation requirements for new subdivisions in their zoning ordinance.
 - o Difficult to enforce.
 - o Development plan required to be submitted showing location of trees and those being preserved.
 - o Their rationale to developer: You must show grading plan, site plan, etc. You should also have to show tree preservation plan.

Has the city been involved with any other programs to help with economic development (façade grants, wayfinding, incentives, etc.)?

- Façade grants. Talk to Debbie Buckley Renaissance Coordinator.
 - o Looking at leasing cell tower revenue from towers on public property to fund façade improvements grants. Rationale: Cell towers are ugly, use that money to improve the façade on other areas to offset ugly appearance.
- Structural Parking.
 - o City involved through IRB(Industrial Revenue Bond) or TIF.
 - o Potential redevelopment along west side of Fort Thomas Ave.
- Grants
 - o Timing didn't work out for OKI funds.
 - o Have a funding and implementation committee as part of the visioning project.



APPENDIX D BUSINESS OWNER ROUND TABLE MEETING SUMMARY

Business Owner Roundtable Summary

April 10, 2018

Fort Mitchell Economic Development Study

Attendance

Sharmili Reddy	Fort Mitchell City Administrator
Mayor Jude Hehman	City of Fort Mitchell
Dave Alexander	Bunches of Bows
Tracey Alexander	Bunches of Bows
Christine Aider	Resident
Amanda Morehart	City Recreation Director
Shanna Novosel	Biggby Coffee
Gabe Wainscott	Greyhound Tavern
Dr. Michael Cummings	Cummings Dentistry
Ted Koester	Herzog Jewelers
Dr. Dave DeMaria	DeMaria Family Dentistry
Aaron Seyfried	Financial Advisory
James Fausz	PDS
Jill Conniff	PDS
Alex Koppelman	PDS

As a part of the Fort Mitchell Economic Development Study, all business owners in the study area were invited to the City building for a roundtable discussion to gather information and feedback. The business owners listed above attended the meeting. The highlights from their discussion are summarized below.



What are the best assets of the study area?

Business owners mentioned several assets of the study area. By their assessment, the corridor is busy with traffic and offers good visibility for businesses. The business district has a good regional location, centered between the airport and downtown Cincinnati. This area is viewed as upscale and those commuting through this area are viewed by the business owners as going to places with upscale housing. The group said there's a good mix of different local businesses in the area.

How is the area referred to?

The area does not have a set name. Some refer to it as Old Fort Mitchell, The End of the Line, and Uptown. The area near the cabinet shop was once called the Dixie Center and The Greyhound Tavern was previously named Knoll's Corner.

What are some characteristics that could be improved from the business owner's perspective?

The discussion about improvements had to do with pedestrian safety, traffic, sense of place, and business incentives. Crossing Dixie Highway for pedestrians was mentioned as being difficult and unsafe. It was reported that pedestrians have been hit in the past six months and their safety is a big issue in the study area.

The attendees also reported several traffic issues including spacing, visibility, and congestion at the intersection of Dixie Highway and Orphanage Road. They also mentioned difficulty in accessing the Fort Mitchell Plaza because left hand turns when moving northbound on Dixie Highway are prohibited at the traffic signal.

Respondents also indicated that "sense of place" could be improved through a better signage system, poles, lighting, better cross walk visibility, and slowing down traffic. There was a desire to create incentives for filling vacancies in the Fort Mitchell Plaza.

What are some characteristics that could be improved from the customers' perspective?

Business owners reported hearing comments from customers dealing with wayfinding, traffic, and the identity of the area. Finding businesses is difficult for some customers due to lack of signage and wayfinding. Turning onto Orphanage from Dixie Highway was again reported as difficult. The area needs to be branded better and the entrance features of the area are not very inviting. A gateway feature could be a beneficial addition for the area.

What is the biggest thing missing from the area?

Business owners reported that the existing character of the area could be built upon and enhanced. There was some desire to see additional retail such as a women's boutique or a residential/mixed use development at the Remke space. The general consensus was that additional retail, or a mixed-use development is not possible without public parking or more parking overall.



APPENDIX E SUMMARY OF COMMENTS FROM PUBLIC OPEN HOUSE

Board 2 Market Potential

Questions if there were going to be more dealerships
 sandwich shop Remke/deli
 Need more restaurants surprised data didn't say that
 upscale wine bar/bar + book store still good idea here
 Yoga studio
 Botique fitness, yoga
 yes to whole foods trader Joes type, speciality food
 Another upscale bar
 Not in this location, but a more convient gas station
 More walkable type businesses x 3
 More restaurants with open patios x 2
 Grocery store
 Trader Joes x 5
 Music store give lessons and sell instruments
 Moonrise donut shop or holfinans
 Second above
 Community theatre shared with schools and city
 Small regular grocery store
 Second above
 Combine paint and wine with upscale bar
 Small theatre
 Second above
 Family friendly
 Dinner theatre
 Boutique supermarket like Kraemers
 Healthy restaurant and healthy market x 4
 Bourbon bar!
 Entertainment people come to see shows shakespeare in park
 Brewery seconded by three
 Lighting should be improved

Not a bookstore because amazon
No more offices no apartment
Disagree with need for car dealerships
Disagree with need for lawn and garden

-  Stickie Note Color: Like the recommendation
-  Stickie Note Color: A suggestion or reservation
-  Stickie Note Color: A differing opinion
- Green text Want to see something
- Red text Don't want to see something



Board 2 Green Infrastructure

Hanging flowering baskets are nice

Make crossing Dixie and Buttermilk safer

Gateway into City at Buttermilk and Dixie

Second above

Bike Lane connecting to other areas

Second above

Program for streetscaping like crestview hills

Taking concrete barrier and greening it a good idea

Make safe to cross Dixie Highway and use park as gathering space

Dog park and dog friendly businesses

Include herb/vegetable plantings like on Purple People Bridge

Look for ways to use low maintenance/low H2O plantings.

Greenspace boulevard down center of Dixie

Maintenance of green spaces could be an issue

Aging demographic may need space to walk between parking spaces

How is this paid for?

