



Land Development Committee Agenda

February 22, 2023 at 5:15 PM

Land Development Committee

Jay Shatz, Chair
Tom Muething
Dara Wood

Staff Liason

Scot Lahrmer, Village Manager
Chris Fritsch, Zoning and Project
Administrator

MINUTES

1. Approval of minutes: September 22, 2022

TOPICS OF DISCUSSION

1. Amberley Green's Past Land Use and Studies

ADJOURNMENT

Land Development Committee Meeting Sept 28, 2022 4pm

In attendance:

Jay Shatz Chair

Tom Muething

Dara Wood

Bob Rosen

Scot Lahrmer, Village Manager

Council Member Shatz called the meeting to order. Minutes from previous meeting approved.

The focus of the meeting was a presentation by Village Manager Scot Lahrmer with updates on various properties in the village. A multi-page document entitled "Economic Development Update" was passed out and is on file with the Village. It details a variety of development projects or opportunities in the village.

Some highlights:

The Lewis Animal Hospital has been completed with positive feedback from the operators and clients. As of Sept 28, the hospital generates an approximately \$800,000 payroll generating approximately \$16,000 in tax revenue to the village.

The animal hospital owns the land while Scot noted the Village leases the land to Mercy for their facility. There are 2 remaining parcels on the North site for development. Council Member Wood suggested a more visible "For Sale" sign be placed on the property,

Scot noted there are still more than 3,000 sq ft available for sub lease in the Mercy Health facility.

Scot provided various updates that included the site previously occupied by Temple Shalom which is now owned by the Jewish Foundation. With additional acquisitions, the Foundation will have 10 acres (zoned residential).

Scot said there is no news of possible development on Amberley Green however both the JCC proposal and interest from the Scottish Rite remain possibilities.

Council Member Shatz adjourned the meeting at 4:40pm.

Amberley Green – Background and Studies

(Bolded text indicates an attachment)

2002

The former Crest Hills Country Club, also known as the Ridge Club, but now known as Amberley Green, operated a golf course on this site for 37 years before closing in 2004.

Starting in August 2003, the Village Council began communicating with residents regarding the property's impending private sale status. It held public meetings to inform residents of the pros and cons of various development options.

The property became the subject of litigation between Village leaders who wished to maintain the Village's rural-like atmosphere and developers.

2008

The Village acquired the 133-acre property in the fall of 2008 from the Ridge Club after a four-year legal process originating from a lawsuit filed against the Village for denying the approval for residential development on the property, which was zoned for park use at the time. In the course of the legal proceedings, the court ordered the property re-zoned to Residence A (one-acre lots).

Ultimately, the Village purchased the property for \$8,750,000 (Village insurance paid \$2.9M), which settled the case in 2008. A short-term note was the financial conduit at the time; however, the Village would be required to situate the cost and ongoing expenses in a long-term format. Fortunately, the Village received an inheritance tax check in the amount of \$5.4M in September 2012. The \$6.3M short-term note was paid in full in October 2012.

Soon after its purchase in 2008, determining the future use of the property became a high priority, and a 16-member Citizen Advisory Committee was established in March 2009. The members were Village residents, including one member of the Village's Planning Commission/Board of Zoning Appeals. The group engaged in a nine-month process that vetted financial options, solicited resident input to cultivate ideas for types of use, and conceptual proposals to guide the course for the future. The conclusion of their process resulted in recommendations that were submitted to and adopted by the Village Council in May 2011 as the Long-Range Planning Committee Report and Recommendations.

In the meantime, the Village's financial picture was taking a severe downturn. Devastating funding cuts by the State, with their reduction in local revenue sharing and the elimination of the inheritance tax, which was a 12 million-dollar revenue generator over the prior eight (8) years, were impactful. In addition, declining property values that reduced revenues and the worst economic recession seen in years were all an impetus to shift the Village's focus toward its finances.

2009

There is an agreement between the Village and Mt Notre Dame High School (MND) that allowed MND to upgrade and use the tennis courts for the school's tennis practice and league play. The agreement began in August 2009, with the initial term ending in July 2014. The agreement included 5-year renewal opportunities, and it is still in force today.

2014

Also, after purchasing the property, the Village learned that the Ridge Club was under orders by the State to make repairs to the Class 1 dam on the property. After several meetings with the Village Engineer and State officials, it was determined that the Village could make certain repairs and lower the height of the dam to deregulate. This work was done in 2014.

In preparation for rehabbing or demolishing the clubhouse, the Village pursued and received two grants totaling \$30,000 from Hamilton County. The grants were intended to offset the expenses of the abatement of the asbestos-containing materials throughout the interior Amberley Green clubhouse and pool house.

The grants received were in the amounts of \$20,000 from the Urban Land Assistance Program and \$10,000 from the Community Development Block Grant Program (CDBG). Rainbow Environmental Services was awarded the clubhouse/ pool house project at the January 2018 council meeting in the amount of \$61,874. The pursuit of grant dollars coupled with the lower than expected project bid saved the Village significant tax dollars that would have otherwise been spent on this required abatement.

A separate grant was sought for the remaining asbestos in the roofing material, but the Village decided not to accept the grant at the time due to needing to know the future use of the clubhouse and who would replace the roof after remediation.

2015

The Village requested and received letters of interest in August 2015 from several developers to determine possible uses for the property. In 2016, following the review of the letters of interest, the Village met with each developer to discuss each of their proposed uses for the property. Each proposal included a mixed use of residential and commercial uses. Village Council could not reach a consensus on which developer to pursue, lacking the necessary votes to move forward with a developer.

At least one of the developer's letters of interest included a role for the Mayerson JCC. However, after no developer was chosen, the JCC asked permission to look exclusively at the property for their purposes. Resolution 2016-21 was approved in May 2016, authorizing the JCC to consider prospective development on Amberley Green.

2016

The Land Development Committee heard a presentation about the Mayerson Jewish Community Center's (JCC) exploratory work exploring whether there may be interest on the part of the JCC in developing a portion of the Amberley Green property. Marc Fisher and John Silverman from the JCC and Jose Castrejon and Patrick Quinn from McGill Smith Punshon, Inc. presented their preliminary thoughts and plans, which would involve 27 acres of Amberley Green.

2017

In May 2017, the Village and the JCC considered exploratory elements of a joint project to benefit the Village and the JCC. Some of the items included rehabbing the clubhouse in order to move and expand some of the JCC's operations

to the property, constructing a pool, public restrooms, sports fields, and possibly an amphitheater as noted in the **JCC/Amberley Green Conceptual Master Plan**. While the JCC originally looked at rehabilitating the existing clubhouse, they ultimately decided not to pursue this option.

In August 2017, the Village retained MKSK Studios to assist the Village in evaluating alternative planning and development scenarios for Amberley Green. Phase 1 was a review of what the JCC had proposed so that the Village could provide any insight for the JCC. Phase 2 was to look at the balance of the land and identify if the JCC should invest in their outdoor camp and redevelops the clubhouse and what the residual land lends itself to. So, this study was our due diligence in identifying what options exist with the property. The result was the **Amberley Green 2017 Planning and Visioning Study dated February 15, 2018**.

2019

In late 2018 the Village applied for a \$20,000 CDB grant for a pedestrian and vehicle connectivity study. The Village contracted with CT Consultants (Village Engineer) and MKSK to perform the study. The study produced several options to access the property and a mixed-use pedestrian path to the property. The study also provided an estimated cost to construct each of the access points. The final product was the **Amberley Village Connectivity Study dated April 30, 2019**.

CT Consultants was tasked with proposing a mixed-use path from Section Road to the JCC to provide pedestrian and bike access to the property. The path was proposed to be constructed on the east side of Ridge Road and would have included bridges to cross low areas and possibly even enter French Park to allow access to the park's current paths. The construction of the path was broken down into four sections ranging from \$357,448 to \$936,900 per section with a total estimated cost of \$2.5 million.

MKSK was tasked with providing options for access to the property from the southern neighborhoods and from Ridge Road and Galbraith Road.

The proposed access from the south was proposed through Village owned properties at the end of Willowbrook Lane (top of Twigwood Lane) and from the end of Fernwood Drive. The estimated cost for the construction of the southern access points was \$57,120 for Twigwood access and \$26,460 for the Fernwood access for an estimated total project cost of \$83,580. Those numbers were revised later.

The Ridge Road access to Amberley Green was proposed to be moved from its existing location north to Fairhaven Lane. An estimate was not provided for this option as it would be part of any development.

An additional study regarding access to Amberley Green from Galbraith Road was conducted by CT Consultants. There were three locations reviewed, and the document **Amberley Green Access Study, dated April 2019**, summarized the options and costs. The first and second locations were at the Amberley and Reading corporation line, and the third location was in Reading, across from Knollcrest Drive in Reading.

The Galbraith Road access points were mainly geared to allow access to the back or western portions of the property but would also allow a second access to the eastern or Ridge Road side of the property.

These access points would include large amounts of grading and filling of the property due to the steep topography of the northwestern portion of the property. The cost of these options was \$1,183,800 for location 1, \$1,627,300 for

location 2, and \$1,341,200 for location 3. The true cost of location 3 is unknown, due to the need to purchase 2 to 3 houses on Galbraith Road across from Knollcrest Drive.

In May 2019, the Village sought resident comments regarding the proposed JCC conceptual proposal on a portion of Amberley Green. The Village held six open house sessions with an opportunity for residents to view plans and documents and offer comments, both in-person and later in writing. A summary of general feedback was provided to Village Council; after public work sessions, direction was provided by Council for staff to continue discussions with the JCC, taking into consideration the Village's concerns.

In 2019 the Village contracted with Hamilton County Planning + Development to draft PUD/zoning regulations for Amberley Green. After a few work sessions, Village Council adopted the zoning text in January 2021. The regulations were incorporated into our code being referred to as the **Amberley Green District (AGD) zoning text**.

In 2020, the Village contracted with MKSK to perform a study to determine which areas of Amberley Green could be developed and areas that should remain green space. The final report, **Amberley Green Conservation Study Plan Fall 2020**, was an extension of the Amberley Green 2017 Planning and Visioning Study dated February 15, 2018.

In 2019, the Village was approached by the Scottish Rite/Masons about their interest in rehabilitating the Amberley Green clubhouse to move their facilities to the property. A presentation was made to the Land Development Committee in February 2020.

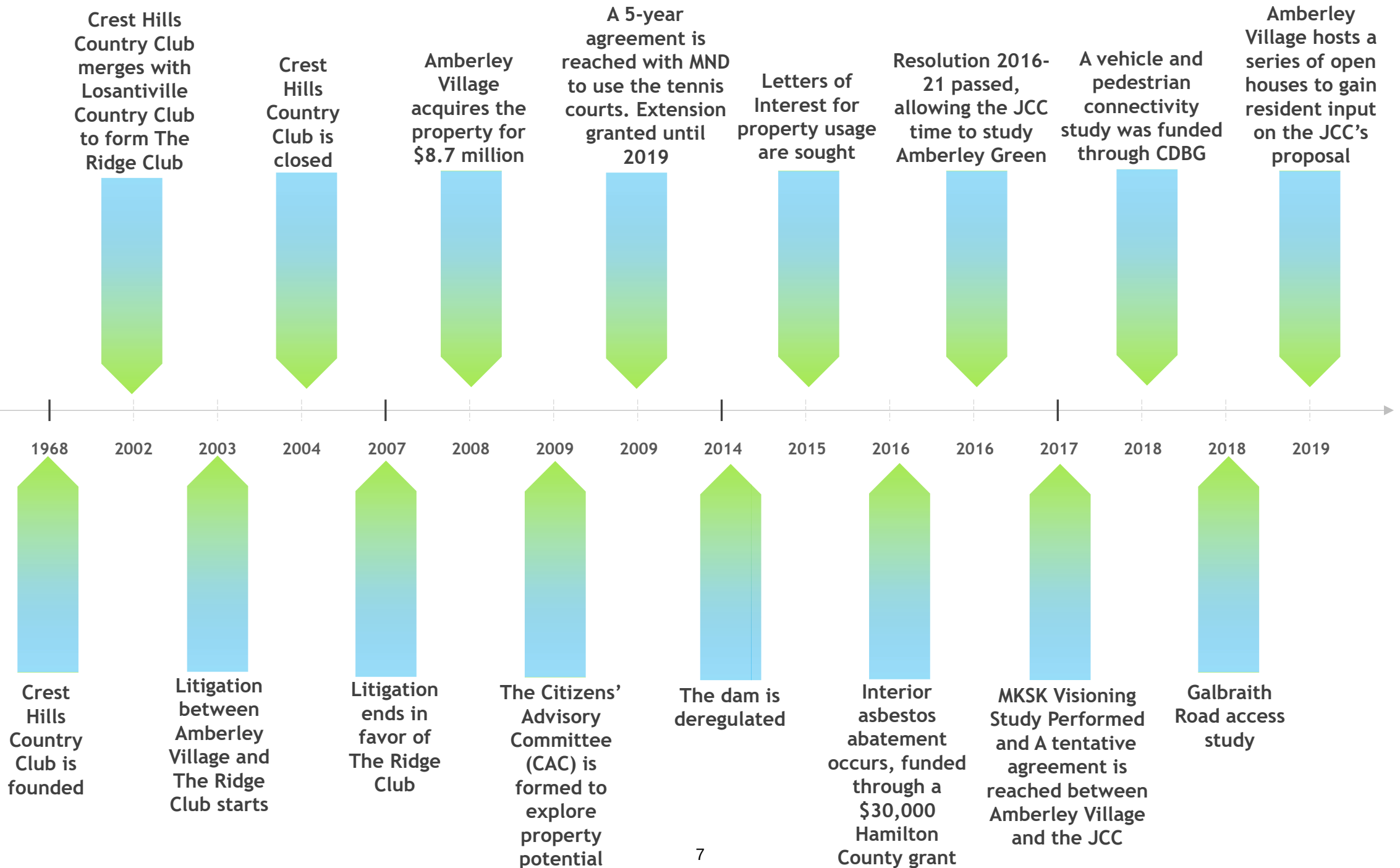
Both the JCC and Scottish Rite/Masons put their interest on hold in 2020/2021 during the COVID Pandemic.

2022/2023

The Scottish Rite/Masons project remains on hold as their downtown property is being acquired but the buyer hasn't exercised the option for them to vacate. The Scottish Rite/Masons continue to be interested in the former clubhouse.

The JCC has indicated its interest in resurrecting discussions about Amberley Green. One meeting was held in November 2022, and the JCC is preparing information about its conceptual plans.

Amberley Green and its History





AMBERLEY GREEN

2017 PLANNING & VISIONING STUDY

February 15, 2018

Contents	
Executive Summary	1-8
Site Analysis	9-24
Case Studies	25-44
Alternative Use Plan	45-55

1. EXECUTIVE SUMMARY

In August of 2017 MKSK was retained by Amberley Village to assist the Land Development Committee, Village Council and the Village Administration in evaluating alternative planning and development scenarios for the Amberley Green Property.

Specifically, MKSK was charged with reviewing conceptual plans for the development of a daycamp, event center and outdoor recreation facility being proposed by the Mayerson Jewish Community Center (JCC). As part of this work MKSK was asked to suggest potential modifications as logical to optimize the utilization of the JCC site and address opportunities for the most beneficial integration of complimentary land uses across the larger property.

The findings and recommendations of this study are based on MKSK's physical analysis of the property, a preliminary review of the JCC's conceptual plan, initial interviews with the Land Development Committee Members and feedback from the Village Administration.

This report and the resulting alternative land use plans are intended to be used as an aide in determining the larger community's goals and objectives for the possible future development and/or conservation of the property and ensure that any near-term improvements to the property do not compromise opportunities for its' future use and enjoyment.

SITE INVENTORY & ANALYSIS

FINDINGS & OBSERVATIONS

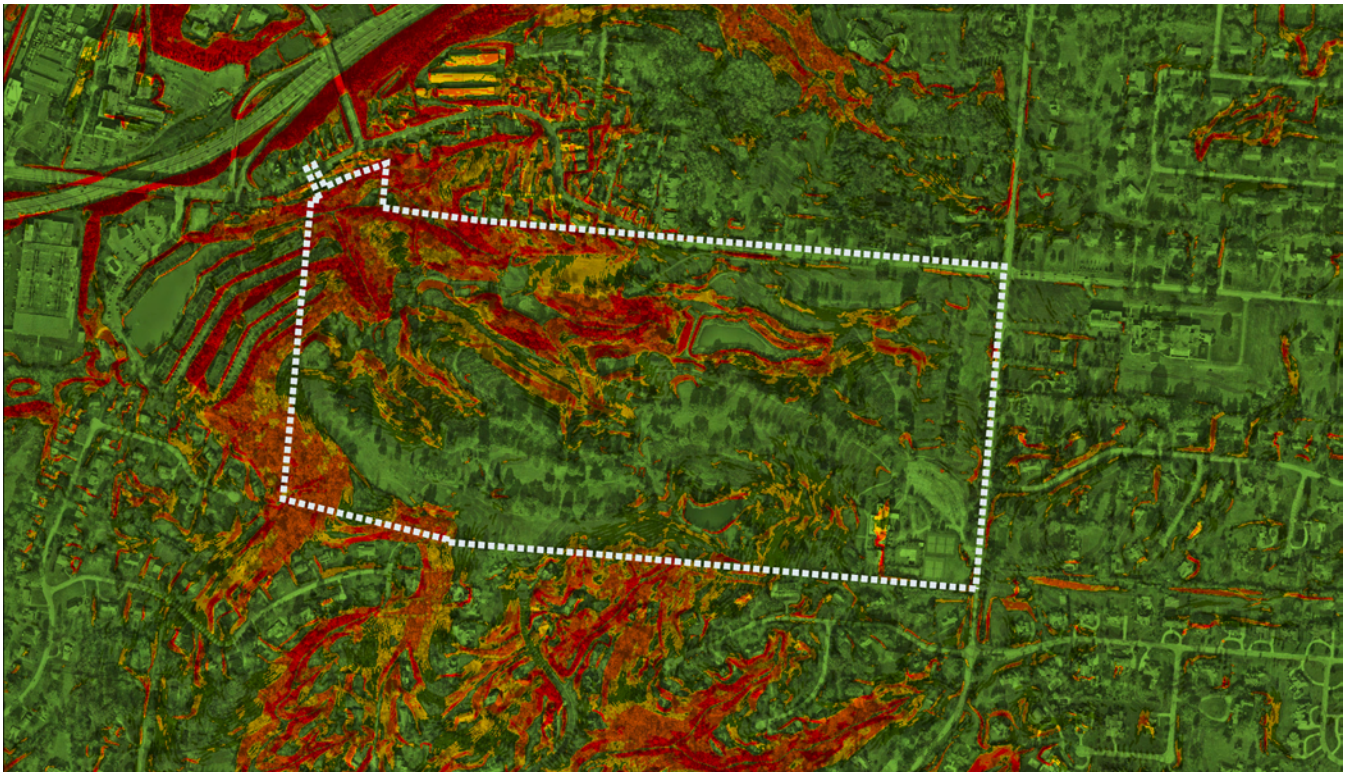
During August and September of last year MKSK prepared an analysis of a variety of site development influences. These included physical mapping of the following factors:

- Existing Land Cover / Natural Resource Distribution
- Scenic Vistas
- Contributing Buildings and Site Infrastructure
- Topography / Slope considerations
- Park & Open Space linkages
- Right-of-ways
- Jurisdictional water features
- Roadway Linkages and Connections

Using the results of the above investigations MKSK prepared overlay mapping suggesting the feasibility of development for recreation, conservation and various types of land uses.

A partial summary of the findings of this work are listed below:

- Nearly 45 acres of Amberley Green are comprised of environmentally-valuable stream corridors and woodlands on slopes exceeding 20%. These areas are most suitable as buffer and open space or for low-impact land development.
- Relatively poor sight distance at the existing entrance drive to the property could be improved by shifting the drive north to align with Fairhaven Lane
- The surface parking lot for the Former Ridge Club Clubhouse facility is located within the prevailing setback along Ridge Road. Suggest relocating and/or screening parking to establish a more attractive entrance and buffer.
- A lack of trail connections makes walking and biking to the park less safe and convenient than access to comparable properties in Greater Cincinnati.
- Views to the Millcreek Valley are afforded at prominent ridgetops and plateaus on the eastern half of the property.
- The western-most third of the property lies below the tree line of the west property boundary. While further study would be required, this area of the property could potentially be accessed by an extension of Knollcrest Drive across Galbraith Road.
- Deteriorating pathways and invasive species present ongoing operational and management expenses which should be addressed in future scenario planning.



The red color on the above slope analysis map depicts undevelopable slopes exceeding 20%.



Re-aligning the entrance drive with Fairhaven Lane would open up scenic views into the park.

JCC PLAN REVIEW

FINDINGS & OBSERVATIONS

In Mid-September MKSK and Frank Davis met with the leader of the JCC's design team to discuss the JCC's design goals, review the current concept plan and seek input on the potential for modifications that respond to the issues and opportunities noted as a result of MKSK's work to date. Topics discussed during the meeting included the JCC's priorities for the Event Center, Day Camp and Drop-off areas and the potential for shifting the placement of the proposed pool complex, ampitheatre, multi-purpose field, entry drive and parking fields. The JCC's Design Team representative noted that he believed that the JCC would be receptive to discussing potential modifications and suggested convening a work session to diagram the possibilities with his client group and Village representatives at some future date.



Existing Concept Plan

LAND DEVELOPMENT COMMITTEE

INTERVIEW FINDINGS

In October of 2017 MKSK and Frank Davis (acting as the Village's project manager) met separately with each Land Development Committee member to survey their opinions – both on the JCC proposal and a variety of questions related to determining the future character, utilization and identity of Amberley Green. Each member was asked to help MKSK understand what they are hearing from their constituents and what they see as future goals and priorities for the property. Questions & discussion with each member were framed around the following major topics:

- What are your long-range goals and priorities for the use of Amberley Green? Why do you hold those views?
- What are your thoughts and priorities for the near-term use of the property? How did you arrive at those?
- What are your views on the current JCC proposal including any specific likes or dislikes?
- What are your views on other current, recent, or past proposals for the property?



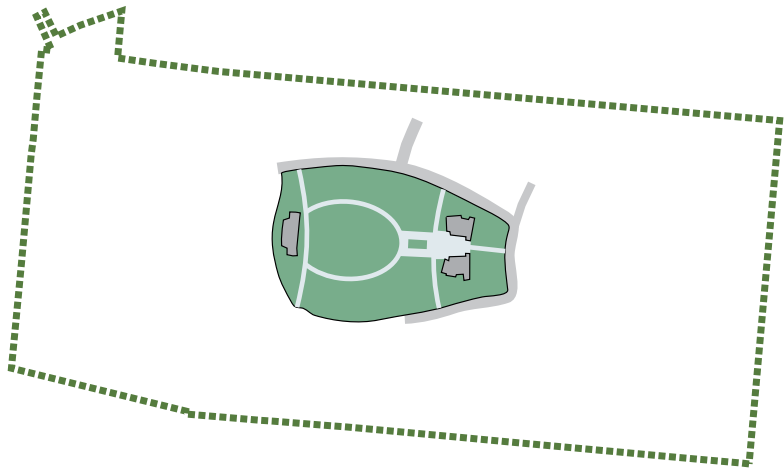
Amberley Green - Existing Conditions

RESPONSES FROM THE MEETINGS

- 1. The Land Development Committee (LDC) unanimously believes that the primary use of Amberley Green should be reserved for community gathering, open space, natural areas and recreational uses. Members cited a desire to make Amberley Green a community hub for social and cultural events throughout the year.
- 2. Each committee member agreed that the JCC proposal brought desirable amenities to the property and that the JCC day camp, pool complex and event center facilities could be viable near-term uses.
- 3. Two of the LDC members cited the desirability of developing an expanded array of park amenities which would serve a wider cross-section of users than those that currently use the park for hiking, gardening or walking and running with their dogs. Ideas specifically cited during the discussions included playgrounds, a casual dining venue, an off-leash dog park, a challenge course and various other amenities that would attract younger generations and families to Amberley Village.
- 4. While recognizing the significant differences between the communities, members cited Blue Ash's Summit Park as a local example for the types of amenities, activity and vibrancy that would be desirable at Amberley Green. (It's interesting to note that the Amberley Green Property is slightly larger than the entire boundary area of Summit Park).



Zero depth pool & spray ground are desirable amenities that will help attract younger families and generations to Amberley village.



This scaled park comparison shows Blue Ash Summit Park's 8 acre commons area where the majority of performance, play & dining activities are staged.



This Shake Shack restaurant located in Madison Square Park, NYC turns a casual dining venue into a destination within the park.



Natural play areas such as the log jam shown in this example are major draws in neighborhood parks.

RESPONSES FROM THE MEETINGS (CONT.)

- 5. Two of the three LDC members cited the desirability incorporating some senior/ retiree housing on the property as a complimentary use. All three LDC members agreed that providing senior/retiree housing options within the Village would be beneficial.
- 6. Opinions on prior proposals and other potential complimentary uses (such as commercial spaces, hotels or other types of housing) varied, however, all agreed that any future secondary use should not detract from the park-like quality of the property or diminish the scenic qualities and unique identity of the Village.
- 7. Each of the three members cited the desirability of establishing better trail connections between Amberley Green, the JCC, Municipal Center and French Park and each supported the goal of creating trail connections to the Elbrook and Aracoma Neighborhoods.

After reviewing MKSK’s preliminary analysis findings and our comments on the JCC concept plan, each committee member agreed it would be beneficial for MKSK to study the potential functional organization of site amenities and programing alternatives and work with the Village Administration and JCC to achieve the followings objectives:

- Create a stronger sense of entry and arrival into the property and reduce the visual impact of parking areas.
- Consider alternatives for the placement of the proposed pool area which maintain vistas across the property and allow for more direct access to the ridgeline and the interior of the Green.
- Create a multi-purpose commons / gathering space that links the proposed JCC campus amenities with other potential amenities such as a café/ restaurant, dog park, children’s play area and/or other desired park features.
- Consider the location and functional relationship of any complimentary, revenue-generating land uses to the balance of the Amberley Green Property.



This senior housing example from the northeast, uses varied materials & fenestration to create a neighborhood scale & character.



The Lindner Center of Hope could serve as a local precedent for low-impact campus develo[pment].



Linear Commons / esplanade at Norton Commons, KY



This low-impact, bio-medical research campus in Cold Harbour, NY, nestles within steeper wodded terrain.

RELEVANT CASE STUDIES & SCENARIO PLANNING DIAGRAMS

Following the LDC meetings, and based on feedback and direction from the Village Administration, MKSK assembled case-study examples that show how parks and open spaces have been developed as community anchors for active and passive recreation, social interaction and cultural activities. It is interesting to point out that many of the civic parks used to benchmark the types of cultural programming and amenities cited by the LDC are many times smaller than Amberley Green. (See the attached scale studies for reference).

In addition, MKSK prepared functional diagrams showing the potential overall future organization of the property along with alternative arrangements for the JCC's proposed parking, pool area, amphitheater and multi-purpose field.

The functional diagrams included in the following compendium of exhibits show the potential for the incremental improvement of the property with emphasis on the following elements:

- a. Opportunities for improved external linkages and connections
- b. Identification of priority open space, passive use and conservation areas
- c. Potential internal vehicular and pedestrian circulation
- d. Placement of potential active recreation areas
- e. Potential locations of outdoor performance & event spaces
- f. Potential restaurant, café and/or convenience facilities

These diagrams are not proposed development plans and are intended to show the potential for the property given the goals and priorities cited by the LDC members, only. Any future plans for enhancements to the property will be directed by City Council and the Administration.



Concept 'A' shown above, depicts how the JCC concept plan might be modified to allow better access to the interior of Amberley Green.



Concept 'B' above, depicts the long-term potential for the development of a walkable, mixed-use, village commons along a new boulevard extending north to Galbraith Road.

ECONOMIC IMPACTS OF PARKS & OPEN SPACE

TOURISM, HOSPITALITY, & OUTDOOR RECREATION

ohio outdoor recreation
\$17.4B annual spending
\$1.3B tax revenue
196,000 jobs

Source: The Economic Benefits of the Clean Ohio Fund Conservation, TPL 2013

butler county tourism
\$900M business activity
11,000 jobs

Source: Butler County Visitors Bureau, 2011

Travel and tourism is one of the nation’s leading retail sales industries, and outdoor recreation is one of the strongest growth areas of the nation’s economy. Parks and open space play a significant role in this tourism economy. In addition to hosting festivals, concerts, sporting events, and civic activity, well-designed signature parks serve as tourist attractions themselves and an anchor for the community’s hospitality industry. Landmark parks such as Central Park, Balboa Park, Golden Gate Park, and Millenium Park serve as destinations that attract out-of-town, overnight visitors as well as day-trip and local visits. The top five most visited city parks in the country totaled over 84 million visitors in 2009.

Tourism and visitor activity is a vital source of local spending and a driver for economic development. Retail and restaurant sales, hotel bed nights, and support of cultural, historic, and civic resources are all by-products of a healthy tourism economy and can be both supported and driven by high-quality parks and open space. Parks-based tourism activity can account for up to 15% of tourism revenue in major cities such as San Diego, New York and Philadelphia, and can generate larger percentages in communities where parks are the primary civic and cultural attractions.

MUNICIPAL REVENUE

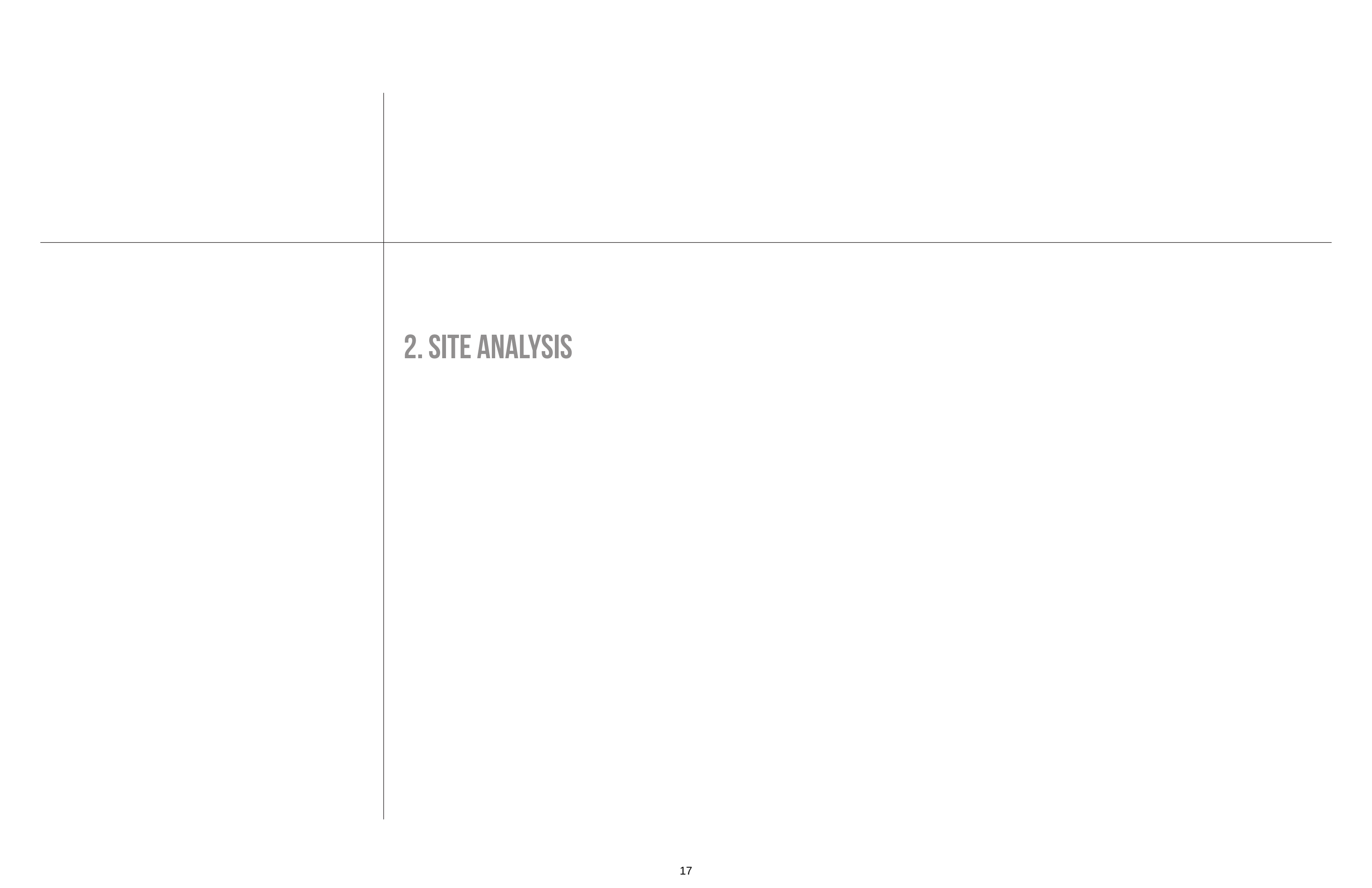
Commercial rents, residential sale prices, and assessed values for properties near a well-improved park generally exceed those in surrounding submarkets.
How Smart Parks Investment Pays the Way - Ernst & Young

CRITERIA FOR GREATEST ECONOMIC IMPACT

- located in urban areas
- well-designed
- well-maintained and managed
- highly visible and accessible
- passive, natural resource-based
- local partners and advocates

A positive impact of 20 percent on property values abutting or fronting a passive park area is a reasonable point of departure for estimating the magnitude of the impact of parks on property values
The Economic Benefits of Land Conservation - Trust for Public Land



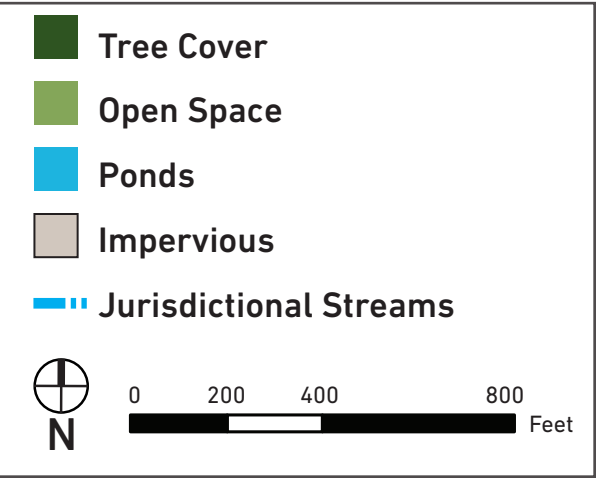


2. SITE ANALYSIS

VILLAGE CONTEXT



LAND COVER



VIEWSHEDS



View to Valley



View from "Top"

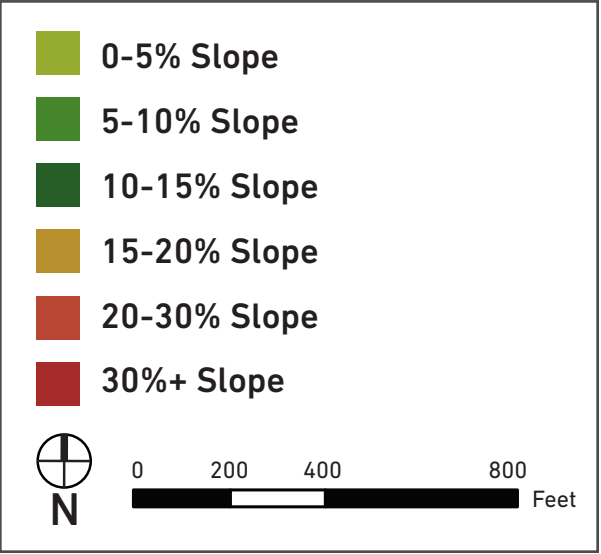
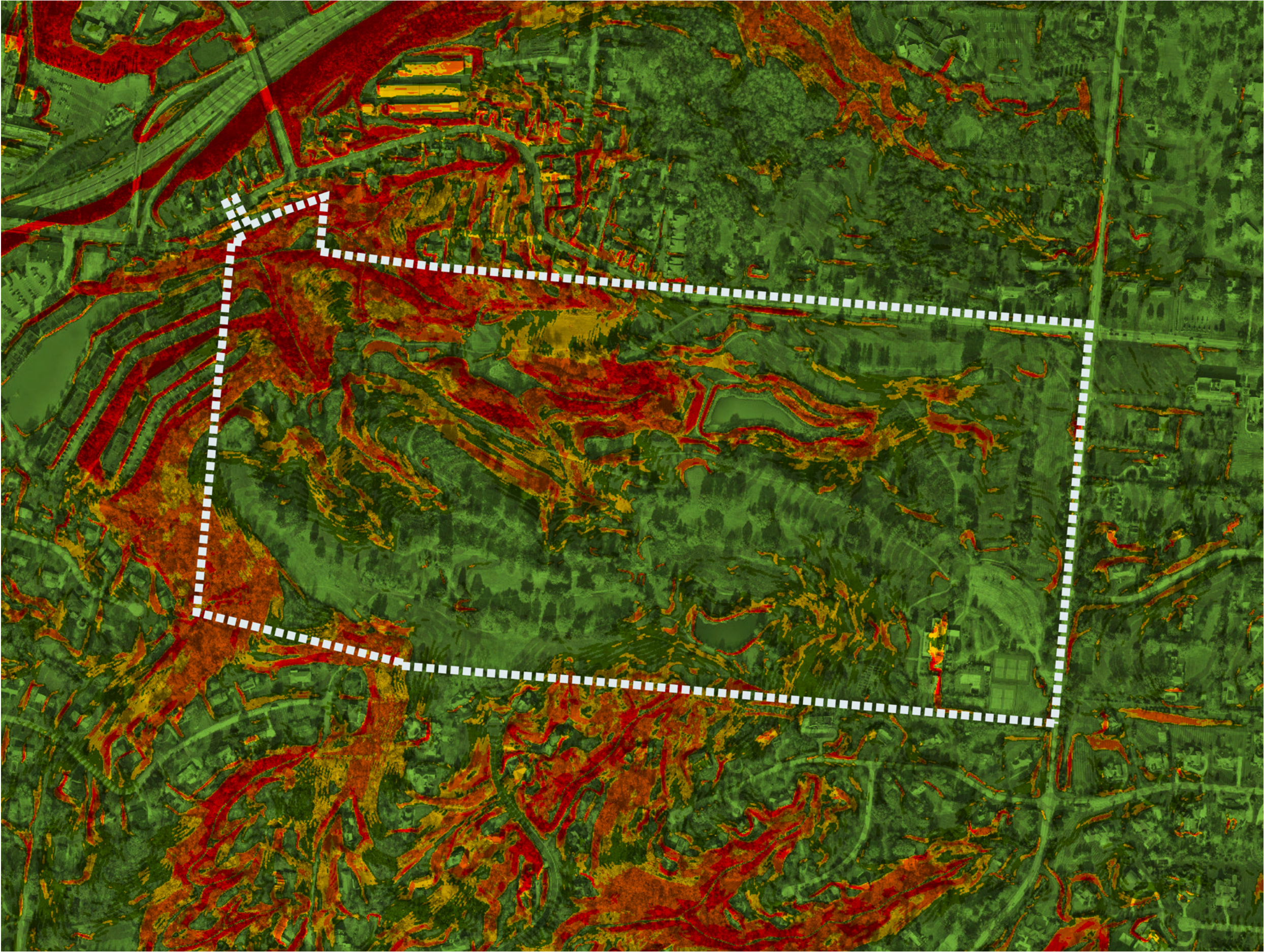


View North

TOPOGRAPHY



SLOPE ANALYSIS



[illegible]

 **Site Boundary**

 **Soil Boundaries**

 **N**

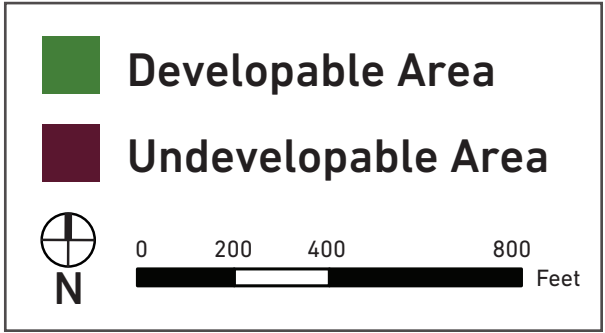
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DEVELOPMENT SUITABILITY

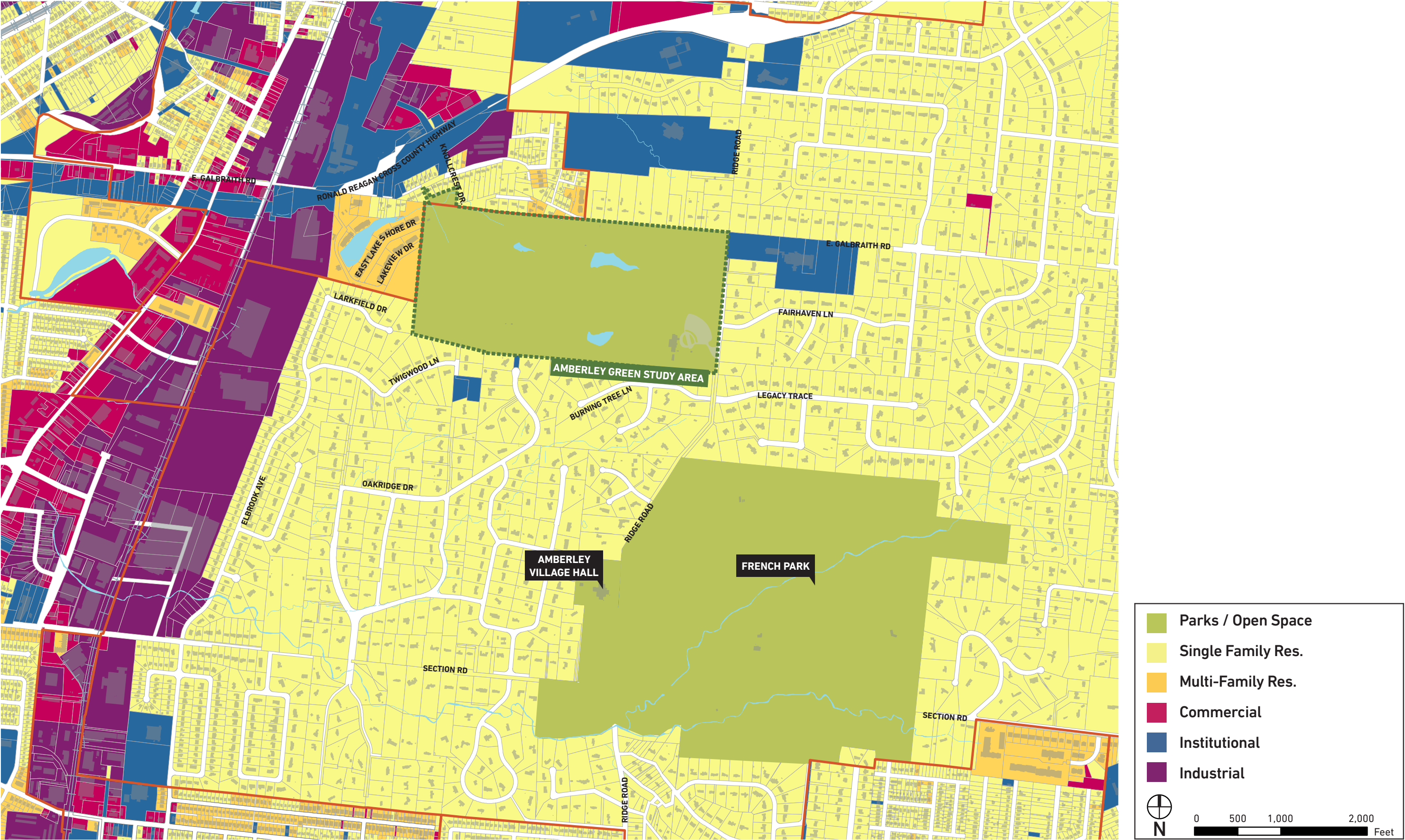


Factors that determined Undevelopable Area:

- Slope
- Water
- Dense Natural Areas



LAND USE



LAND USE ADJACENCIES



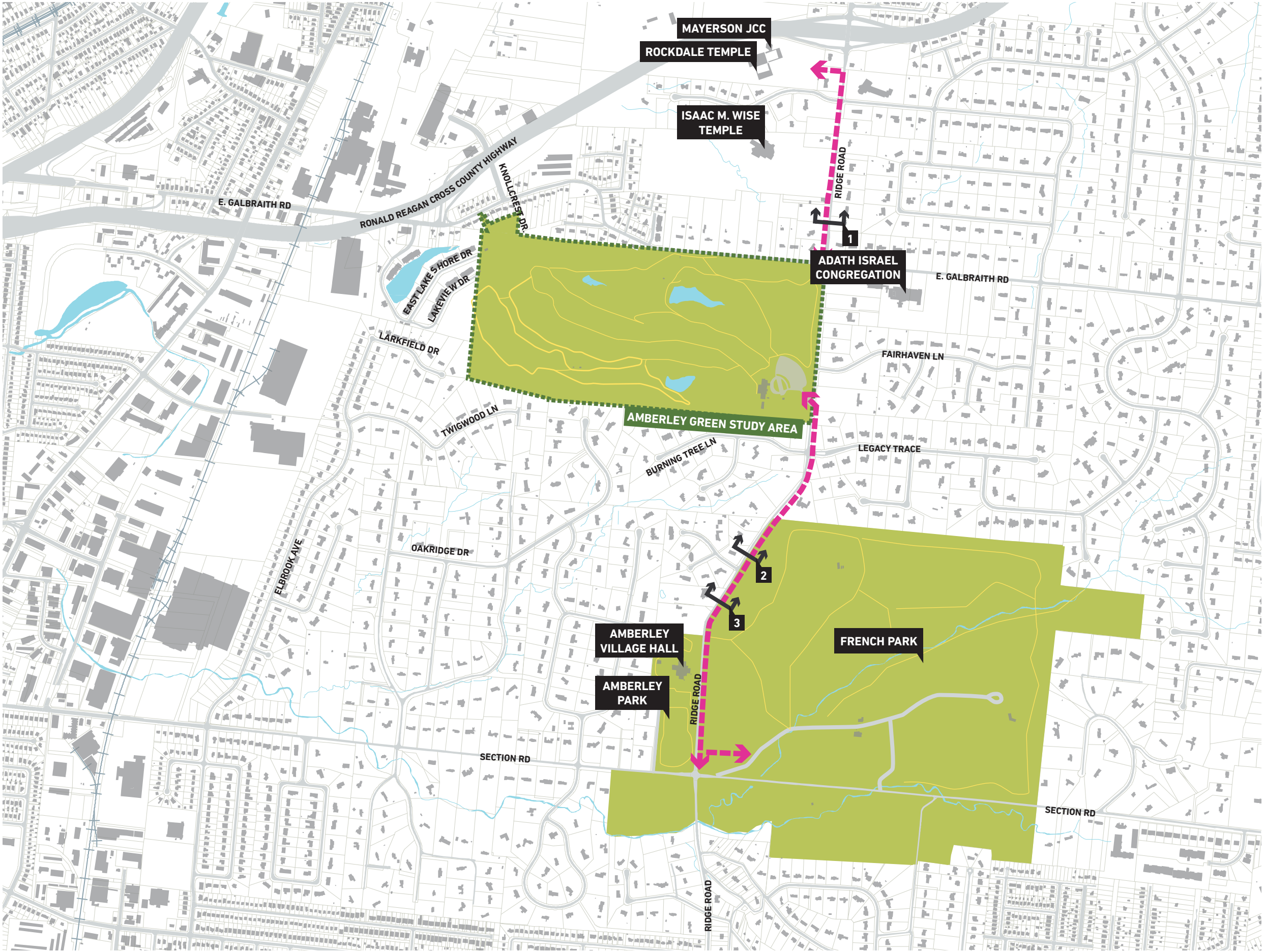
POTENTIAL ACCESS



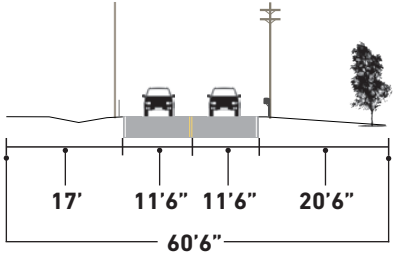
- Potential Auto Access
- Potential Pedestrian Path
- Current Access



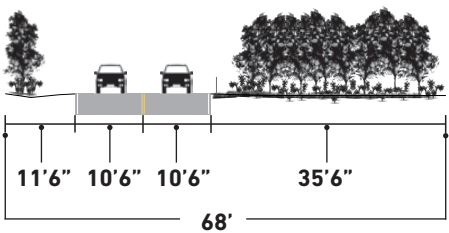
PEDESTRIAN & BICYCLE ACCESS



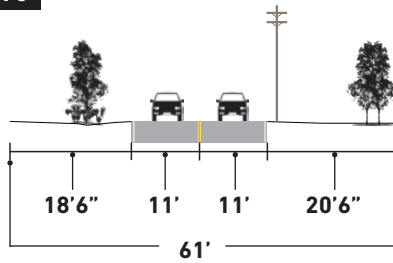
SECTION 1



SECTION 2

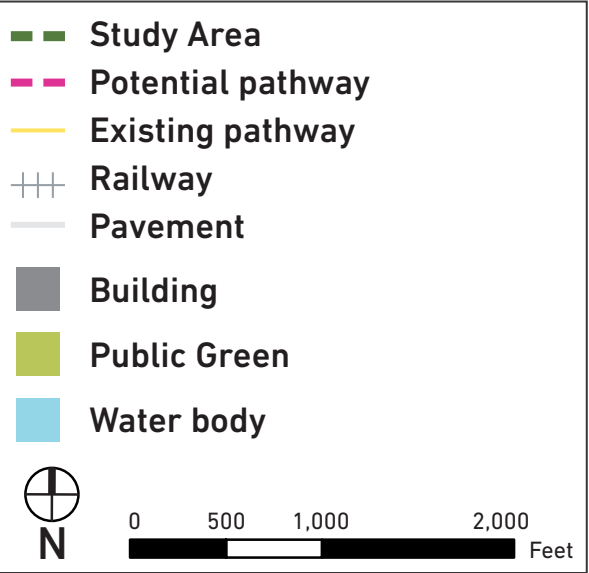


SECTION 3



RIGHT OF WAY WIDTH RANGE ALONG PATH: 59' - 70'

ROAD WIDTH RANGE (TWO LANES): 17'6" - 24'



JCC PLAN + ACCESS



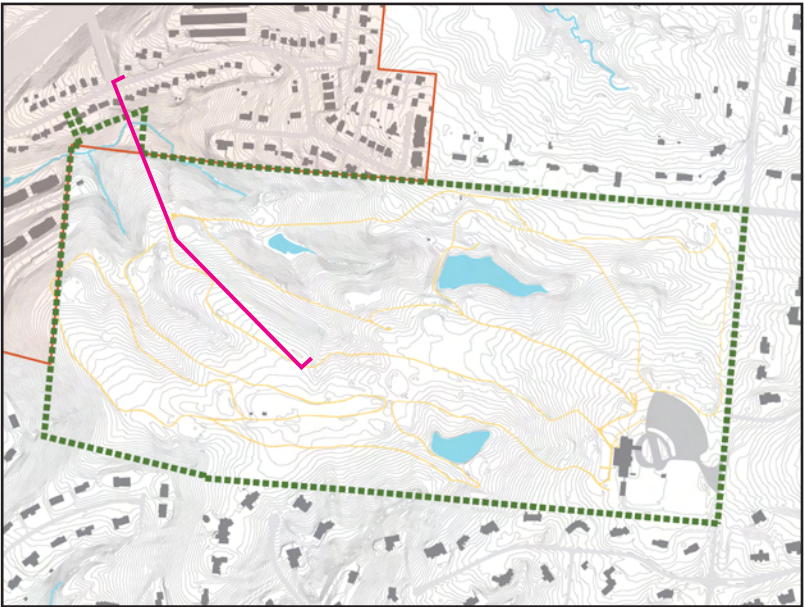
JCC PLAN



JCC PLAN + ACCESS



POTENTIAL ACCESS SECTION



3. CASE STUDIES

THINGS TO DO



THINGS TO DO

PLAY



THINGS TO DO



OUTDOOR GAMING /
ACTIVITIES



THINGS TO DO





Summit Park Amenities

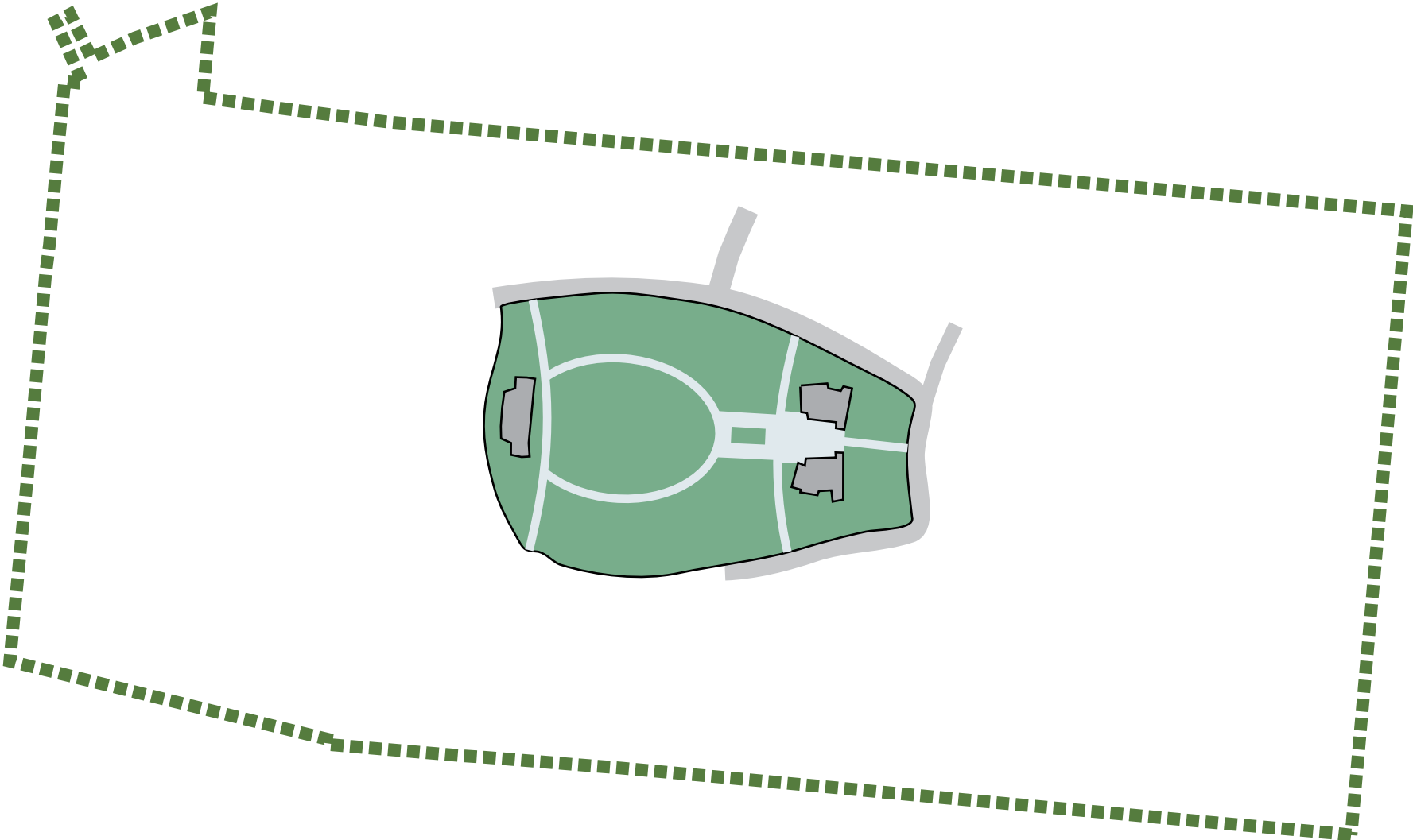
- Commons Area
- 1 Observation Tower & Performance Stage
 - 2 Great Lawn
 - 3 Glass Canopy
 - 4 Community Center
 - 5 Water Feature & Sculpture
 - 6 Restaurant Pavilion
 - 7 Great Lawn Promenade
 - 8 Northeast Market Pavilion & Wine Garden
 - 9 Adventure Playground
- Active/Adventure Play Area
- 10 Nature Playscape
 - 11 Skate Park
 - 12 Sledding Hill
 - 13 Rainwater Harvesting Pond
 - 14 Dog Park
 - 15 Stream Corridor
 - 16 Summit Park Trail (5k)
 - 17 Shelter & Picnic Pavilion
 - 18 Pond Overlook
- Nature Area
- 19 Woodland Nature Preserve
 - 20 Golf Practice Facility
 - 21 Rainwater Harvesting Pond

CASE STUDIES

SUMMIT PARK
BLUE ASH, OH



UNDERSTANDING SCALE



SUMMIT PARK
BLUE ASH, OH



CASE STUDIES

VILLAGE PARK GREEN
FAIRFIELD, OH



CASE STUDIES

COFFMAN PARK DUBLIN, OH

Coffman Park Construction Timeline

- 1996** | Dublin Community Recreation Center Phase 1
 - 1998** | Coffman Park Pavilion
 - 1998** | Coffman Park Amphitheater
 - 2000** | Dublin Community Recreation Center Phase 2
 - 2001** | Skate Park
 - 2002** | Bridge over Indian Run
 - 2015** | New skate park, restroom, parking lots
 - 2016*** | Five tennis courts, two basketball courts – all lighted
- *subject to budget approval*