Green landscaped area by Kroger (median)

More flowers like in Blue Ash

Increase share in area

Drinking water fountain

Dog water fountain

Second above

Entry monument into City

Gathering space, Orphanage Road

Corner of Buttermilk/Dixie...

...Gateway feature similar to entry sign at Mercedes

Use lamp post to decorate during holidays- weather etc.

Green spaces would make it friendlier

Get utilities underground (coordinate with Duke)

Curb cuts in landscape islands to manage stormwater

Buffering parking lots from roadway

Establish a theme- stone, masonry wall, landscaping

Walking areas in between parking areas to improve walkability

Landscaped median by the Kroger

More landscaping around city building @ Highland and Dixie

Place for people to gather



Board 4 Pedestrian Safety

Park lots within parking spaces as temporary "test"...

... if it works go with permanent bump-outs

Street trees

On-street dining in bump-outs

Street calming

Minimum width street lanes, wider sidewalks

Remove overhead utilities

Landscape @ curb bumpout

Left turn into Biggby Northbound

Second Above

Focus on crosswalk safety

Buffer pedestrians with greenspace

Flashing "walk" signs for traffic

Like enhanced crosswalk!

Like brick texture

Traffic calming techniques

Enhance pedestrian signal priority

Overhead walkway to avoid traffic

Need more plantings

How much would it cost to put utilities underground? ...

... Can they be moved behind buildings?

Like bumpouts/plantings

Add signs stating vehicles required to stop for pedestrians

Can bike lanes be added?

Concern about maintenance of plants

Can there be an "all stop" for pedestrians?

Pedestrian crosswalks can be rainbow colored (instead of all white)...

... for diverse life styles

Trees/ green space buffers

Where do bikes go?

Lots of police enforcement of crosswalks!

Signs should have uniformity

No flashing light signs

Need planting between sidewalk and street

Sidewalks @ sunnymede into neighborhood

Signal buttons for pedestrians both ways @ Buttermilk

No turn on red to keep cars out of cross



Board 5 Gateway Features

Like the ideas, Like to see curbs with greenery like Crestview Hills

Gateway like 75 and Krogers

Agree need "monument"

Arches on the gateway

Sitting area Remke Loading Dock

As a part of archway @ Gateway add up and over walkway

Thinks above would be cool/safe/fun

Do an elevated crossing that pedestrians/bicycles/strollers that...

... could be walked across on busier streets

Maybe a fort theme to emphasize our name

Possibility of a fort play area? Common or gathering area would be great

Love the loading dock, banners, short north pic

Like above especially if Remke building turns into a healthy café/market

Really like the gateway ideas

Need to consider Remke building redevelopment in concept

Remke= farmers market

Like the San Diego type sign you can switch out

I love the lighting gateway are in the short north example

Monument at Lakeside Park side of City would be nice

Like without comment

Like without comment

Like without comment

Don't care for loading dock idea

City signs are so common... starting to look "cheap." Not unique anymore

Too hard to cross from "the good side walk!" to the "gateway district"

realign requardt/sunnymede

Like gateway features over just signs

structure could replicate existing feel of sign @ Mercedes dealership

If you build any gateway feature, please do not use fake or...

...composite rocks or stones if you want a rock look, use real rocks



Board 6 Parking

Like idea of shared parking if individual property owners agree....
...This would benefit everyone
I like the shared parking ideas for business after hours
Definitely need a more "community friendly" attitude to ...
... enjoy multiple locations without moving cars
Someone did a great job researching this study
Shared parking makes sense
I like the idea
Valet parking at peak times
Love shared parking idea and using existing and breakdown barriers...
...with greenspace and shade
Appreciate inclusion of bike parking and would like to see...
... more walker/bike emphasis throughout the plan
Shared parking good idea
Second Above
Third Above
Shared parking for pizza Saddleclub Bunches of Bows Vet Clinic and others
Like the signage more shared parking!
Common landscaped walkway between dentist, vet, stephens etc.
**Cooperative parking should have been addressed by city management...
... prior to Camporosso. Coop needs to work.**
Love the shared parking
Incorporate landscaping and water foundation for dogs
Love shared parking needed
Make a ramp to back parking lots to share parking Stephens Dentist Lots
Share cost of parking lots maintenance between businesses ...
... that own them (cost savings) possibly city
So everyone can use freely
I think this idea is amazing and I can't even drive yet
Shared parking
Block C shared parking connecting lots good idea
Post without comment x9



Board 7 Mobility

Move bus stops away from intersection of...

... Orphanage Road and Dixie Highway

Need pick up/drop off for ride share services

Would be best if a light could be added especially...

... if Orphanage is moved

Like the Orphanage Road/Sunnymede alignment

2nd above

2nd above

2nd above

Crosswalk from Sunnymede to Camporosso

Widen sidewalk (for pedestrian and bike traffic) along...

...Dixie Highway from Buttermilk to Beechwood Road

Consider lowering the speed limit

Parking lot buffering of masonry walls or plant buffers...

... at back of walks to screen bumpers

Extra lights/police during school hours

Underground utilities

Repaint "turn lane?" in front of sunnymede- badly done..

... now and leaves questions in people's minds

School zone - extend to Beechwood

I understand that people don't like the traffic lights at...

...the Orphanage road and Buttermilk Intersection but..

... I'm worried that re-routing it will invite too much new...

... traffic on Orphanage make the city a traffic heavy...

...place and not a quiet community or destination

Crosswalks with reflectors for help at night time



DRAFT



Board 8 Implementation

The coalition of businesses in the area is critical to improvement

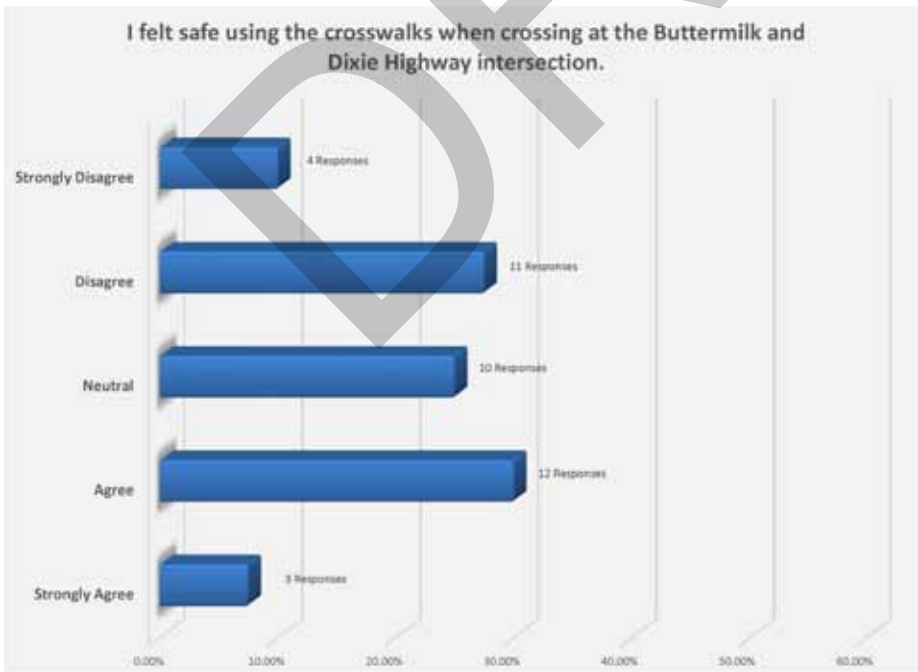
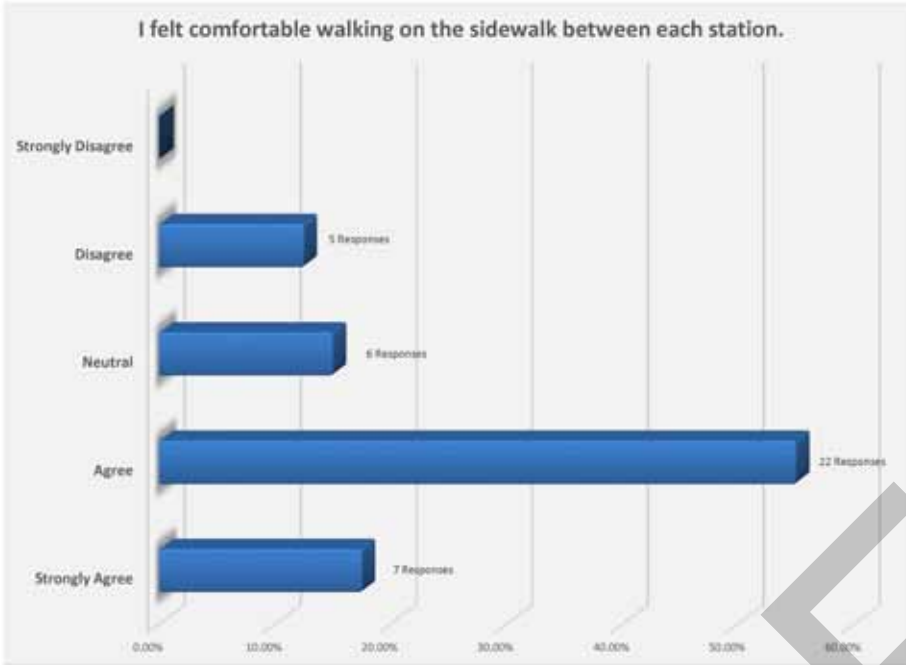
The parking study info was eye opening and shows the short sided...

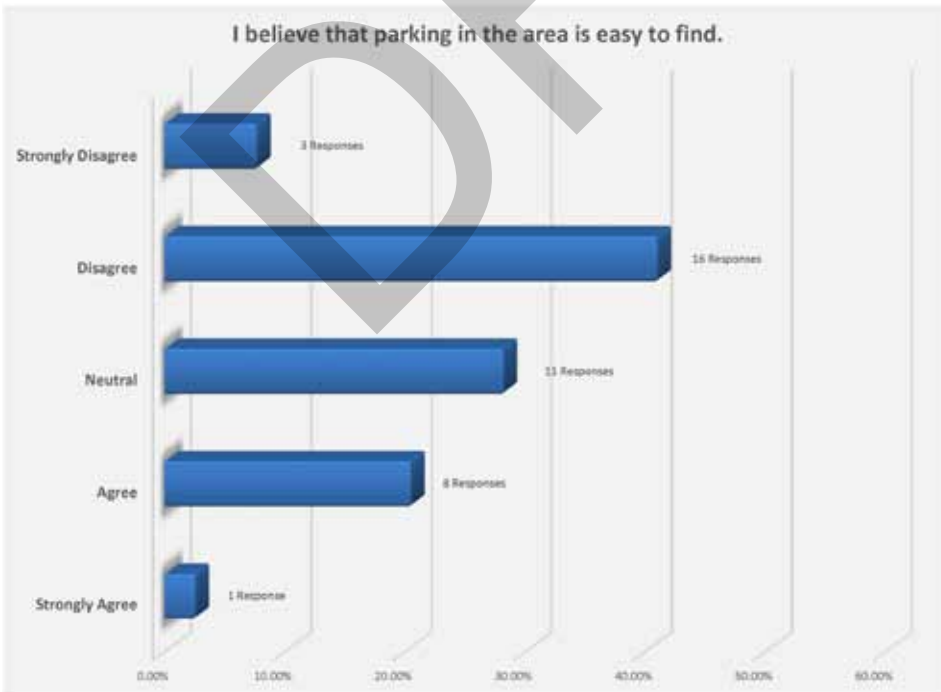
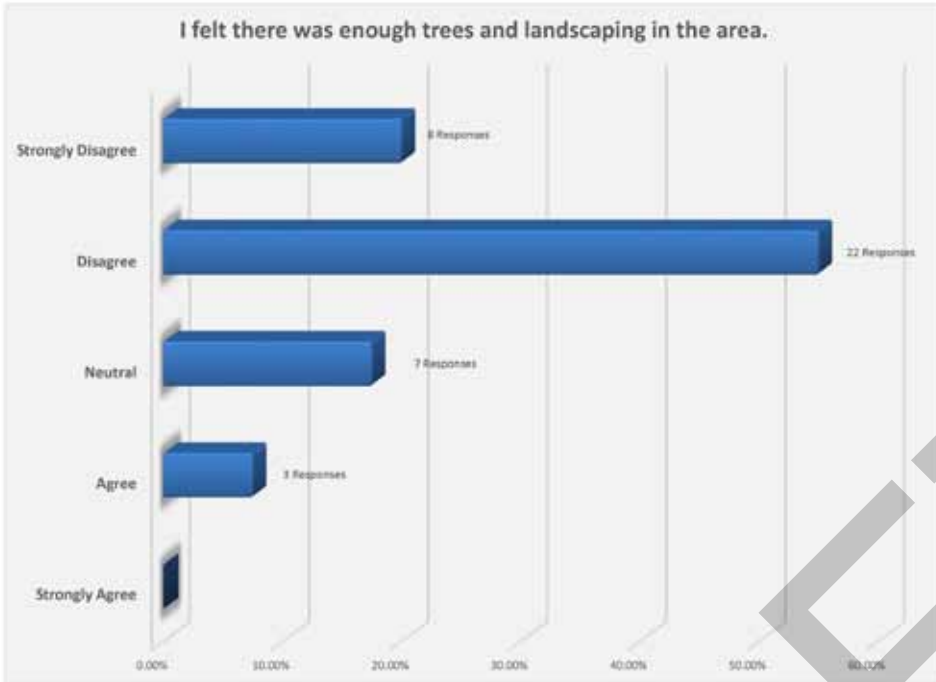
... vision of some business owners