CASE STUDIES

COFFMAN PARK
DUBLIN, OH



CASE STUDIES

MARCUM PARK
HAMILTON, OH



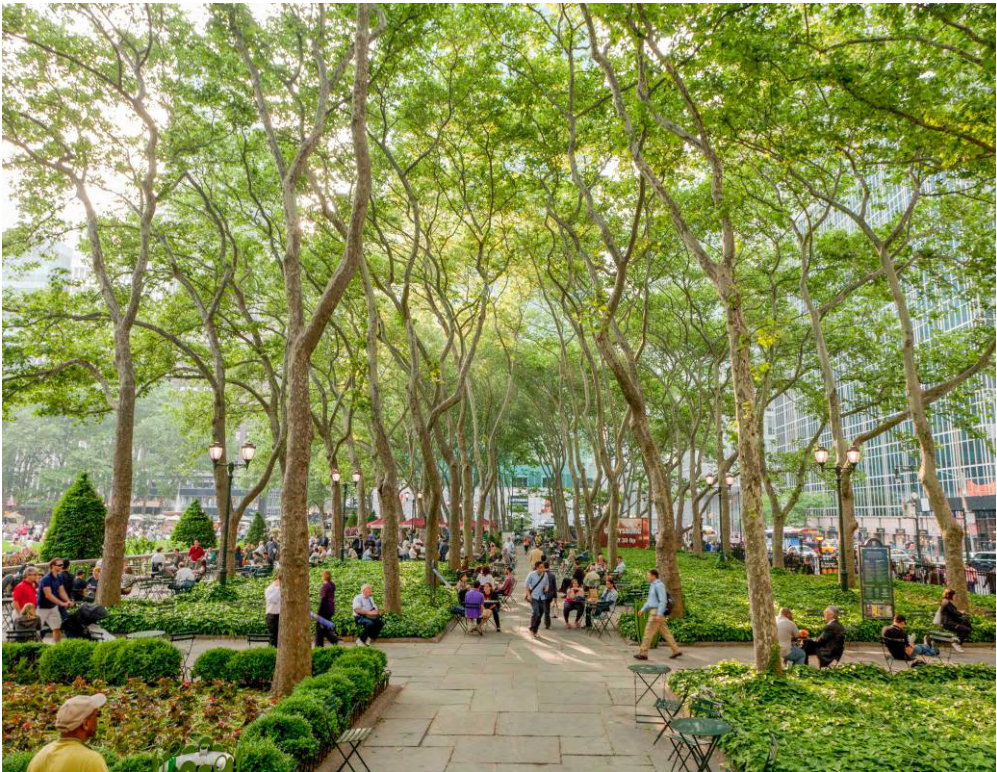
CASE STUDIES

MARCUM PARK
HAMILTON, OH



CASE STUDIES

BRYANT PARK
NEW YORK, NY

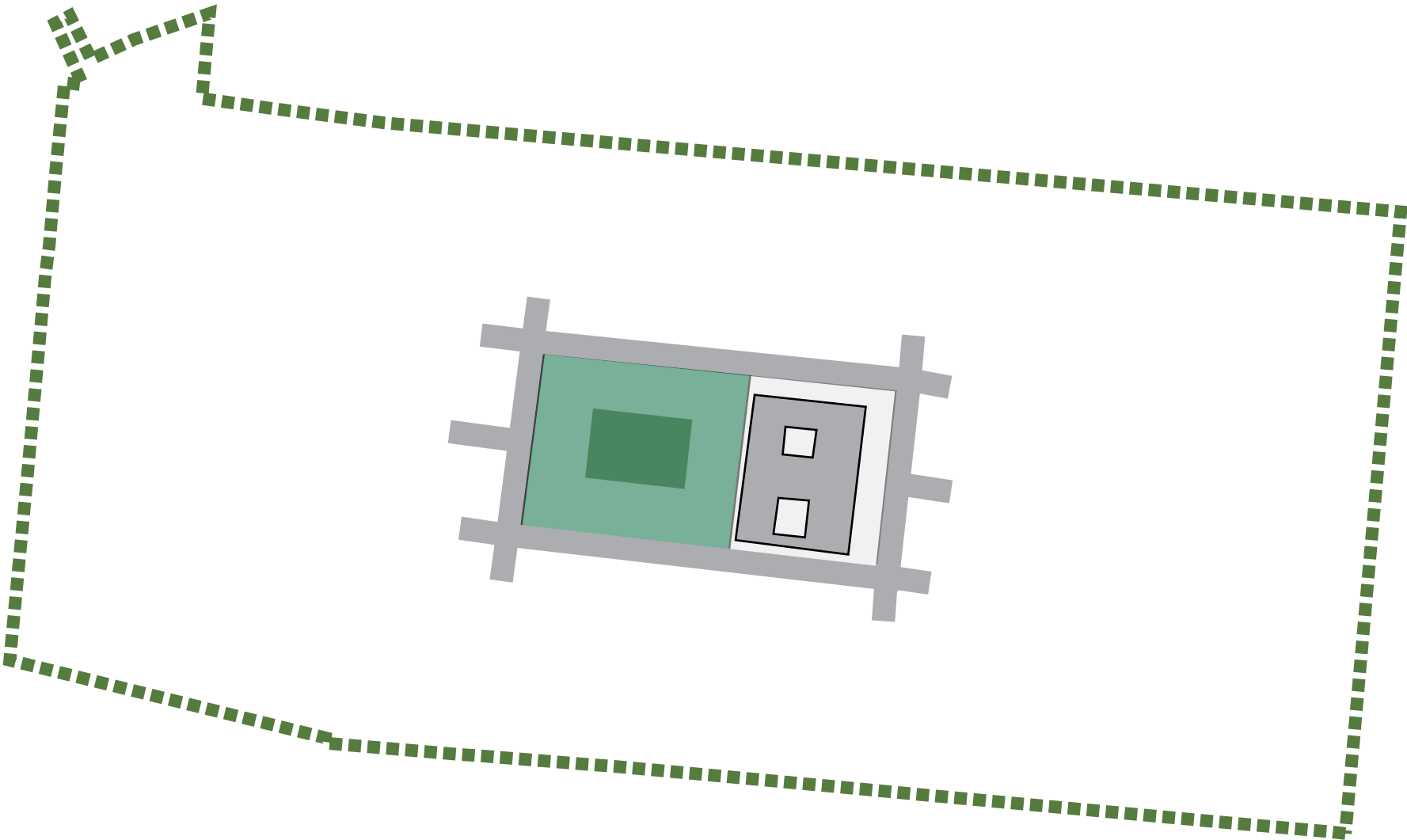


CASE STUDIES

BRYANT PARK
NEW YORK, NY



UNDERSTANDING SCALE

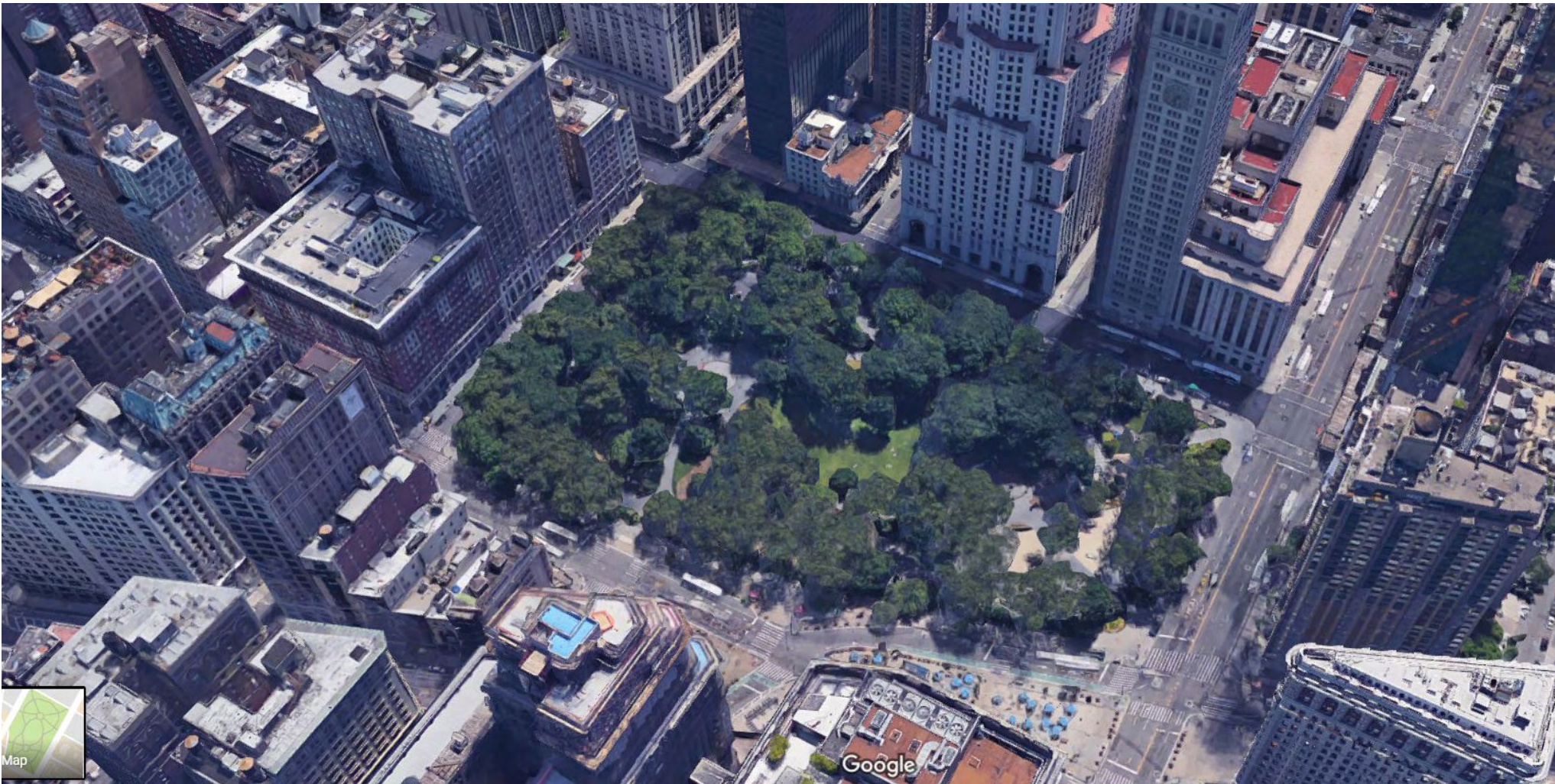


BRYANT PARK
NEW YORK, NY



CASE STUDIES

MADISON SQUARE PARK
NEW YORK, NY



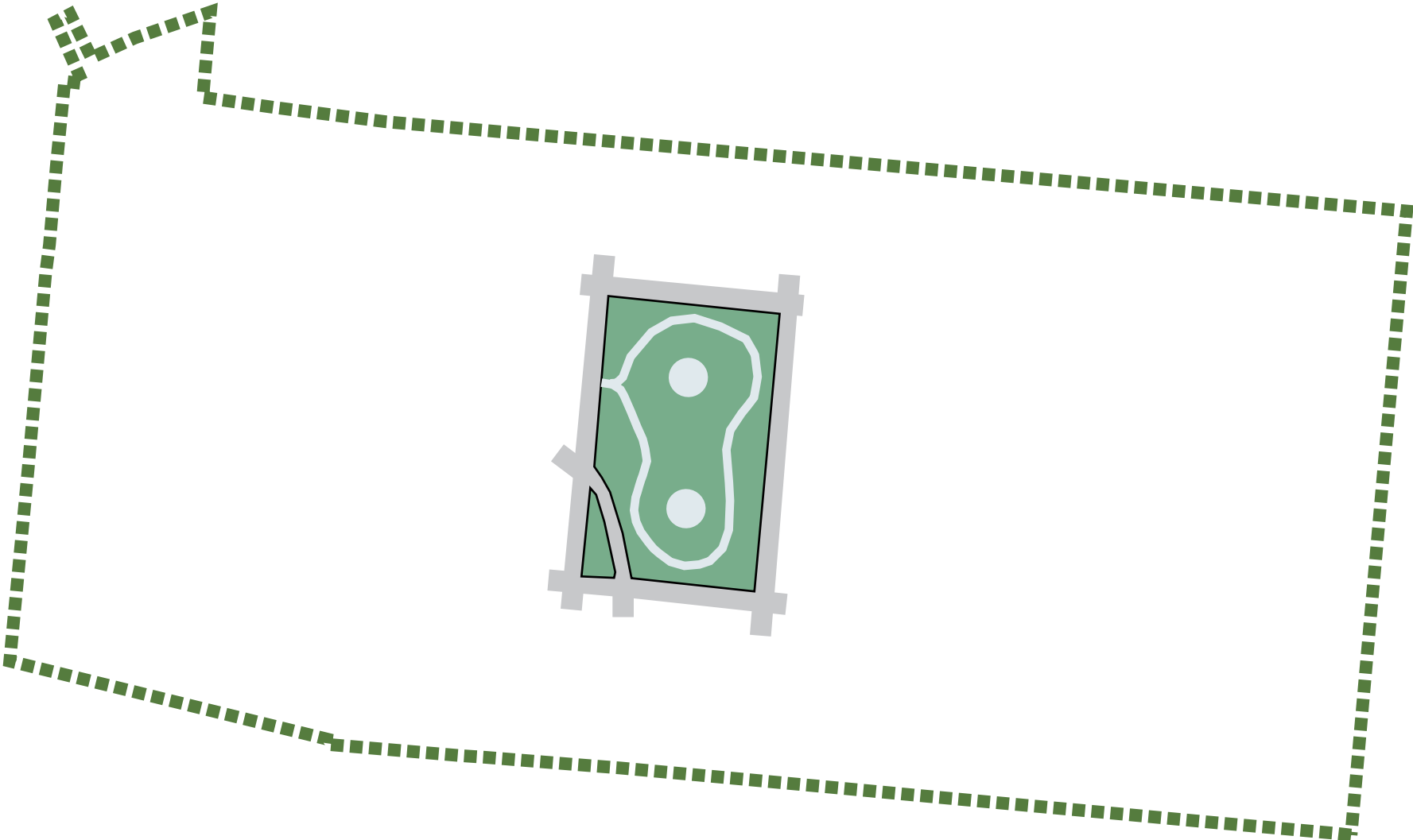
CASE STUDIES

MADISON SQUARE PARK
NEW YORK, NY



UNDERSTANDING SCALE

MADISON SQUARE PARK
NEW YORK, NY



UNDERSTANDING SCALE



At around 40 acres, the village center of Mariemont occupies under 1/3 of the total area of the Amberley Green property.

VILLAGE COMMONS MARIEMONT, OH



4. ALTERNATIVE USE PLAN

LEGEND

- Vehicular Traffic
- Trail
- Access Point
- New Intersection



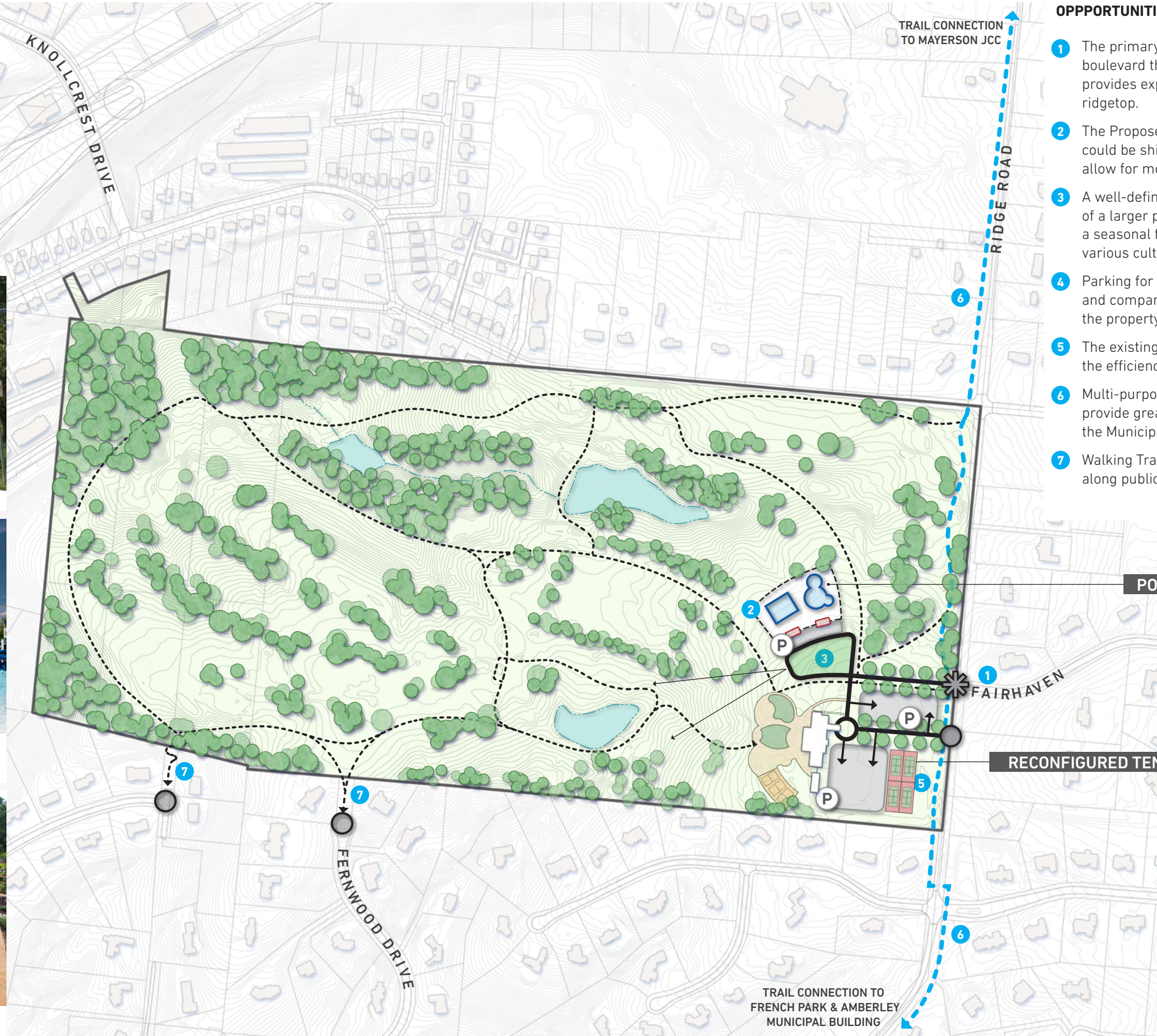
View from Fairhaven Lane across Ridge Road



A zero-depth pool & spray ground would increase daily patronage of the green & support dining / concession revenues



Community garden plots with social spaces at Franklin County Conservatory



OPPORTUNITIES

- 1 The primary entrance could be relocated along a tree-lined boulevard that aligns with Fairhaven Lane. This location provides expansive westward vistas along the crest of the ridgetop.
- 2 The Proposed JCC pool complex and its' associated parking could be shifted to the north side of the entrance boulevard to allow for more direct public access and "valley views."
- 3 A well-defined "civic greene" could become the focal point of a larger park commons and serve as a flexible venue for a seasonal farmer's market, musical performances, and/or various cultural & civic events.
- 4 Parking for the JCC's proposed event center could be screened and compartmentalized to create a more "Park-like" entrance to the property.
- 5 The existing tennis courts could be reconfigured to maximize the efficiency of event parking.
- 6 Multi-purpose trails could be developed along Ridge Road to provide greater walkability to the property from French Park, the Municipal Center and the JCC.
- 7 Walking Trails could be extended to adjoining neighborhoods along public easements at Twigwood Lane and Fernwood Drive.

LEGEND

↔ Vehicular Traffic

⚡ Trail

● Access Point

✱ New Intersection



Play areas could feature natural materials & equipment for all ages



Challenging play features could be integrated at playgrounds or throughout the park



Shake Shack restaurant at Madison Square Park, NYC



OPPORTUNITIES

- 1 The gently sloping ridgetop along the former 9th fairway provides ideal topography for the establishment of a multi-use sports field, playground and other amenities that require relatively level terrain.
- 2 A small restaurant or café space with generous outdoor seating and/or picnic grove could be located near the terminus of the entrance boulevard to support the pool complex and daily "park patrons".
- 3 A natural playground and/or playscape could serve the JCC Day Camp, compliment the pool complex, and anchor the establishment of Amberley Green's park facilities.
- 4 A natural amphitheater, stage and canopy could be developed along the hillside of the former 18th fairway.
- 5 Minimally-intrusive parking and improved access could be provided along a sweeping "park lane".
- 6 A challenge course or similar adventure-oriented fitness amenity could be developed along the most topographically-varied areas at the northwestern portion of the Green.

AMPHITHEATER

POOL COMPLEX

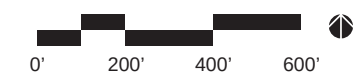
PICNIC GROVE & CAFE/DINING

RECONFIGURED TENNIS COURTS

PLAYGROUND

MULTI-PURPOSE FIELD

DOG PARK OR COMM. GARDENS



LEGEND

- Vehicular Traffic
- Trail
- Access Point
- New Intersection



This senior housing example from the northeast, uses varied materials & fenestration to create a neighborhood scale & character



Village scale attached living units could front directly to open spaces



Linear commons / esplanade at Norton Commons, KY



OPPORTUNITIES

- 1 Independent and assisted senior living spaces, complimentary fitness, recreation and/or dining amenities could be developed at the northeast corner of the property to expand the Green's amenity offerings, help fund capital improvements and mitigate expenses related to "park operations".
- 2 Front Yard setbacks along Ridge and Galbraith could follow the precedents along Ridge and Galbraith and serve as a perpetual greenway where woodlots and walking trails remain connected to Amberley Green.
- 3 A linear commons or esplanade could serve as the neighborhood's "mainstreet" and provide views to and from the senior living community.

LEGEND

- Vehicular Traffic
- Trail
- Access Point
- New Intersection

OPPORTUNITIES

- 1 The feasibility of a new access road at Knollcrest Drive could be studied to determine the potential for developing the most remote quadrant of the property for revenue generating uses such as a healthcare, bio-medical or research campus.
- 2 The park lane could be extended to provide expanded parallel parking and a secondary access point along Galbraith Road.
- 3 A perpetual conservation easement or bufferyard could be established to preserve sensitive slopes, the existing stream and woodlands and maintain public access to the westernmost perimeter of the property.



LEGEND

- Vehicular Traffic
- Trail
- Access Point
- New Intersection

OPPORTUNITIES

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View from Fairhaven Lane across Ridge Road



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- 3 A well-defined "civic greene" could become the focal point of a larger park commons and serve as a flexible venue for a seasonal farmer's market, musical performances, and/or various cultural & civic events.
- 4 Parking for the JCC's proposed event center could be screened and compartmentalized to create a more "Park-like" entrance to the property.
- 5 The existing tennis courts could be reconfigured to maximize the efficiency of event parking.
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- 7 Walking Trails could be extended to adjoining neighborhoods along public easements at Twigwood Lane and Fernwood Drive.

PICNIC GROVE & CAFE/DINING

POOL COMPLEX

RECONFIGURED TENNIS COURTS

LEGEND

↔ Vehicular Traffic

⚡ Trail

● Access Point

✳ New Intersection



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Shake Shack restaurant at Madison Square Park, NYC



OPPORTUNITIES

- 1 The gently sloping ridgetop along the former 9th fairway provides ideal topography for the establishment of a multi-use sports field, playground and other amenities that require relatively level terrain.
- 2 A small restaurant or café space with generous outdoor seating and/or picnic grove could be located at the north side of the civic green to support the pool complex and daily "park patrons".
- 3 A natural playground and/or playscape could serve the JCC Day Camp, compliment the pool complex, and anchor the establishment of Amberley Green's park facilities.
- 4 A natural amphitheater, stage and canopy could be developed at the eastern edge of the scenic pond.
- 5 A challenge course or similar adventure-oriented fitness amenity could be developed along the most topographically-varied areas at the northwestern portion of the Green.

PICNIC GROVE & CAFE/DINING

POOL COMPLEX

PLAYGROUND

RECONFIGURED TENNIS COURTS

AMPHITHEATER

MULTI-PURPOSE FIELD

DOG PARK OR COMM. GARDENS

TRAIL CONNECTION TO
FRENCH PARK & AMBERLEY
MUNICIPAL BUILDING



LEGEND

- Vehicular Traffic
- Trail
- Access Point
- New Intersection



This senior housing example from the northeast, uses varied materials & fenestration to create a neighborhood scale & character



Village scale attached living units could front directly to open spaces



Linear commons / esplanade at Norton Commons, KY



OPPORTUNITIES

- 1 Independent and assisted senior living spaces, complimentary fitness, recreation and/or dining amenities could be developed at the northwest corner of the property to expand the Green's amenity offerings, help fund capital improvements and mitigate expenses related to "park operations".
- 2 Front Yard setbacks along Ridge and Galbraith could follow the precedents along Ridge and Galbraith and serve as a perpetual greenway where woodlots and walking trails remain connected to Amberley Green.
- 3 A pedestrian-oriented "mainstreet" could be developed along the primary access drive off of Galbraith Road and provide a strong sense of identity and connectivity to the JCC Campus and the larger "Green"



AMBERLEY GREEN ALTERNATIVE USE PLAN

CONCEPT 'B' - STAGE 4

LEGEND

- Vehicular Traffic
- Trail
- Access Point
- New Intersection



This low-impact, bio-medical research campus in Cold Harbour, NY, nestles within steeper wooded terrain



The Lindner Center of Hope could serve as a local precedent for low-impact campus development



OPPORTUNITIES

- 1 The feasibility of a new access road at Knollcrest Drive could be studied to determine the potential for developing the most remote quadrant of the property for revenue generating uses such as a healthcare, bio-medical or research campus.
- 2 A perpetual conservation easement or bufferyard could be established to preserve sensitive slopes, the existing stream and woodlands and maintain public access to the westernmost perimeter of the property.

SITE DATA

JCC Event Center, Pool & Day Camp	8.0 ac.
Potential Senior Living Area	12.0 ac.
Potential Campus Development Area	21.0 ac.
Total Development Area	41.0 ac.
Net Remaining Open Space	92.0 ac.
Total Property Area	133.0 ac.