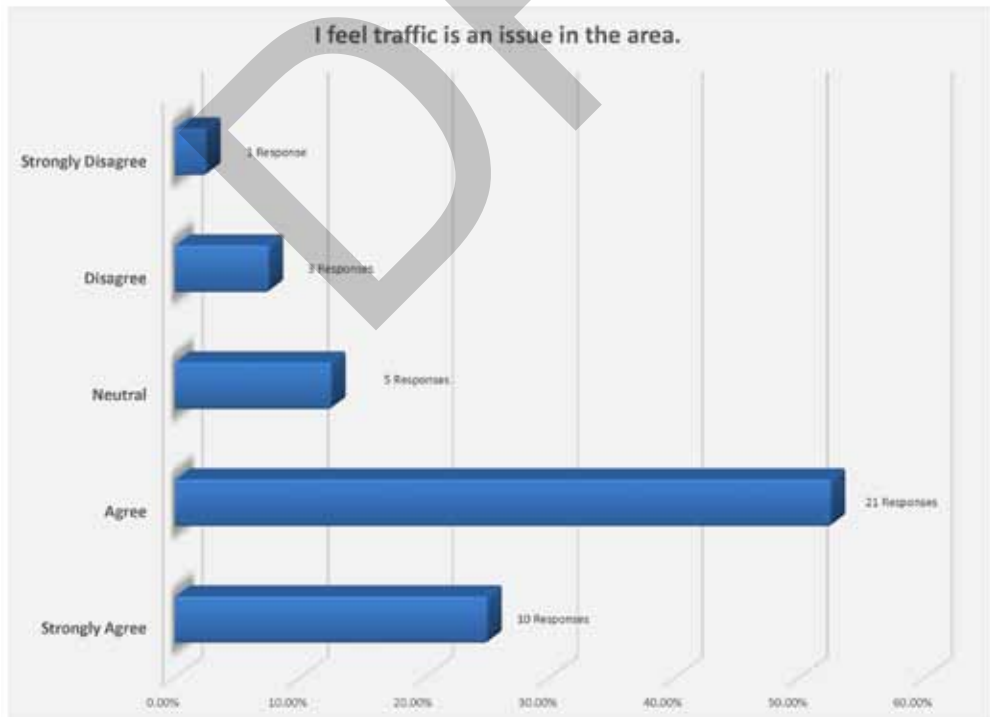
Please keep up major communication and social media effort to...

...keep residents informed, excited, and bought-in to plan

DRAFT









APPENDIX F RETAIL MARKET POTENTIAL REPORT



Tapestry Segmentation Area Profile

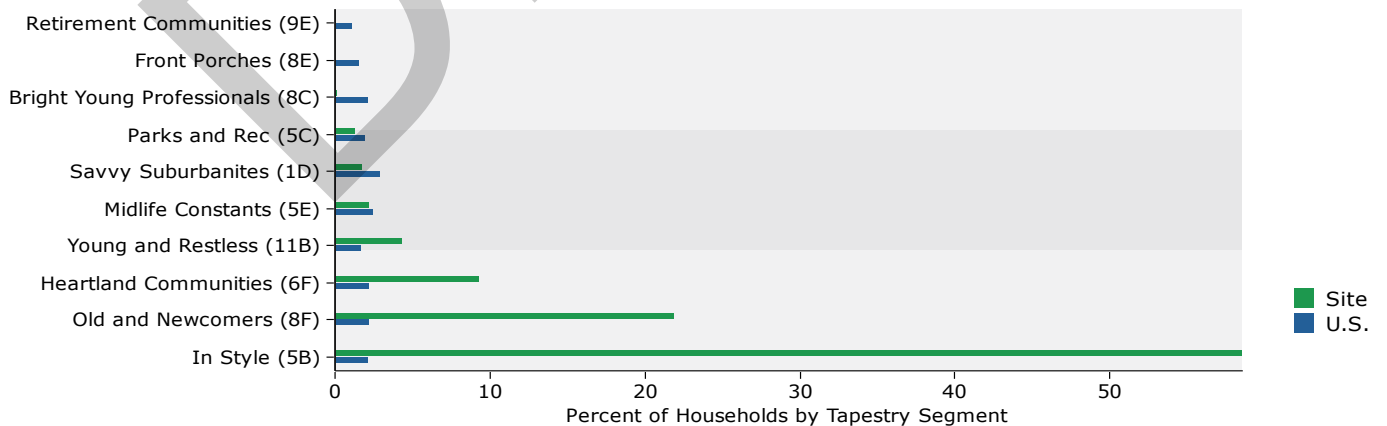
5 Minute Drive Time
Area: 6.68 square miles