LEGEND

- Vehicular Traffic
- Trail
- Access Point
- New Intersection



OPPORTUNITIES

- 1 The feasibility of a new access road at Knollcrest Drive could be studied to determine the potential for developing the most remote quadrant of the property for revenue generating uses such as a healthcare, bio-medical or research campus.
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AMBERLEY VILLAGE

CONNECTIVITY STUDY

DRAFT 4.30.2019



AMBERLEY GREEN - ALTERNATIVE USE PLAN (2017-18)



PROPOSED JCC DEVELOPMENT PLAN



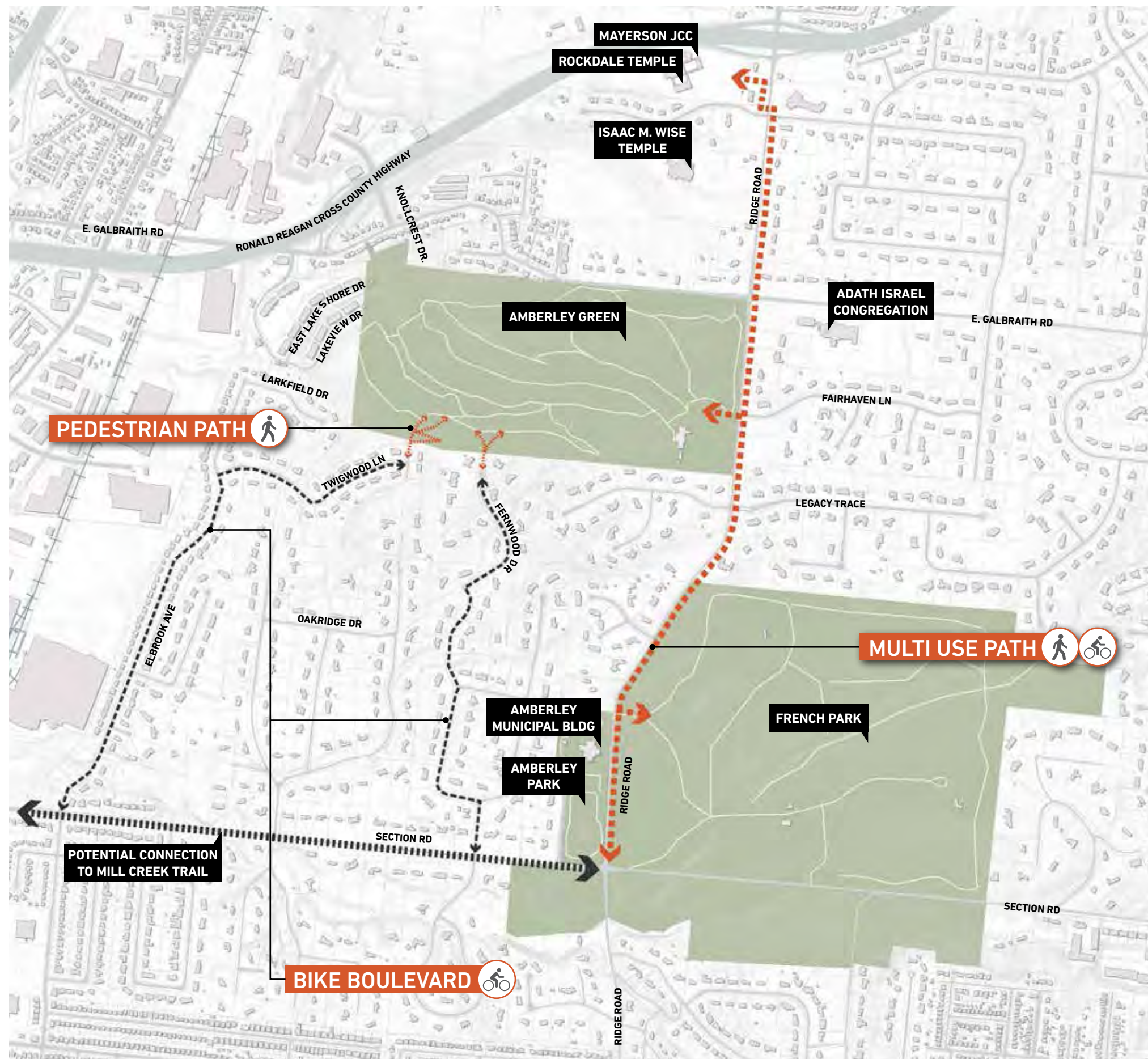
LEGEND

- | | | |
|---|--------------------------------|--------------------------|
| 1 POOL HOUSE / LOWER LEVEL DAY CAMP | 8 TENNIS COURTS | 15 VILLAGE COMMONS |
| 2 POOL / DIVING WELL / SPLASH POOL | 9 VOLLEYBALL / PLATFORM TENNIS | 16 HEAVY BUFFER |
| 3 ACTIVITY SHELTER | 10 PLAYGROUND SPACE | 17 EXISTING TREES |
| 4 CAMP SHELTER | 11 CORNER PARK | 18 EXISTING POND |
| 5 AMPHITHEATER | 12 PARKING LOT | 19 CONTINUOUS RIGHT TURN |
| 6 GATHERING SPACE / FIRE PIT AREA / FLAG POLE | 13 DROP OFF FOR DAY CAMP | |
| 7 MULTI PURPOSE FIELDS | 14 FUTURE DEVELOPMENT | |



MAYERSON JCC
of Cincinnati

12.03.18



PROPOSED ROUTING PLAN

MULTI USE PATH

- Path stays on east side of Ridge Road linking to east side neighborhoods
- Directly links to French Park Trails
- Limits number of crossings of Ridge Road

PEDESTRIAN PATH

- Creates connections from Section Road neighborhoods into Amberley Green

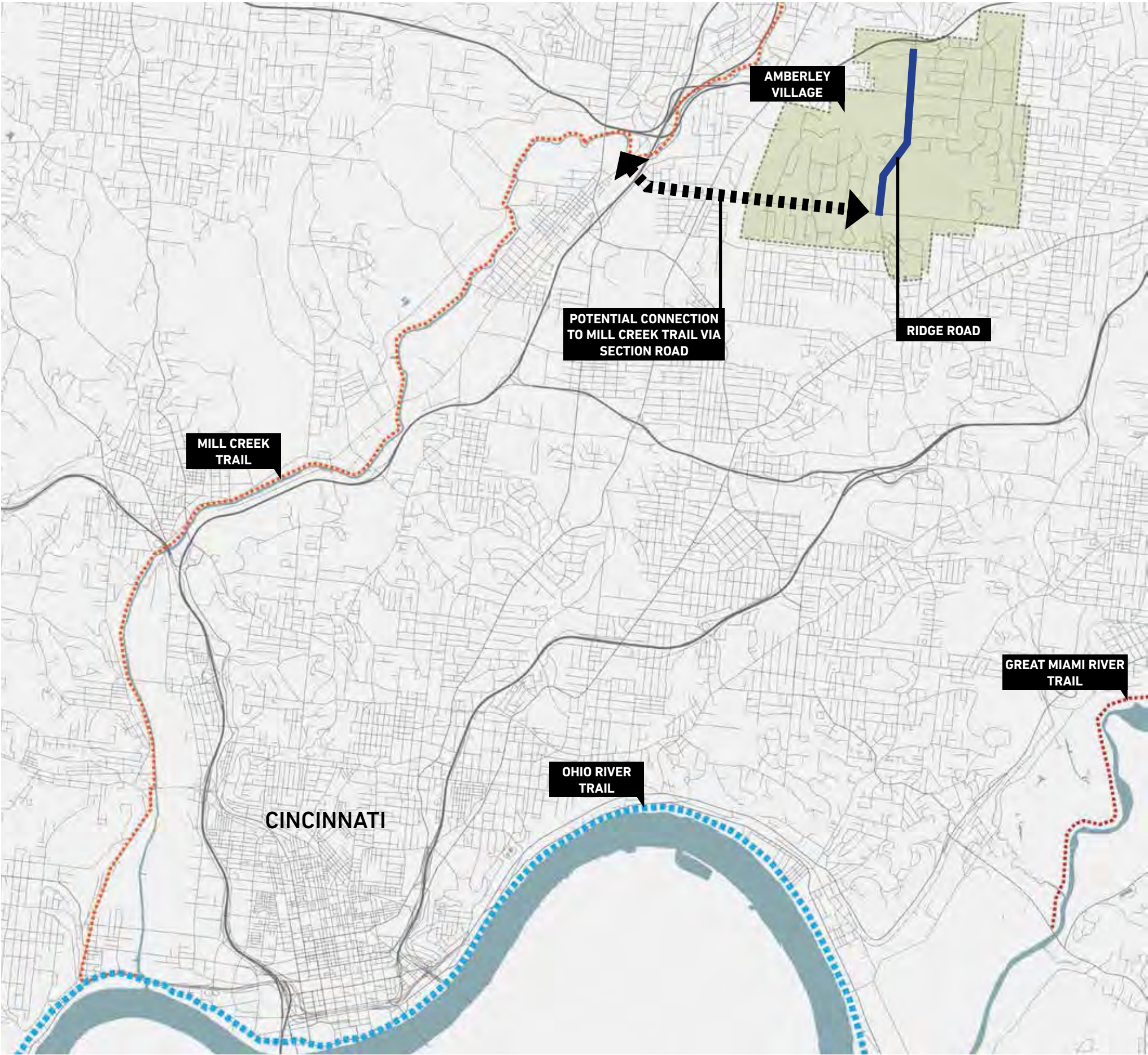
BIKE BOULEVARD

- Designated routes that create safer travel routes for bicycles and pedestrians
- Routes are designated by signage to encourage safe driving habits and sharing of the road with pedestrians and bicyclists
- Help bridge critical connections and build a larger network



REGIONAL TRAIL CONNECTIVITY

- Potential for future connection from Amberley Village to the Mill Creek trail system via Section Road.



MULTI-USE PATH ROUTING

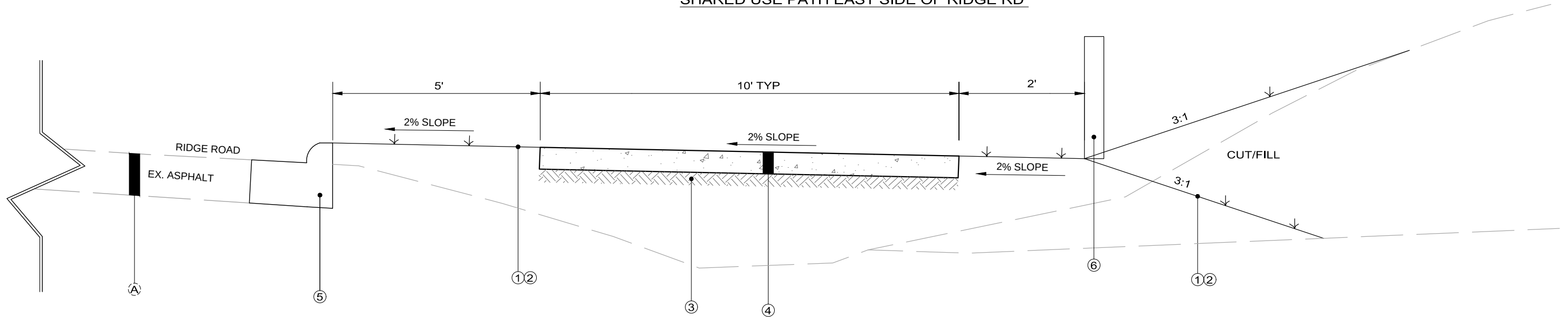
- Path stays on east side of Ridge Road linking to east side neighborhoods
- Directly links to French Park
- Limits number of crossings of Ridge Road



RIDGE ROAD MULTI-USE PATH

TYPICAL PATH SECTION

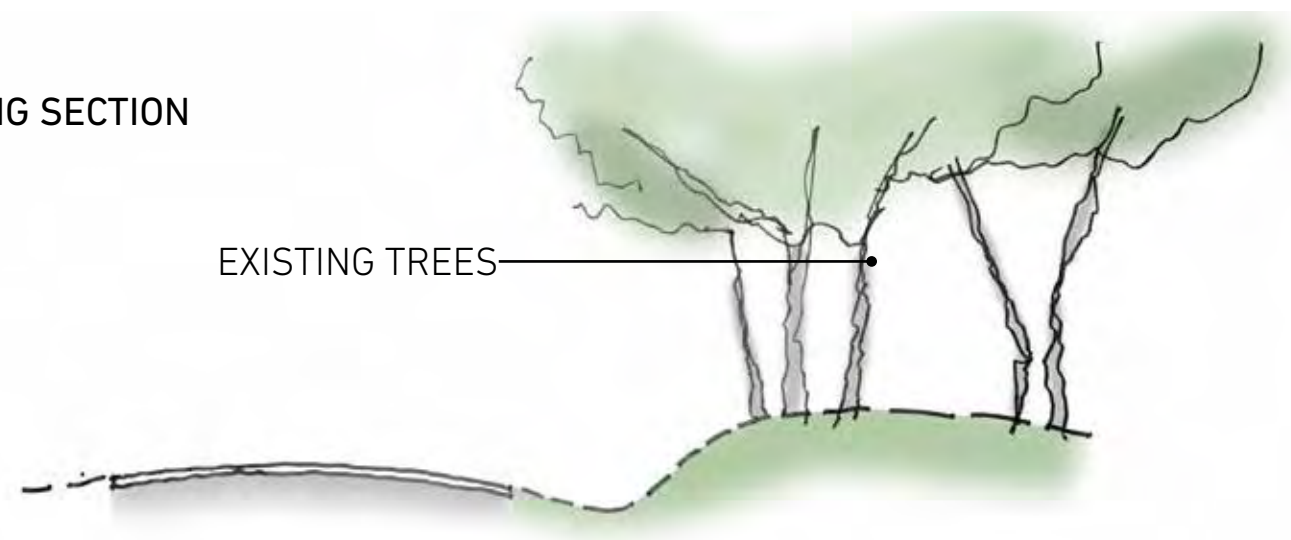
SHARED USE PATH EAST SIDE OF RIDGE RD



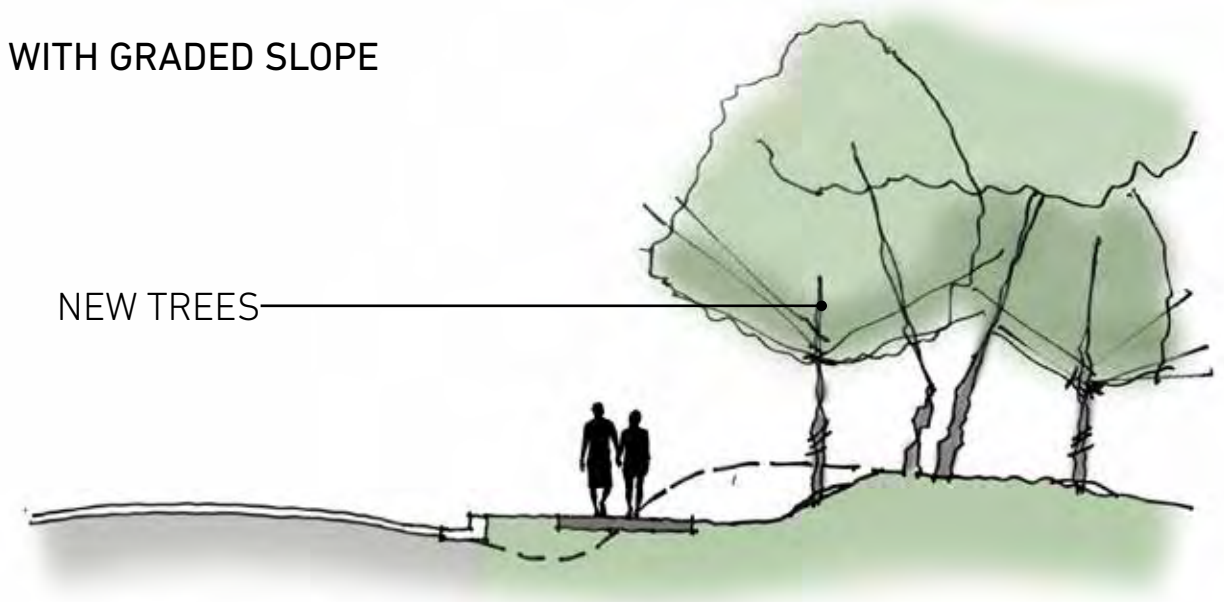
LEGEND

- ① ITEM 659 - SEEDING AND MULCHING, TYPE 1
- ② ITEM 653 - TOPSOIL, FURNISHED AND PLACED, 4" DEPTH
- ③ ITEM 204 - SUBGRADE COMPACTION
- ④ ITEM 608 - CONCRETE WALK, 5"
- ⑤ ITEM XXX - COMBINED CURB AND GUTTER
- ⑥ ITEM XXX - DRY STACKED STONE WALL
- Ⓐ EXISTING PAVEMENT

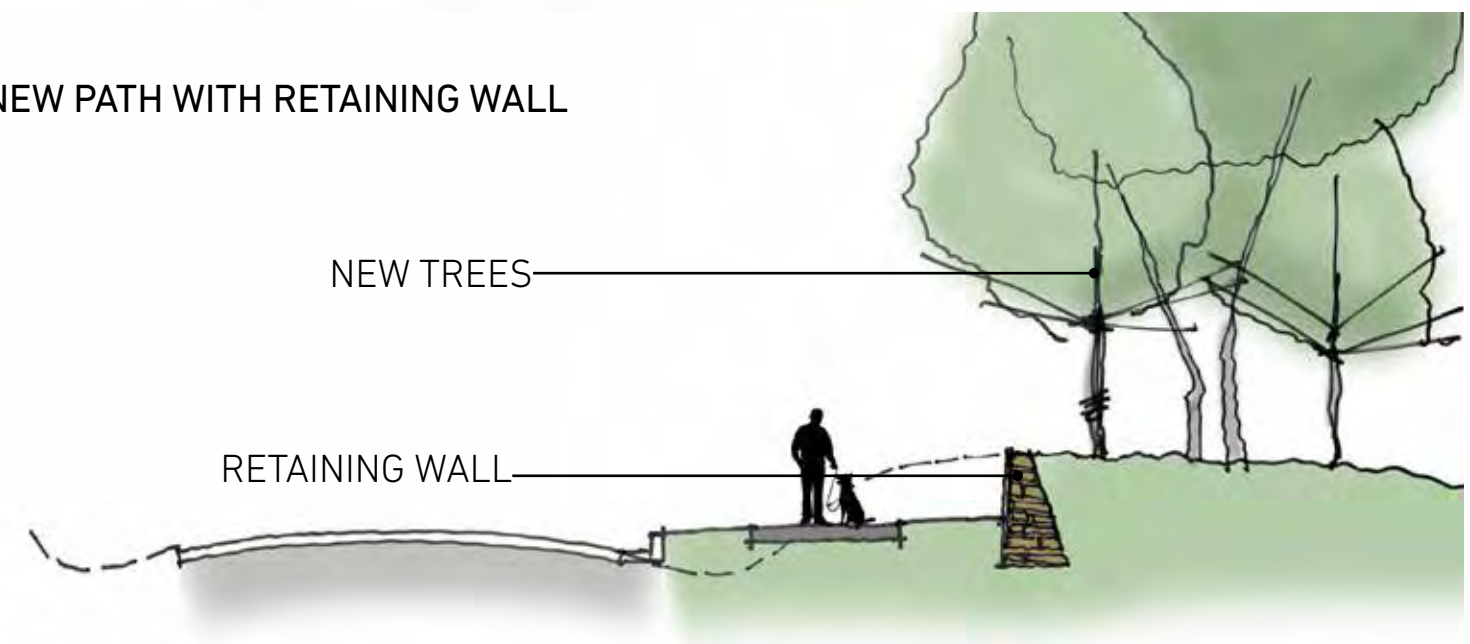
EXISTING SECTION



NEW PATH WITH GRADED SLOPE



NEW PATH WITH RETAINING WALL



RIDGE ROAD MULTI-USE PATH TREE REPLACEMENT AND RETAINING WALL



Modest Slope: In this condition the adjacent slope could be graded out and replanted to maintain the pre-existing character.



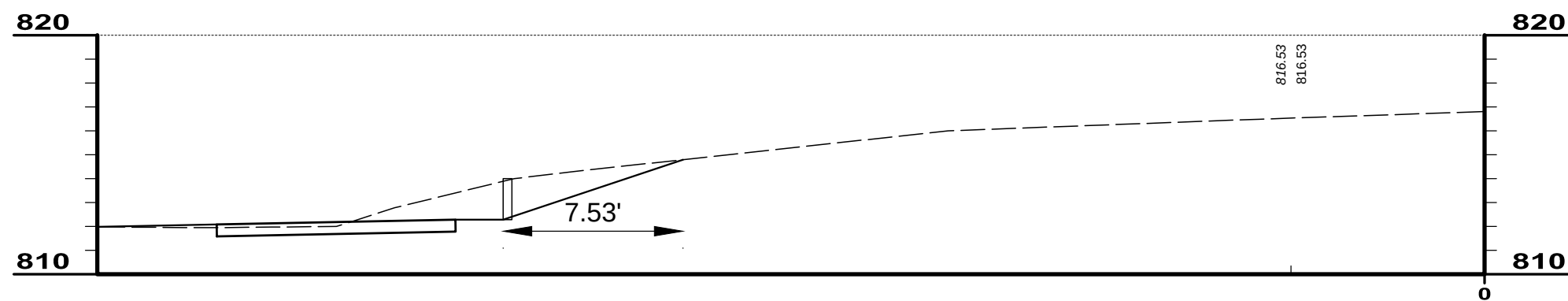
Steep Slope: This condition would likely require a retaining wall to minimize the disturbance along the Right of Way.



Standard stone retaining wall in Amberley Village.