Prepared by Esri

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2017 Households Cumulativ		2017 U.S. Households Cumulativ		Index
		Percent	Percent	Percent	Percent	
1	In Style (5B)	58.6%	58.6%	2.2%	2.2%	2609
2	Old and Newcomers (8F)	21.9%	80.5%	2.3%	4.5%	945
3	Heartland Communities (6F)	9.4%	89.9%	2.3%	6.8%	405
4	Young and Restless (11B)	4.4%	94.3%	1.7%	8.5%	256
5	Midlife Constants (5E)	2.3%	96.6%	2.5%	11.0%	93
Subtotal		96.6%		11.0%		
6	Savvy Suburbanites (1D)	1.8%	98.4%	3.0%	14.0%	61
7	Parks and Rec (5C)	1.3%	99.7%	2.0%	16.0%	67
8	Bright Young Professionals (8C)	0.2%	99.9%	2.2%	18.2%	8
9	Front Porches (8E)	0.0%	99.9%	1.6%	19.8%	2
10	Retirement Communities (9E)	0.0%	99.9%	1.2%	21.0%	1
Subtotal		3.3%		10.0%		
Total		100.0%		21.1%		474

Top Ten Tapestry Segments Site vs. U.S.

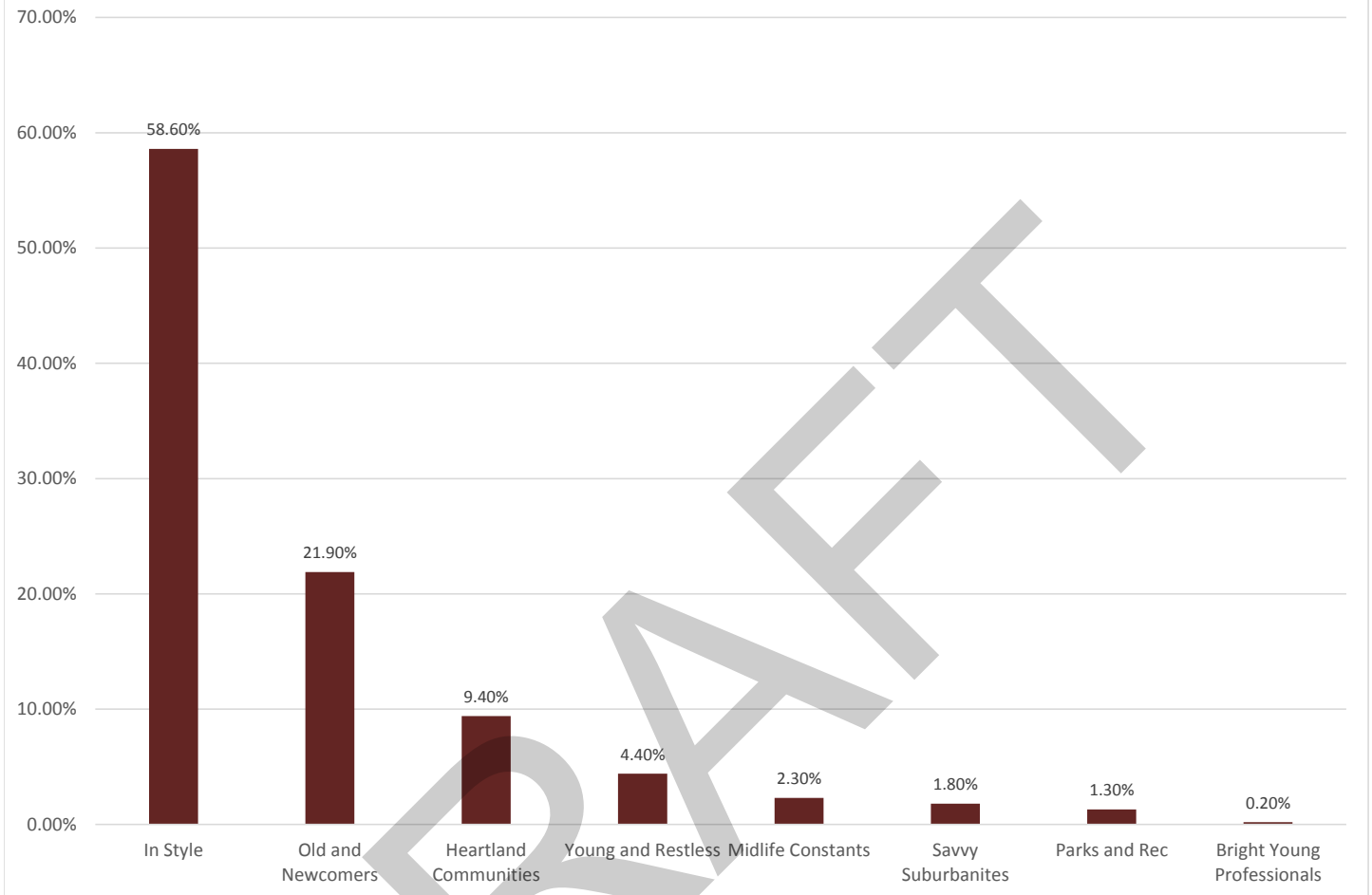


Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



5 Minute Drive Time Tapestry





Tapestry Segmentation Area Profile

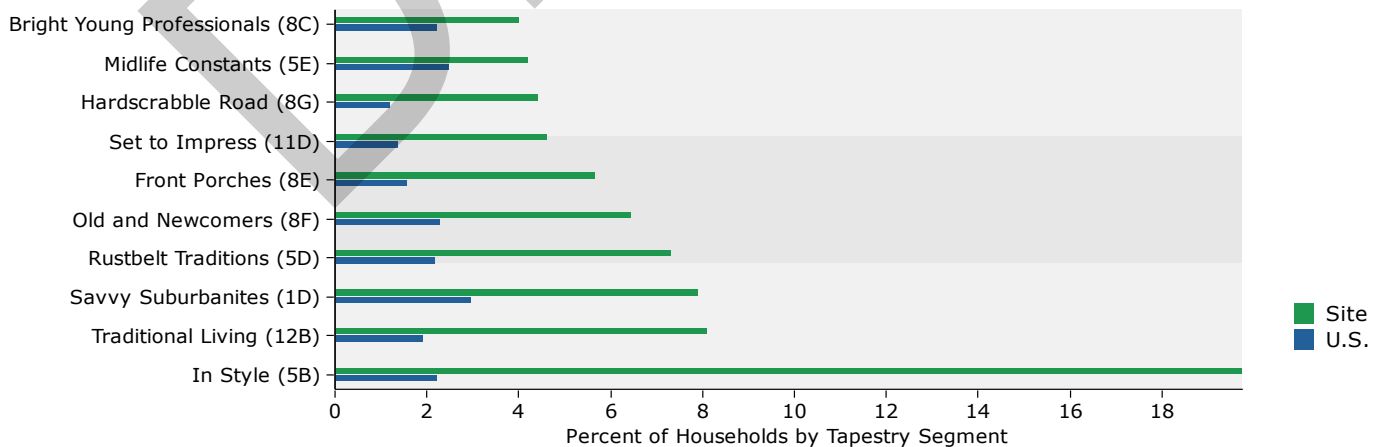
10 Minute Drive Time
Area: 42.31 square miles

Prepared by Esri

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2017 Households		2017 U.S. Households		Index
		Percent	Cumulativ Percent	Percent	Cumulativ Percent	