RIDGE ROAD MULTI-USE PATH

PATH LAYOUT AND CROSS-SECTION

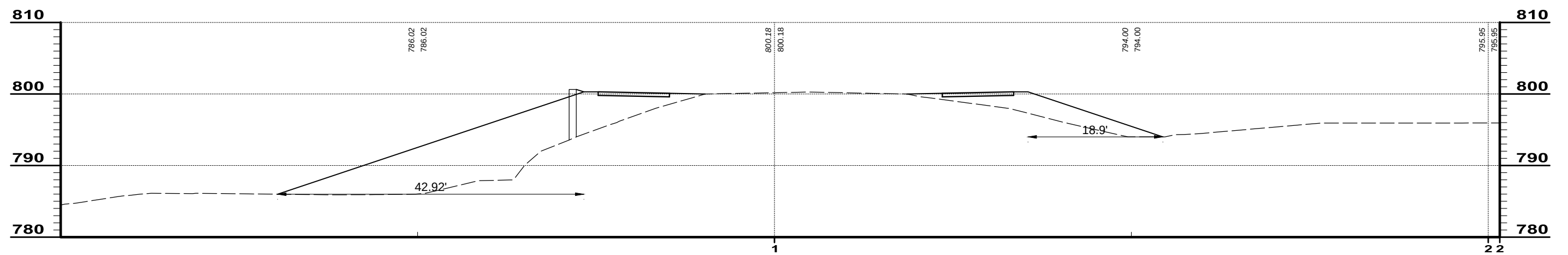


RIDGE ROAD LOCATION 1

NOTE
ANY WORK THAT IS TO BE DONE OUTSIDE THE EXISTING RIGHT-OF-WAY WILL REQUIRE A TEMPORARY EASEMENT OR AN AGREEMENT WITH THE PROPERTY OWNER

RIDGE ROAD MULTI-USE PATH

PATH LAYOUT AND CROSS-SECTION



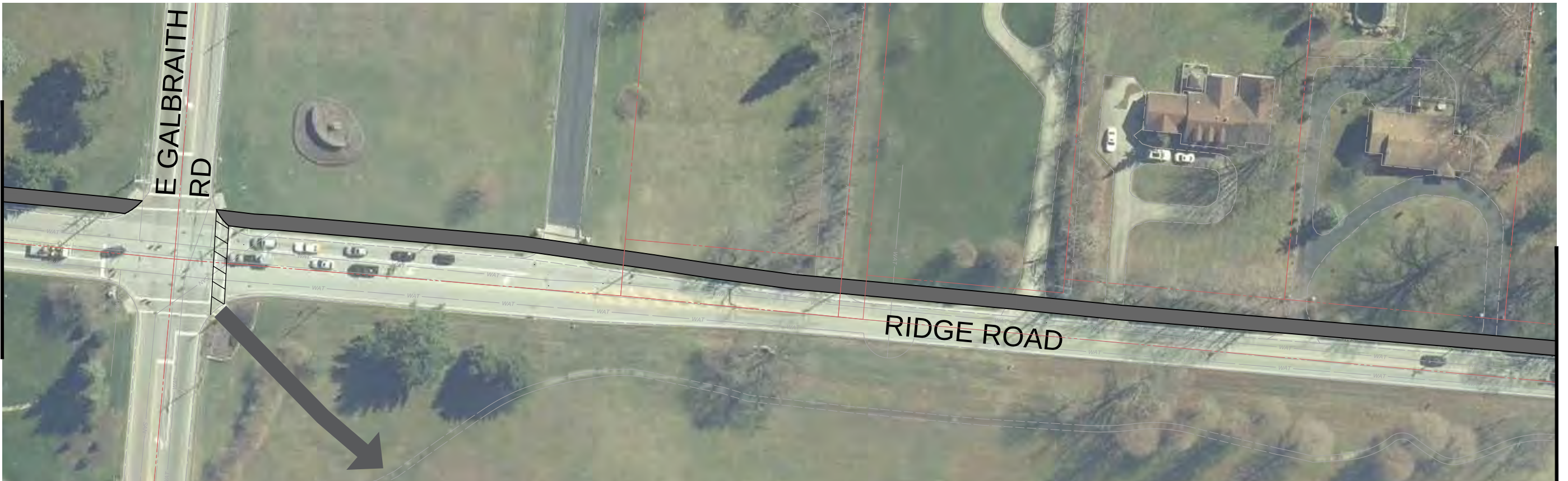
RIDGE ROAD LOCATION 2

NOTE
GRADING IS SHOWN ON BOTH SIDES OF THE ROAD IN THIS CROSS-SECTION TO COMPARE THE LIMITS AND WHAT COSTS WOULD BE EITHER SIDE OF THE ROAD. THE EAST SIDE OF THE ROAD WAS CHOSEN FOR THE SHARED USE PATH.

RIDGE ROAD MULTI-USE PATH

PATH LAYOUT AND CROSS-SECTION

MATCHLINE B



MATCHLINE C

MATCHLINE C



MATCHLINE D



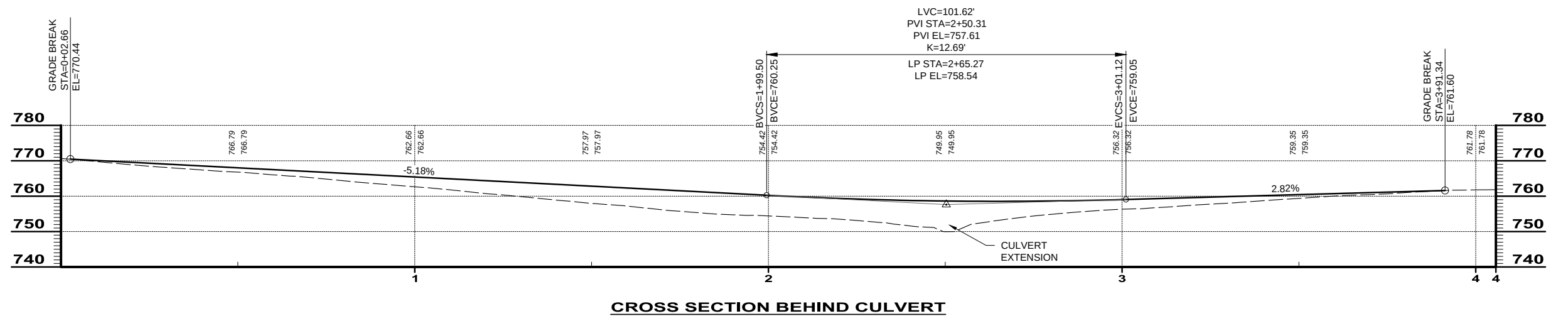
RIDGE ROAD MULTI-USE PATH

PATH LAYOUT AND CROSS-SECTION



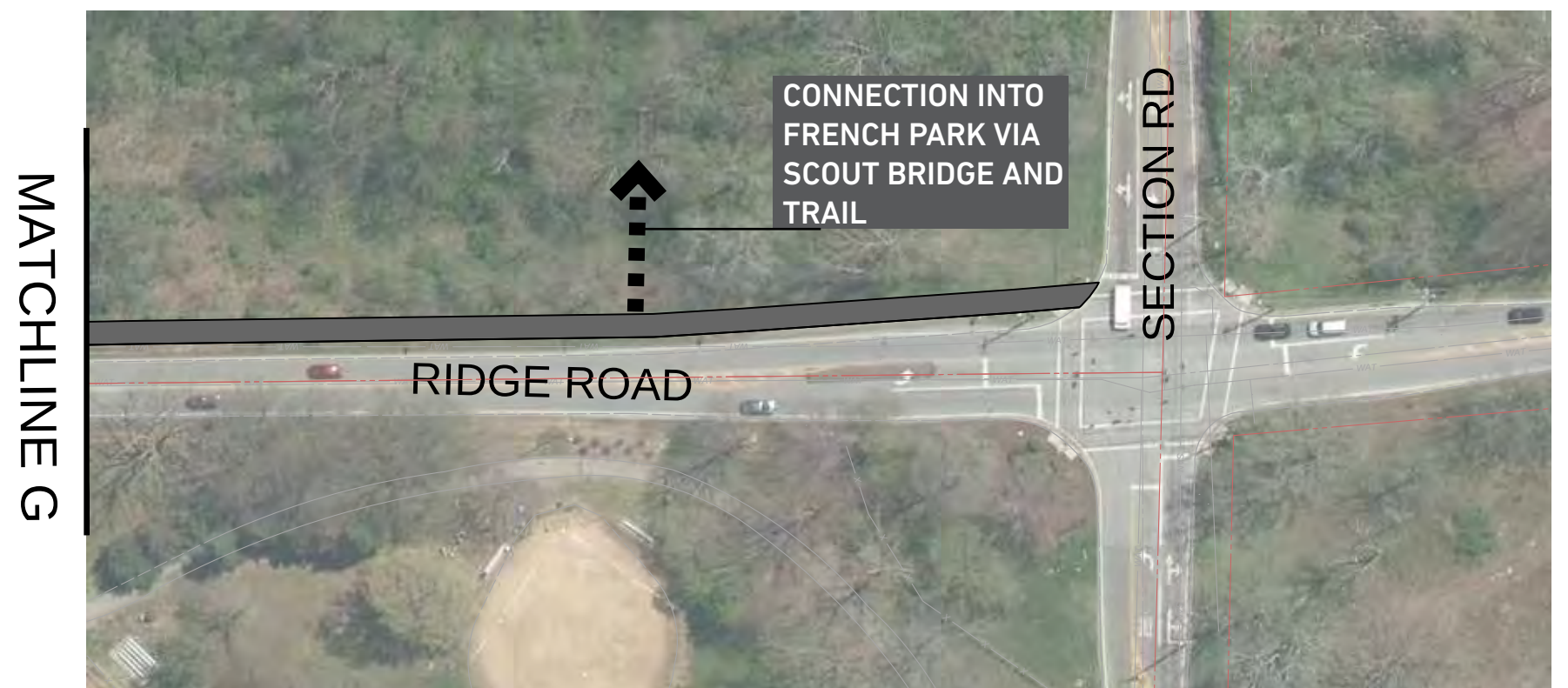
RIDGE ROAD MULTI-USE PATH

PATH LAYOUT AND CROSS-SECTION



RIDGE ROAD MULTI-USE PATH

PATH LAYOUT AND CROSS-SECTION



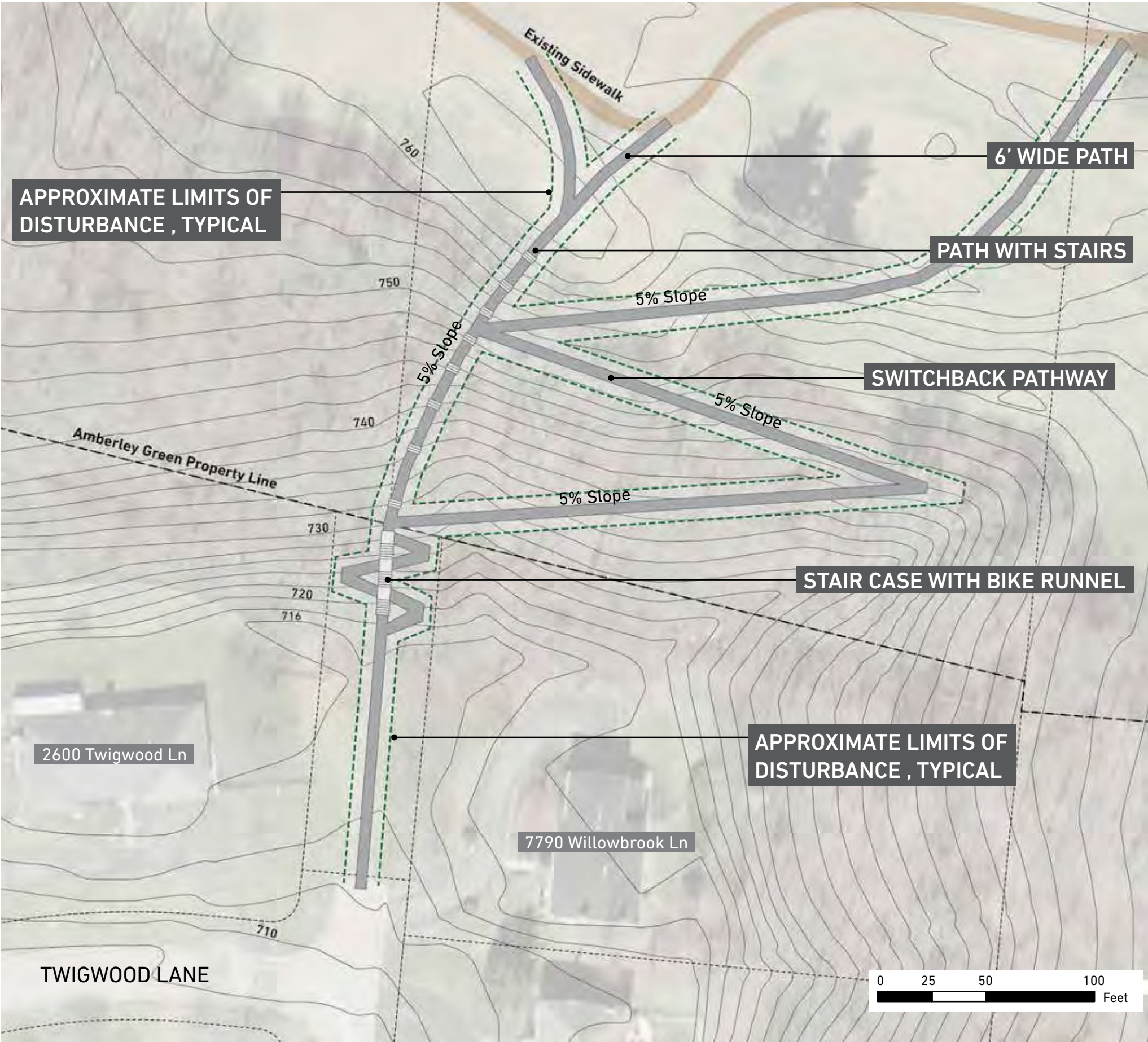
NEIGHBORHOOD CONNECTIONS

- Create connections from adjacent neighborhoods into Amberley Green.
- Provide more direct connection between residents and synagogues.



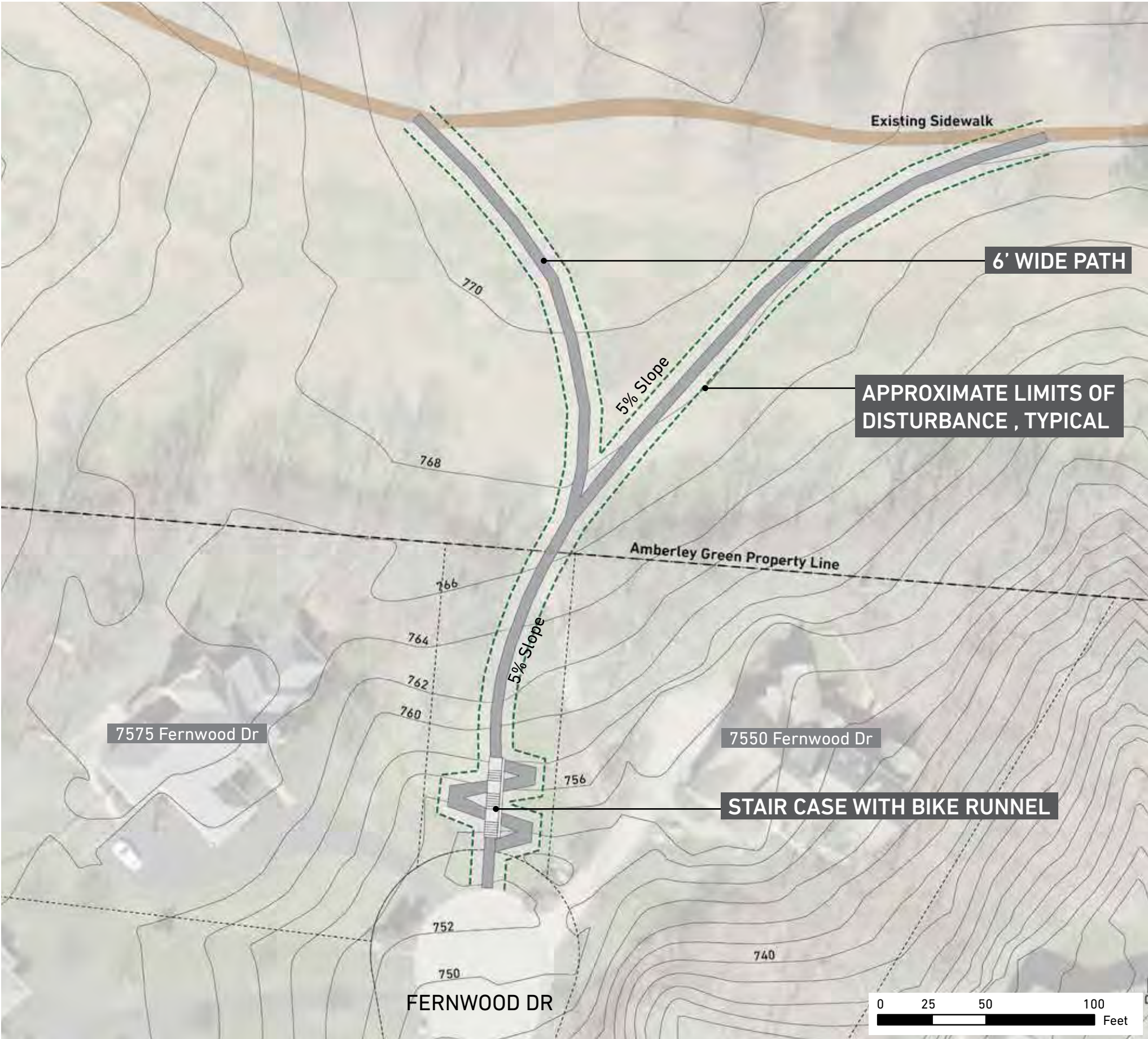
TWIGWOOD / WILLOWBROOK CONNECTION

- Connects to Elbrook and Fair Oaks Neighborhoods
- Staircase and most direct path is constructed with crushed stone and timber steps.
- There is also an accessible pathway that is paved but requires switchbacks to climb the change in elevation.

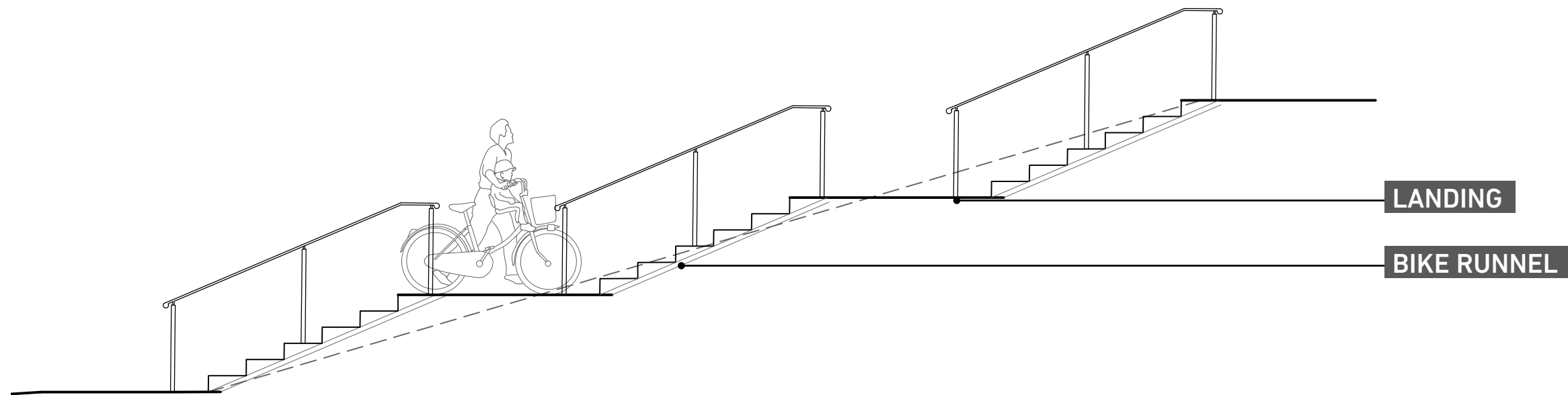


FERNWOOD CONNECTION

- The staircase is constructed with crushed stone and timber stairs.
- The switchback and pathway is paved.
- There is some additional cut and fill needed in order to ensure the path meets accessibility standards.