1	In Style (5B)	19.8%	19.8%	2.2%	2.2%	880
2	Traditional Living (12B)	8.1%	27.9%	1.9%	4.1%	417
3	Savvy Suburbanites (1D)	7.9%	35.8%	3.0%	7.1%	266
4	Rustbelt Traditions (5D)	7.3%	43.1%	2.2%	9.3%	333
5	Old and Newcomers (8F)	6.5%	49.6%	2.3%	11.6%	278
	Subtotal	49.6%		11.6%		
6	Front Porches (8E)	5.7%	55.3%	1.6%	13.2%	357
7	Set to Impress (11D)	4.6%	59.9%	1.4%	14.6%	333
8	Hardscrabble Road (8G)	4.4%	64.3%	1.2%	15.8%	362
9	Midlife Constants (5E)	4.2%	68.5%	2.5%	18.3%	169
10	Bright Young Professionals (8C)	4.0%	72.5%	2.2%	20.5%	180
	Subtotal	22.9%		8.9%		
11	Parks and Rec (5C)	3.5%	76.0%	2.0%	22.5%	174
12	Social Security Set (9F)	3.4%	79.4%	0.8%	23.3%	421
13	Comfortable Empty Nesters (5A)	3.3%	82.7%	2.5%	25.8%	135
14	Middleburg (4C)	3.2%	85.9%	2.9%	28.7%	112
15	Golden Years (9B)	2.8%	88.7%	1.3%	30.0%	209
	Subtotal	16.2%		9.5%		
16	Metro Renters (3B)	2.0%	90.7%	1.6%	31.6%	128
17	Retirement Communities (9E)	1.8%	92.5%	1.2%	32.8%	147
18	Heartland Communities (6F)	1.8%	94.3%	2.3%	35.1%	77
19	City Commons (11E)	1.4%	95.7%	0.9%	36.0%	157
20	Emerald City (8B)	0.9%	96.6%	1.4%	37.4%	63
	Subtotal	7.9%		7.4%		
	Total	96.6%		37.5%		258

Top Ten Tapestry Segments Site vs. U.S.

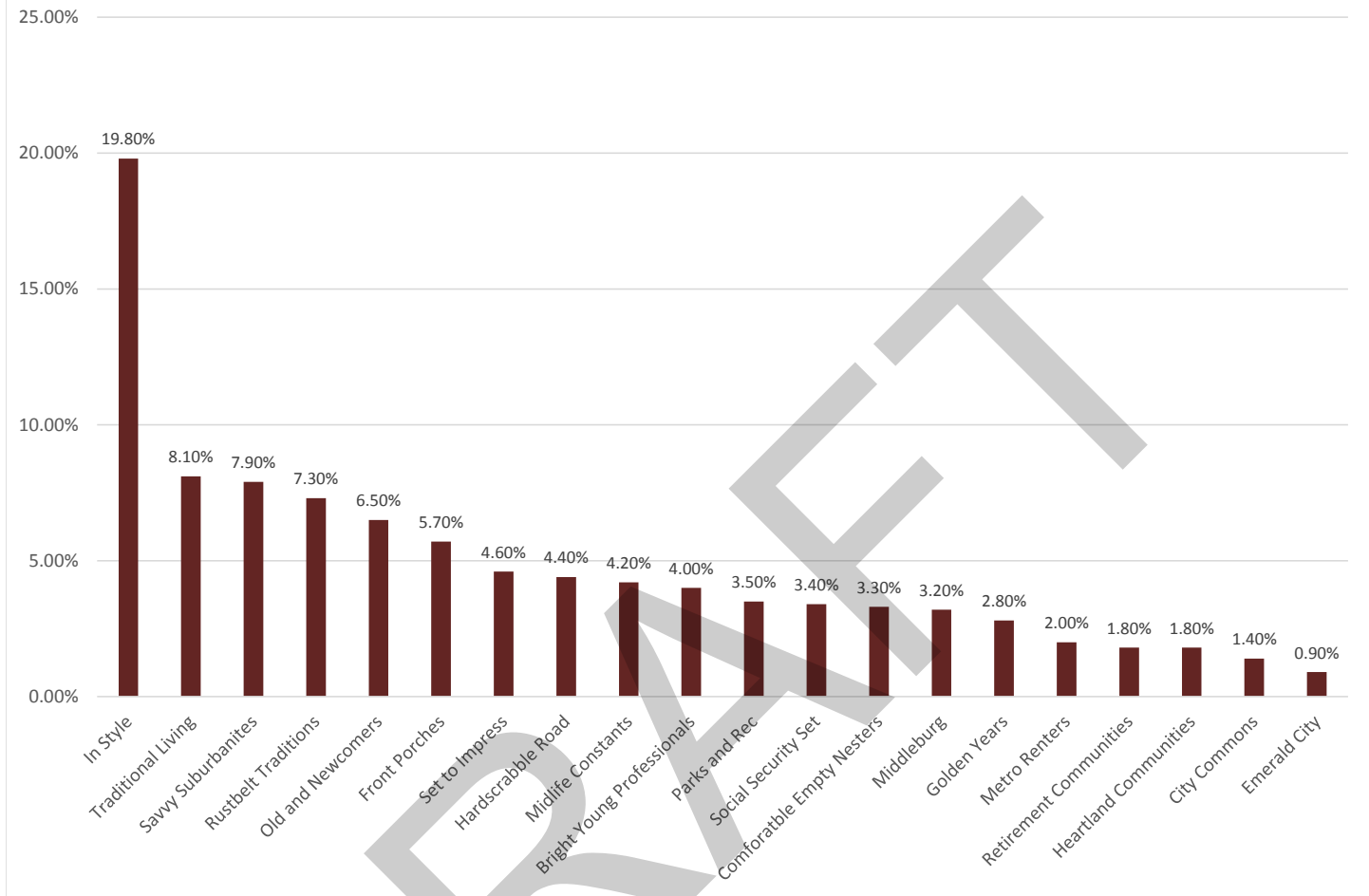


Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



10 Minute Drive Time Tapestry





Tapestry Segmentation Area Profile

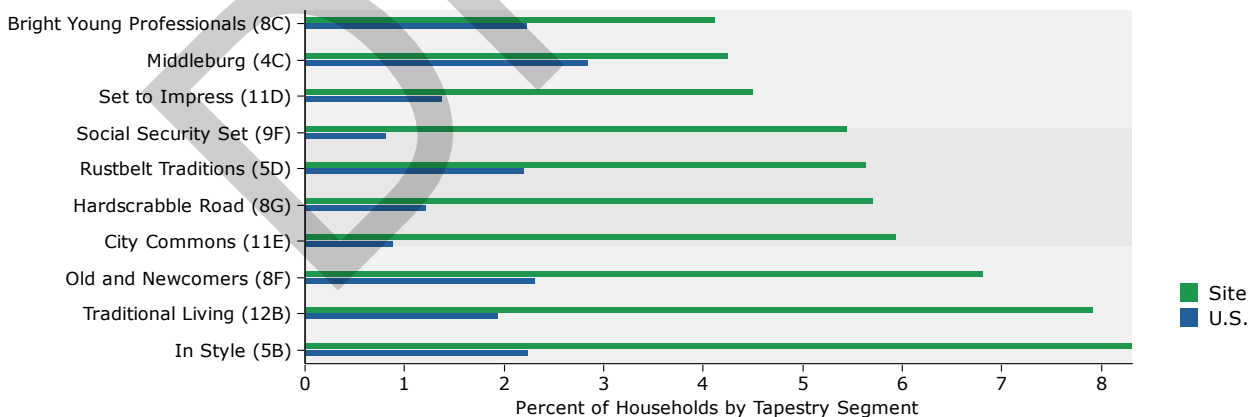
15 Minute Drive Time
Area: 126.73 square miles

Prepared by Esri

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2017 Households		2017 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	In Style (5B)	8.3%	8.3%	2.2%	2.2%	370
2	Traditional Living (12B)	7.9%	16.2%	1.9%	4.1%	407
3	Old and Newcomers (8F)	6.8%	23.0%	2.3%	6.4%	294
4	City Commons (11E)	5.9%	28.9%	0.9%	7.3%	661
5	Hardscrabble Road (8G)	5.7%	34.6%	1.2%	8.5%	466
Subtotal		34.6%		8.5%		
6	Rustbelt Traditions (5D)	5.6%	40.2%	2.2%	10.7%	256
7	Social Security Set (9F)	5.4%	45.6%	0.8%	11.5%	670
8	Set to Impress (11D)	4.5%	50.1%	1.4%	12.9%	324
9	Middleburg (4C)	4.2%	54.3%	2.9%	15.8%	149
10	Bright Young Professionals (8C)	4.1%	58.4%	2.2%	18.0%	185
Subtotal		23.8%		9.5%		
11	Front Porches (8E)	4.1%	62.5%	1.6%	19.6%	259
12	Metro Renters (3B)	4.1%	66.6%	1.6%	21.2%	265
13	Emerald City (8B)	3.8%	70.4%	1.4%	22.6%	266
14	Soccer Moms (4A)	3.6%	74.0%	2.9%	25.5%	127
15	Savvy Suburbanites (1D)	3.5%	77.5%	3.0%	28.5%	118
Subtotal		19.1%		10.5%		
16	Parks and Rec (5C)	2.5%	80.0%	2.0%	30.5%	127
17	College Towns (14B)	2.2%	82.2%	1.0%	31.5%	230
18	Comfortable Empty Nesters (5A)	1.9%	84.1%	2.5%	34.0%	79
19	Up and Coming Families (7A)	1.7%	85.8%	2.4%	36.4%	74
20	Modest Income Homes (12D)	1.7%	87.5%	1.3%	37.7%	132
Subtotal		10.0%		9.2%		
Total		88.0%		37.6%		234

Top Ten Tapestry Segments Site vs. U.S.