STAIR & RUNNEL DETAILS



TYPICAL STAIR & RUNNEL DETAIL



PAVED STAIRS WITH RUNNEL



TIMBER STAIRS WITH RUNNEL

COST PROJECTION

RIDGE ROAD MULTI-USE PATH

SECTION	DESCRIPTION	LENGTH	COST ESTIMATE
1	JCC TO E GALBRAITH RD	1,900 LF	\$681,020
2	E GALBRAITH RD TO FAIRHAVEN LN	990 LF	\$357,448
3	FAIRHAVEN LN TO RADIO TOWER ACCESS	2,900 LF	\$936,900
4	RADIO TOWER ACCESS TO SECTION RD	1,450 LF	\$587,414

MULTI-USE PATH TOTAL*	4,630 LF	\$ 2,562,782
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*Includes contingencies for additional tree plantings and stone wall construction

NEIGHBORHOOD CONNECTIONS TO AMBERLEY GREEN

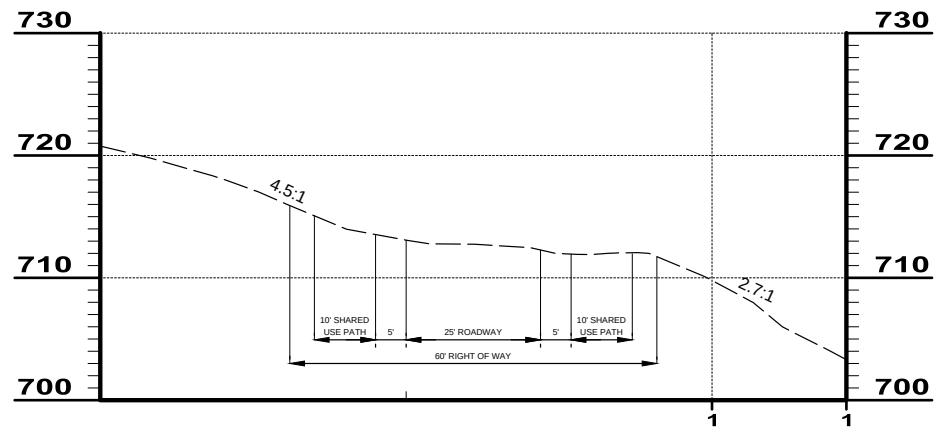
CONNECTION	DESCRIPTION	COST ESTIMATE
TWIGWOOD / WILLOWBROOK	STAIRS (CRUSHED STONE) - 258 LF	\$10,320
	ACCESSIBLE PATH - 7,800 SF	\$46,800
FERNWOOD	STAIRS (CRUSHED STONE) - 96 LF	\$3,840
	ACCESSIBLE PATH - 3,770 SF	\$22,620

NEIGHBORHOOD CONNECTION TOTAL	\$83,580
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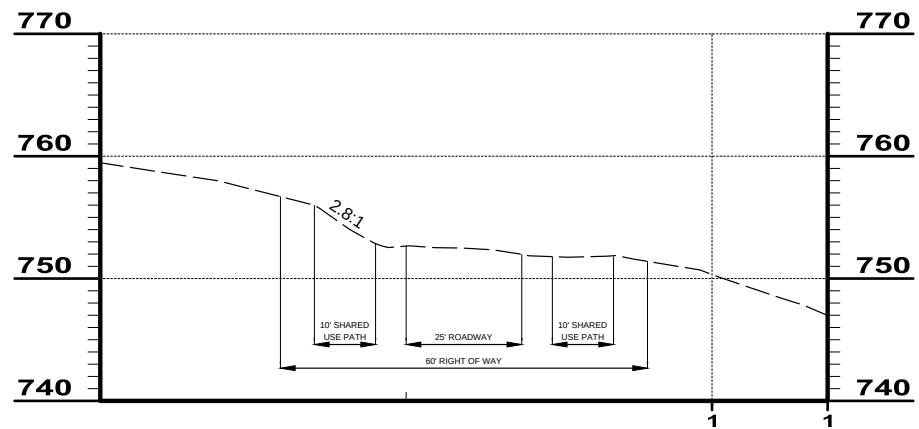




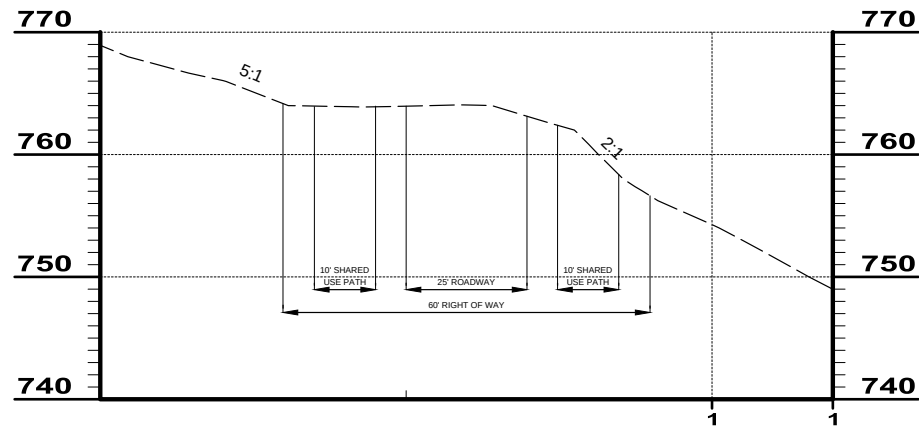
APPENDIX



ISSUE AREA 1



ISSUE AREA 2



ISSUE AREA 3

RIDGE ROAD ANALYSIS

ISSUES

LOCATION 1: STEEP SLOPE ON WEST HAND SIDE OF ROADWAY AS WELL AS FIRE HYDRANT BE-
ING LOCATED NEAR ROADWAY

LOCATION 2: ADDITIONAL STEEP SLOPE AND FIRE HYDRANTS CONTINUE ON WEST SIDE OF
STREET. STEEP SLOPE IS NOW WOODED

LOCATION 3: GUARDRAIL LOCATED ON EAST SIDE OF STREET WITH STEEP DROP OFF BEHIND
GUARDRAIL.

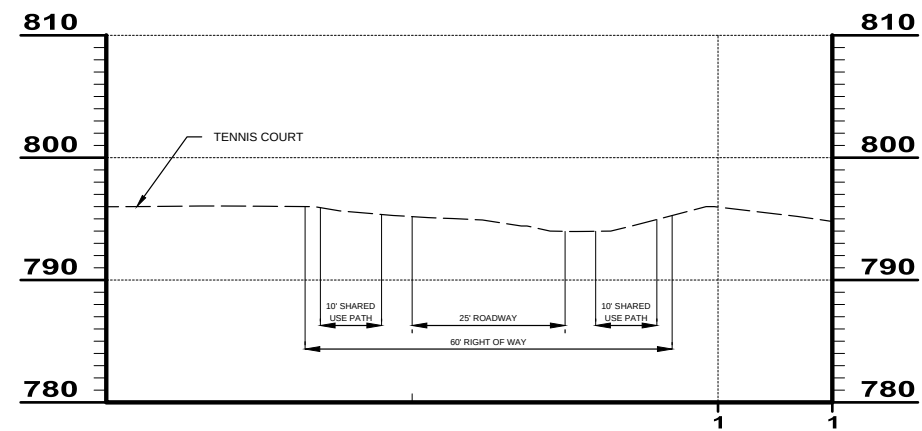
LOCATION 3A: AT ADDRESS, 7585 RIDGE ROAD, TENNIS COURT IS LOCATED APPROXIMATELY 45'
FROM WEST SIDE OF STREET

LOCATION 3B: AT ADDRESS, 7600 RIDGE ROAD, HOUSE IS LOCATED APPROXIMATELY 70' FROM
EAST SIDE OF STREET

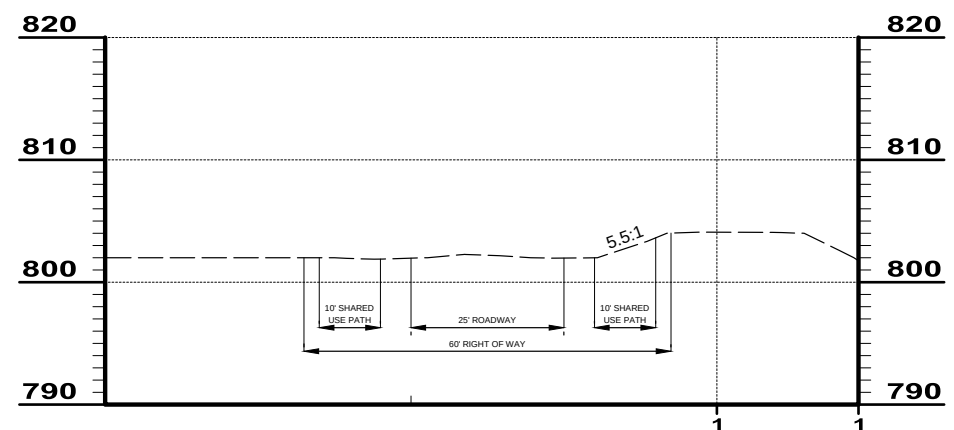
ADDITIONAL NOTES

- IN ADDITION TO WHAT IS STATED ABOVE THERE ARE SWALES AND SOME DRAINAGE STRUC-
TURES THAT RUN ALONG THE LEFT HAND SIDE OF THE ROADWAY AS WELL AS THE FIRE
HYDRANTS AND UTILITY POLES THROUGHOUT THE AREA
- THE STEEP SLOPE ALONG THE LEFT SIDE OF THE ROAD RUNS APPROXIMATELY FROM LOCA-
TION 1 TO LOCATION 4
- ADDRESSES OF HOUSES WITH HOUSES CLOSER THAN 100' TO ROADWAY:
7351/7600/8291/8389 RIDGE ROAD, 2955/2960 BELKAY LANE, 2003 BURNING TREE LANE,
3050 E GALBRAITH RD, 23095 LONGMEADOW LN
- 7585 RIDGE ROAD HAS TENNIS COURT LOCATED APPROXIMATELY 35' FROM ROADWAY

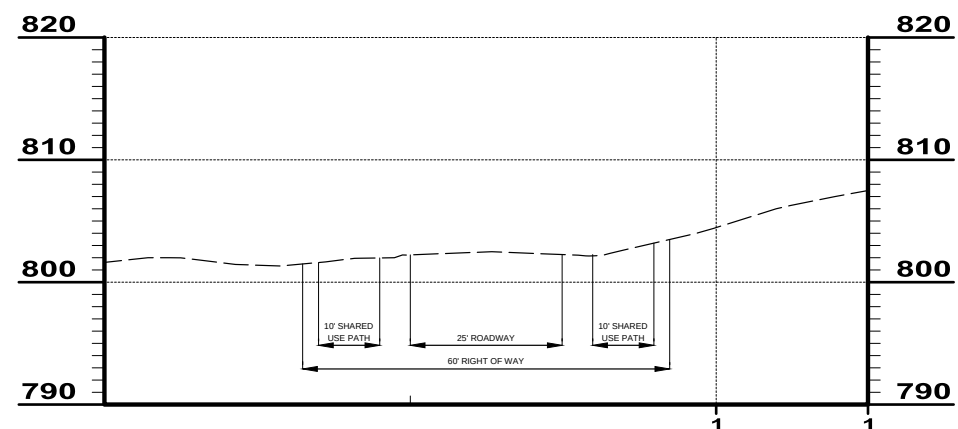
RIDGE ROAD ANALYSIS



ISSUE AREA 3A



ISSUE AREA 3B



ISSUE AREA 4

ISSUES

LOCATION 1: STEEP SLOPE ON WEST HAND SIDE OF ROADWAY AS WELL AS FIRE HYDRANT BEING LOCATED NEAR ROADWAY

LOCATION 2: ADDITIONAL STEEP SLOPE AND FIRE HYDRANTS CONTINUE ON WEST SIDE OF STREET. STEEP SLOPE IS NOW WOODED

LOCATION 3: GUARDRAIL LOCATED ON EAST SIDE OF STREET WITH STEEP DROP OFF BEHIND GUARDRAIL.

LOCATION 3A: AT ADDRESS, 7585 RIDGE ROAD, TENNIS COURT IS LOCATED APPROXIMATELY 45' FROM WEST SIDE OF STREET

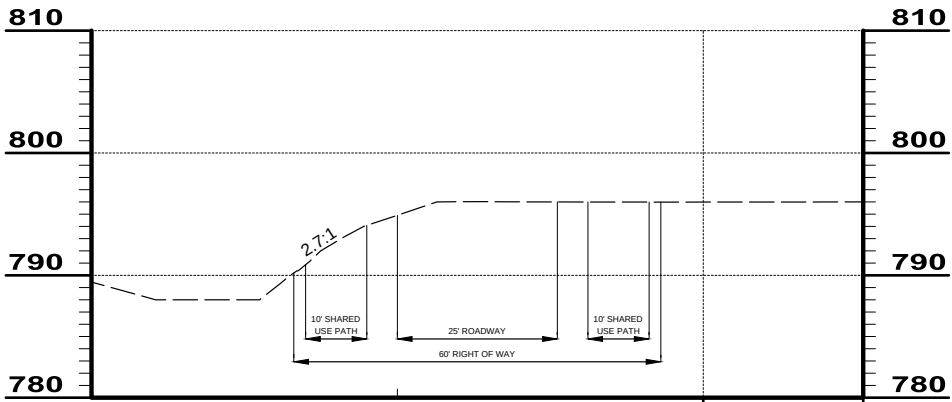
LOCATION 3B: AT ADDRESS, 7600 RIDGE ROAD, HOUSE IS LOCATED APPROXIMATELY 70' FROM EAST SIDE OF STREET

ADDITIONAL NOTES

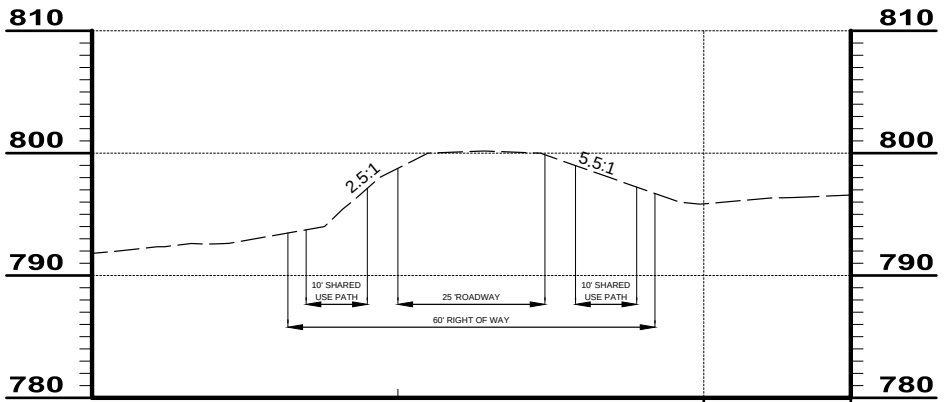
- IN ADDITION TO WHAT IS STATED ABOVE THERE ARE SWALES AND SOME DRAINAGE STRUCTURES THAT RUN ALONG THE LEFT HAND SIDE OF THE ROADWAY AS WELL AS THE FIRE HYDRANTS AND UTILITY POLES THROUGHOUT THE AREA
- THE STEEP SLOPE ALONG THE LEFT SIDE OF THE ROAD RUNS APPROXIMATELY FROM LOCATION 1 TO LOCATION 4
- ADDRESSES OF HOUSES WITH HOUSES CLOSER THAN 100' TO ROADWAY:
7351/7600/8291/8389 RIDGE ROAD, 2955/2960 BELKAY LANE, 2003 BURNING TREE LANE, 3050 E GALBRAITH RD, 23095 LONGMEADOW LN
- 7585 RIDGE ROAD HAS TENNIS COURT LOCATED APPROXIMATELY 35' FROM ROADWAY



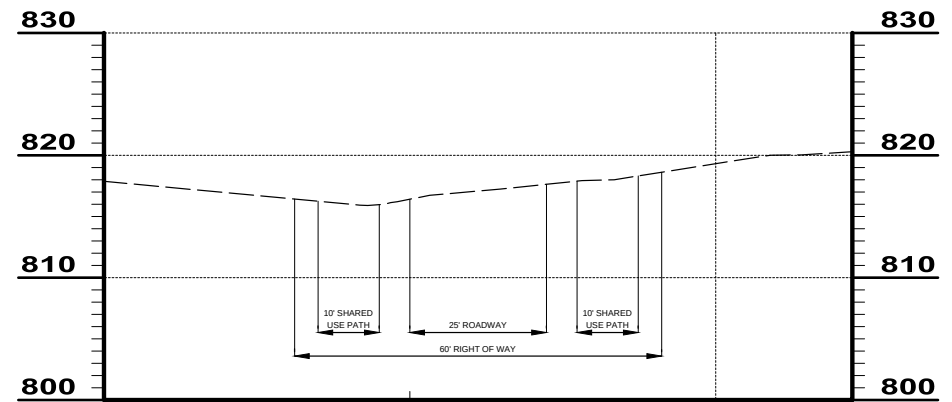
RIDGE ROAD ANALYSIS



ISSUE AREA 5



ISSUE AREA 6



ISSUE AREA 7

PHOTO ISSUE INVENTORY

LOCATION 1



LOCATION 2



RIDGE ROAD ANALYSIS

LOCATION 2



LOCATION 3



LOCATION 4



LOCATION 5



PHOTO ISSUE INVENTORY

LOCATION 3



LOCATION 6



AMBERLEY GREEN ACCESS STUDY

AMBERLEY VILLAGE

HAMILTON COUNTY, OHIO

PROJECT #180707

APRIL 2019

LOCATION	COST
LOCATION 1	\$411,700
LOCATION 1 COMMON	\$772,100
LOCATION 1 TOTAL	\$1,183,800
LOCATION 2	\$1,627,300
LOCATION 3	\$1,341,200



your trusted advisor
consultants

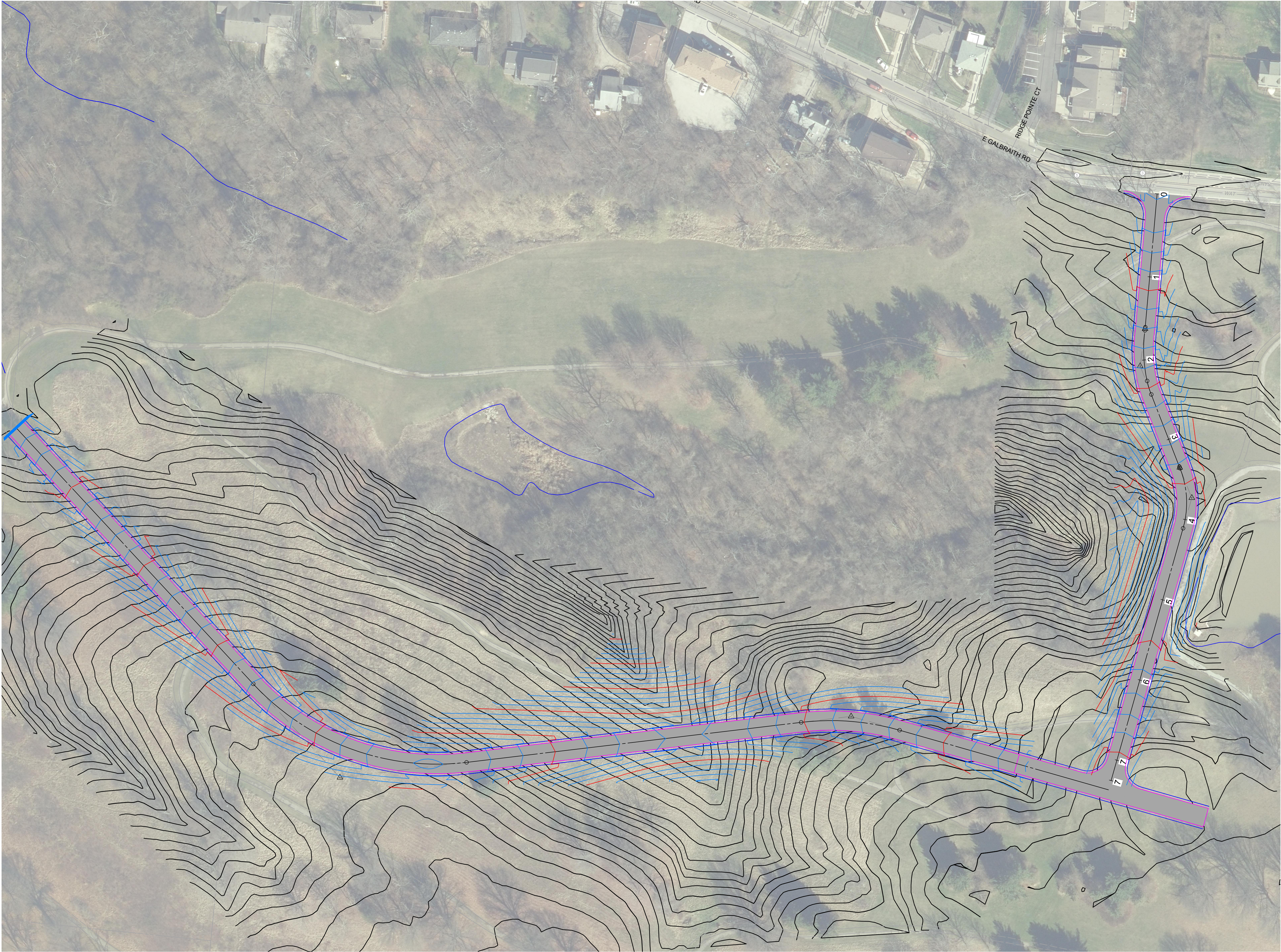
engineers
architects
planners

ISSUED FOR:	XX% REVIEW	NO	REVISION	DATE
ISSUE DATE:	2/27/2019			
SCALE:	N/A			
DESIGNED BY:	KGOE			
DRAWN BY:	KGOE			
CHECKED BY:	FTWE			

AMBERLEY VILLAGE, OHIO
AMBERLEY GREEN
ACCESS STUDY

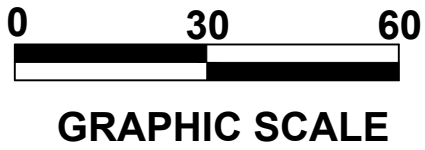
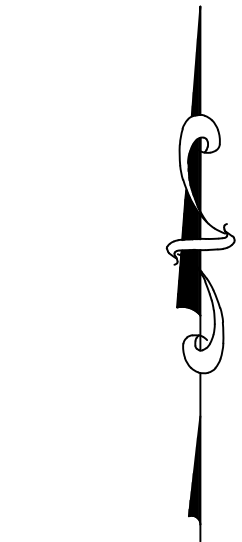
TITLE SHEET

PROJECT NO. 180707	
DISCIPLINE CIVIL	
SHEET NAME TITLE	
SHEET 1	OF 7



NOTES

- 1.) POTENTIAL LEFT TURN LANE WILL BE NEEDED FOR CARS TRAVELING WEST ON E GALBRAITH TO SEE CARS TURNING LEFT INTO PARK.
- 2.) WILL REQUIRE TO CLEAR AND GRUB INTO NEIGHBORING PROPERTY TO THE LEFT OF ACCESS POINT
- 3.) RIDGE POINTE CT IS A DRIVEWAY FOR CONDO COMPLEX AND IS NOT A LEGITIMATE ROAD FOR USE ACROSS FROM ACCESS ROAD