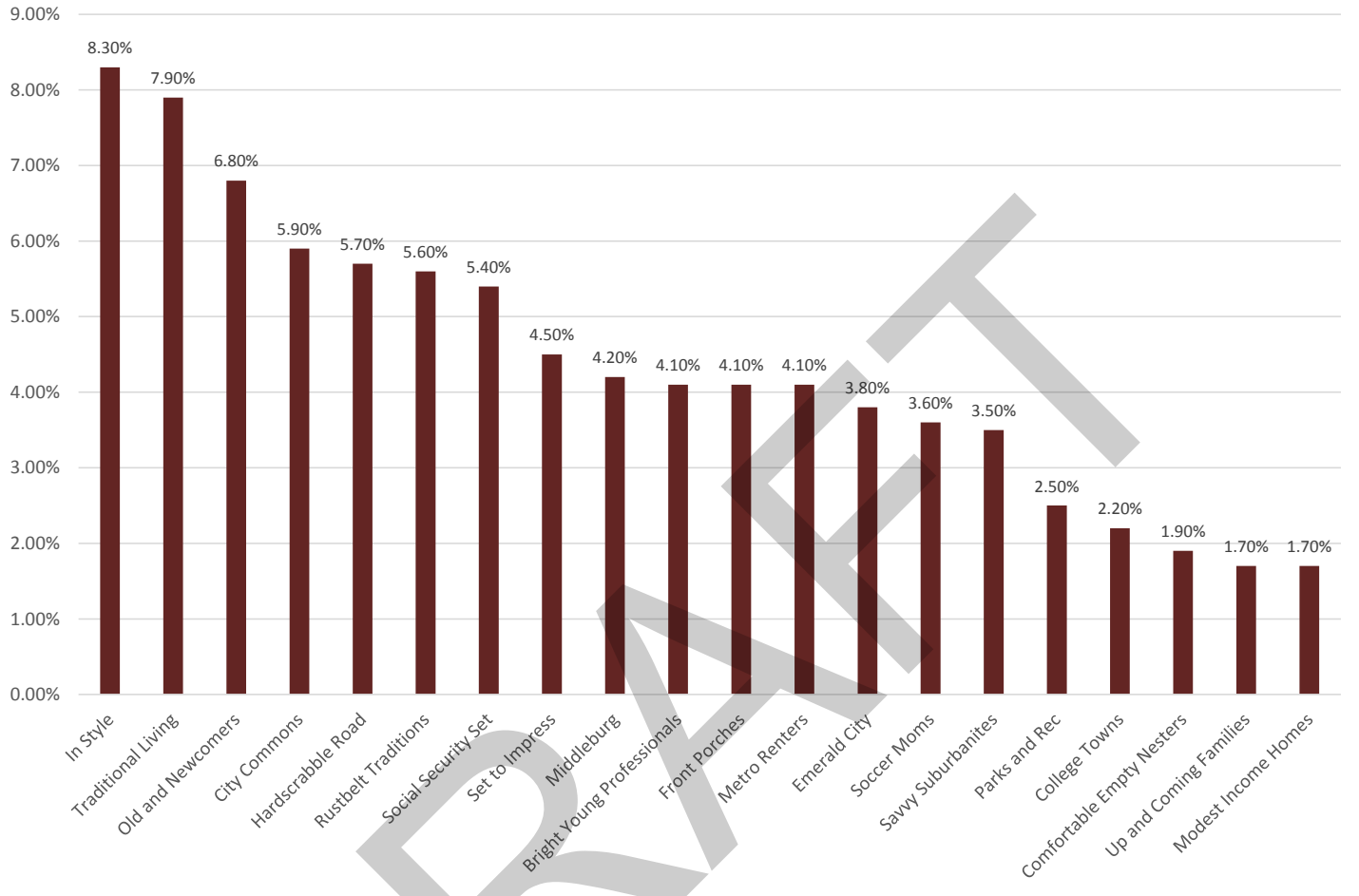
Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

March 20, 2018



15 Minute Drive Time Tapestry





Tapestry Segmentation Area Profile

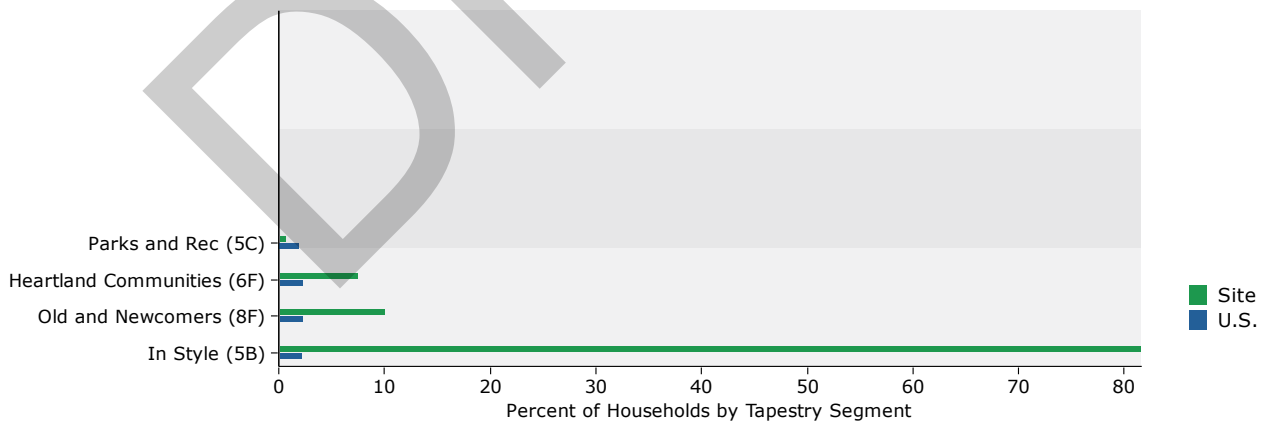
Fort Mitchell City, KY
Fort Mitchell City, KY (2128558)
Geography: Place

Prepared by Esri

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2017 Households		2017 U.S. Households		Index
		Percent	Cumulativ Percent	Percent	Cumulativ Percent	
1	In Style (5B)	81.7%	81.7%	2.2%	2.2%	3638
2	Old and Newcomers (8F)	10.1%	91.8%	2.3%	4.5%	435
3	Heartland Communities (6F)	7.5%	99.3%	2.3%	6.8%	325
4	Parks and Rec (5C)	0.7%	100.0%	2.0%	8.8%	37
Subtotal		100.0%		8.8%		
Total		100.0%		8.9%		1127

Top Ten Tapestry Segments Site vs. U.S.



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

March 20, 2018