AMBERLEY VILLAGE, OHIO
AMBERLEY GREEN
ACCESS STUDY

LOCATION 1: E GALBRAITH RD AND
WISE PROPERTY OVER DAM

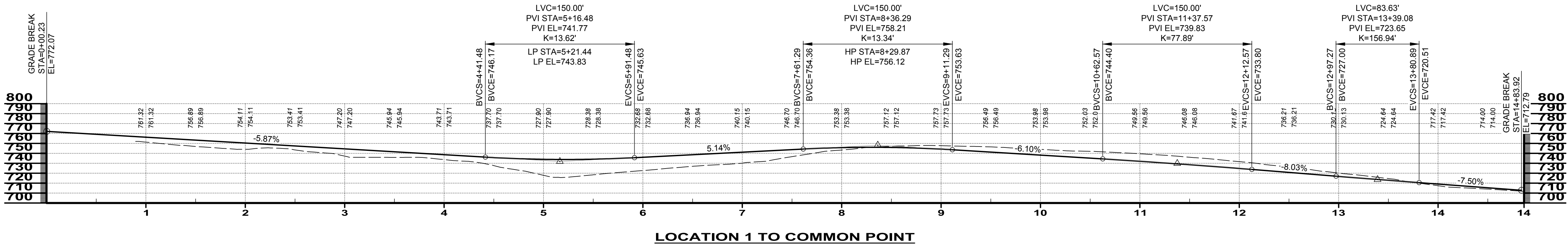
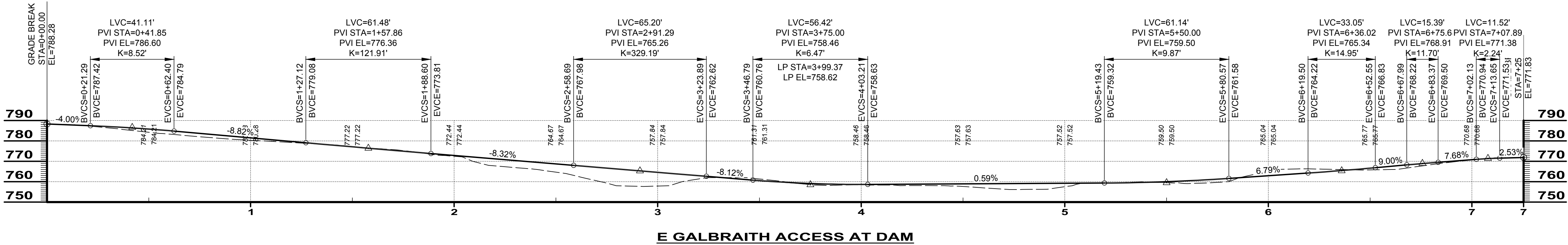
PROJECT NO. 180707	
DISCIPLINE CIVIL	
SHEET NAME LOCATION1	
SHEET 2	OF 7

ISSUED FOR:	XX% REVIEW	NO	REVISION	DATE
ISSUE DATE:	2/27/2019			
SCALE:	1" = 20'			
DESIGNED BY:	KBOE			
DRAWN BY:	KBOE			
CHECKED BY:	FTWE			

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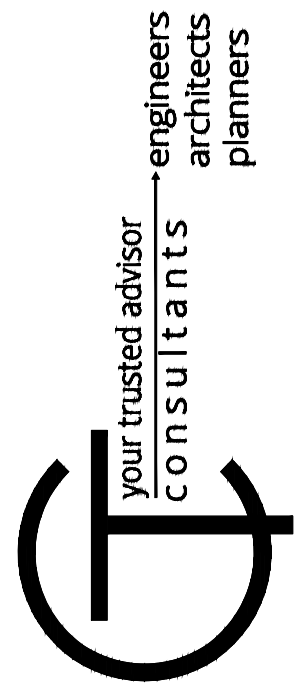


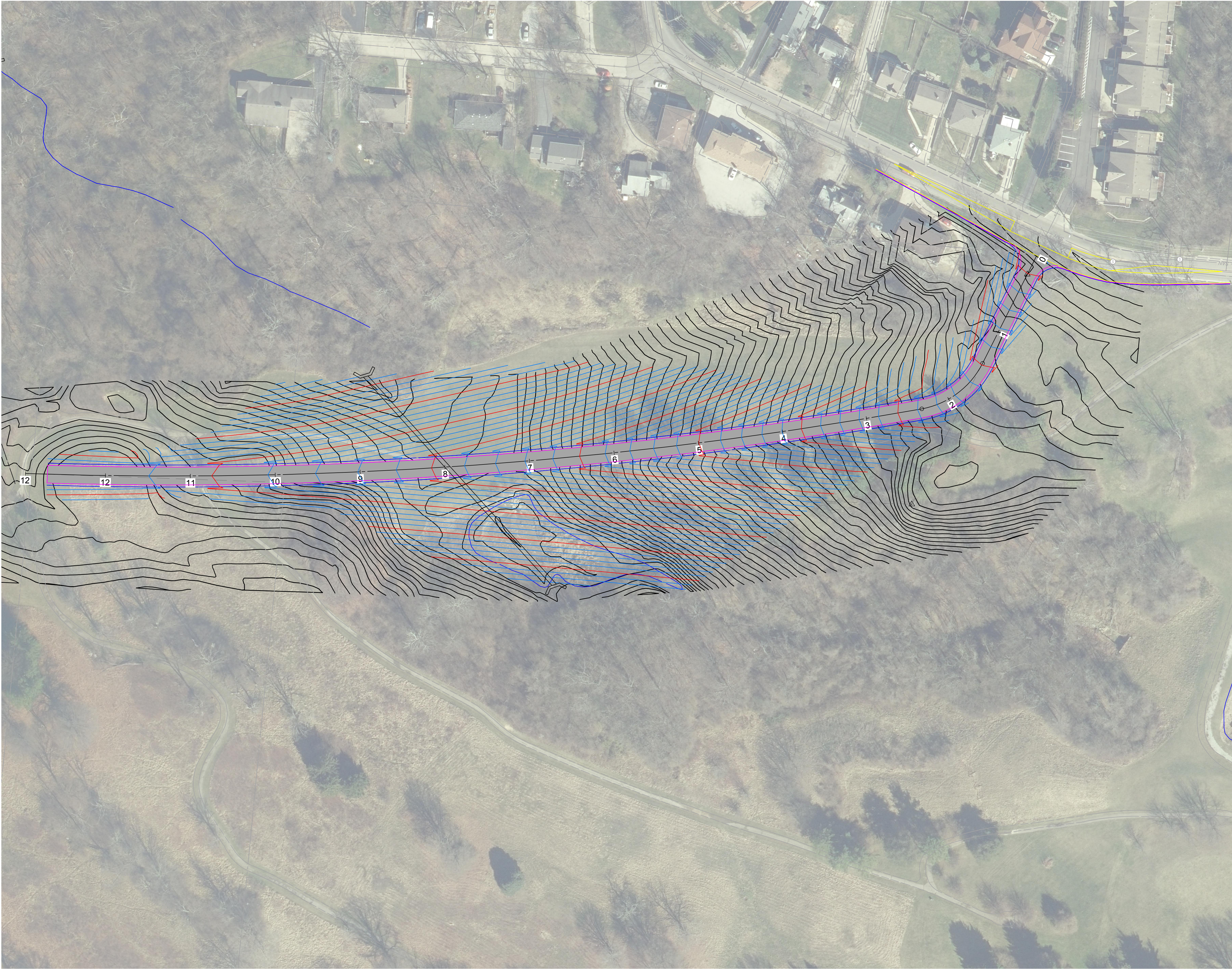
AMBERLEY VILLAGE, OHIO
AMBERLEY GREEN
ACCESS STUDY

LOCATION 1: E GALBRAITH RD DRIVE
PROFILE OVER DAM

PROJECT NO.	
180707	
DISCIPLINE	
CIVIL	
SHEET NAME	
LOC 1 PROFILE	
SHEET	OF
3	7

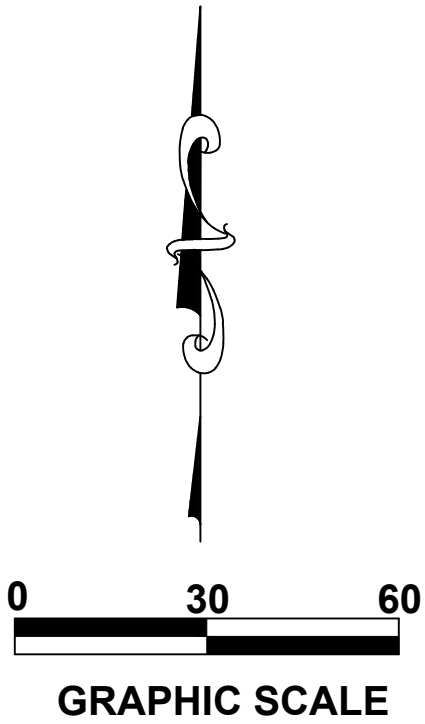
ISSUED FOR:	XX%	REVIEW	NO	REVISION	DATE
ISSUE DATE:	2/27/2019				
SCALE:	1" = 30'				
DESIGNED BY:	KGOE				
DRAWN BY:	KGOE				
CHECKED BY:	FTWE				





NOTES

- 1.) POTENTIAL LEFT TURN LANE WILL BE NEEDED FOR CARS TRAVELING WEST ON E GALBRAITH TO SEE CARS TURNING LEFT INTO PARK.
- 2.) WILL REQUIRE TO CLEAR AND GRUB INTO NEIGHBORING PROPERTY TO THE LEFT OF ACCESS POINT
- 3.) RIDGE POINTE CT IS A DRIVEWAY FOR CONDO COMPLEX AND IS NOT A LEGITIMATE ROAD FOR USE ACROSS FROM ACCESS ROAD



AMBERLEY VILLAGE, OHIO
AMBERLEY GREEN
ACCESS STUDY

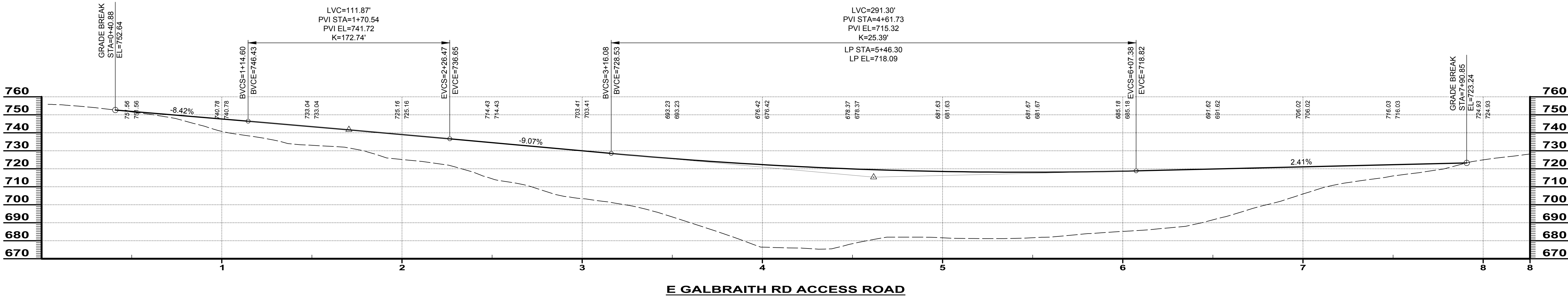
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RIDGE POINTE CT.

PROJECT NO. 180707	
DISCIPLINE CIVIL	
SHEET NAME LOCATION2	
SHEET 4	OF 7

ISSUED FOR:	XX% REVIEW	NO	REVISION	DATE
ISSUE DATE:	2/27/2019			
SCALE:	1" = 20'			
DESIGNED BY:	KBOE			
DRAWN BY:	KBOE			
CHECKED BY:	FTWE			

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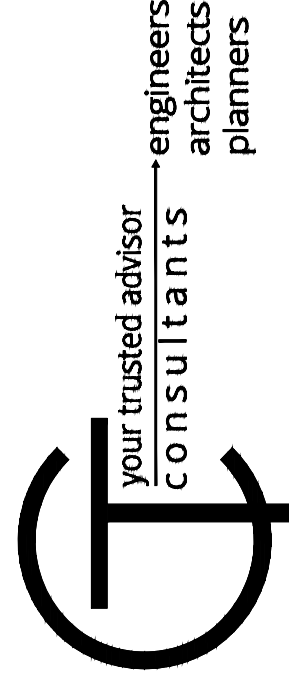
E GALBRAITH RD ACCESS ROAD

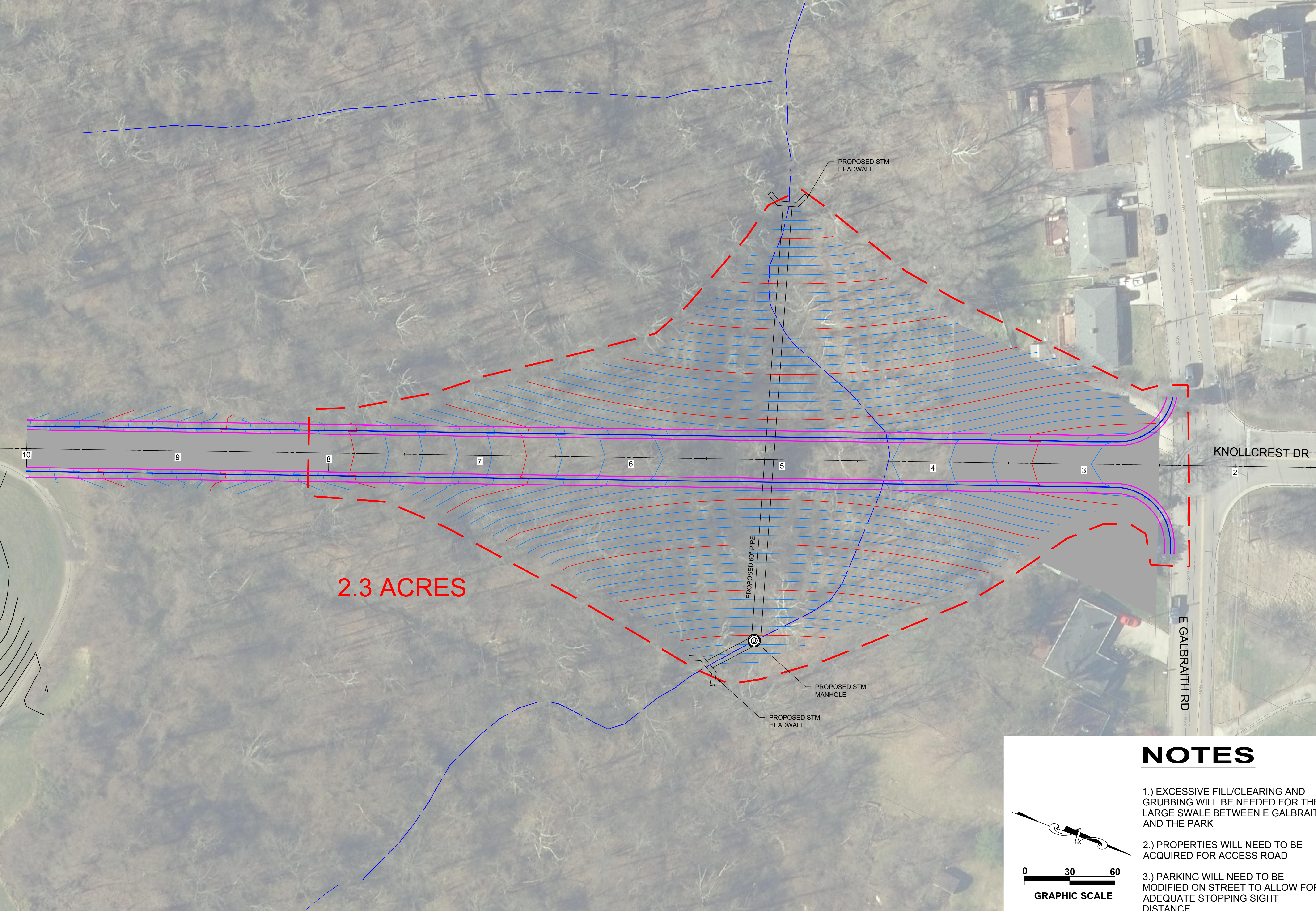
AMBERLEY VILLAGE, OHIO
AMBERLEY GREEN
ACCESS STUDY

LOCATION 2: E GALBRAITH RD DRIVE
PROFILE AT COMMON POINT

PROJECT NO. 180707	
DISCIPLINE CIVIL	
SHEET NAME LOC 2 PROFILE	
SHEET 5	OF 7

ISSUED FOR:	XX% REVIEW	NO	REVISION	DATE
2272019				
SCALE:	1" = 30'			
DESIGNED BY:	KBOE			
DRAWN BY:	KBOE			
CHECKED BY:	FTWE			





NOTES

- 1.) EXCESSIVE FILL/CLEARING AND GRUBBING WILL BE NEEDED FOR THE LARGE SWALE BETWEEN E GALBRAITH AND THE PARK
- 2.) PROPERTIES WILL NEED TO BE ACQUIRED FOR ACCESS ROAD
- 3.) PARKING WILL NEED TO BE MODIFIED ON STREET TO ALLOW FOR ADEQUATE STOPPING SIGHT DISTANCE

AMBERLEY VILLAGE, OHIO
AMBERLEY GREEN
ACCESS STUDY

LOCATION 3: E GALBRAITH RD AND
KNOLLCREST DR.

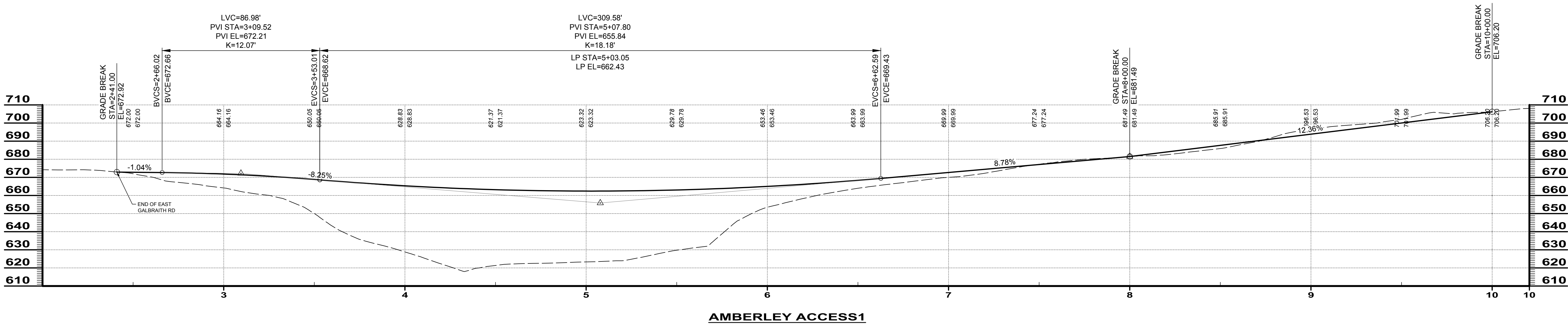
PROJECT NO.	
180707	
DISCIPLINE	
CIVIL	
SHEET NAME	
LOCATION3	
SHEET	OF
6	7

ISSUED FOR:	XX% REVIEW	NO	REVISION	DATE
ISSUE DATE:	2/27/2019			
SCALE:	1" = 30'			
DESIGNED BY:	KGOE			
DRAWN BY:	KGOE			
CHECKED BY:	FTWE			

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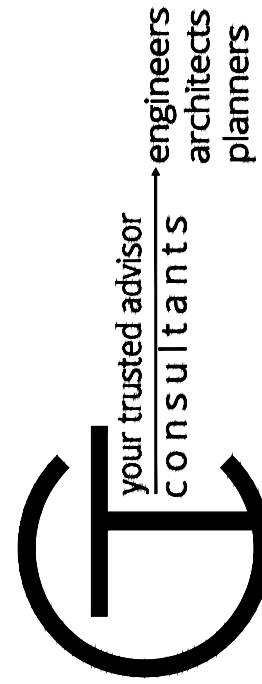
AMBERLEY ACCESS1

AMBERLEY VILLAGE, OHIO
AMBERLEY GREEN
ACCESS STUDY

LOCATION 3: E GALBRAITH RD AND
KNOLLCREST DR. PROFILE

PROJECT NO. 180707	
DISCIPLINE CIVIL	
SHEET NAME PROFILE	
SHEET 7	OF 7

ISSUED FOR: XX% REVIEW	NO	REVISION	DATE
ISSUE DATE: 2/27/2019			
SCALE: 1" = 30'			
DESIGNED BY: KGOE			
DRAWN BY: KGOE			
CHECKED BY: FTWE			



AMBERLEY GREEN DISTRICT (AGD)

§ 154.84 PURPOSE.

(A) In addition to the purposes listed in §154.05(B), the purpose of the Amberley Green District is to encourage preservation of green space and walking trails for residents while allowing limited opportunity for new development. The area included in the district is characterized by steep slopes and unbuildable area to the west and flatter, more buildable areas to the east. The desire of the village for these potential development areas is to also include green areas beyond the unbuildable portions of the property and walking trail connections to ensure preservation of the unique and beautiful qualities of the property.

(B) The Amberley Green District is applied to properties that have an AGD district designation. Properties in the village that are eligible to request AGD district designation, in accordance with the regulations and procedures below, include all properties bounded by East Galbraith Road and the village corporate limit on the north, Ridge Road to the east, the village corporation limit to the west, and the northern property lines of northernmost residential properties on Burning Tree Lane, Fernwood Drive, Willowbrook Lane, and Twigwood Lane to the south.

(Ord. 2020-16, passed 1-11-21)

§ 154.841 USE REGULATIONS.

(A) *Principal uses.* A building or lot or other land area in this district shall be used only for the following purposes.

(1) Active and passive recreational uses including pools, splash parks, sports fields and courts, outdoor amphitheaters, public parks and walking trails, dog parks, and woodland preservation areas;

(2) Single-family dwellings;

(3) Community gardens/agriculture;

(4) Banquet/event center;

(5) Government/public buildings and facilities;

(6) Other institutional uses including religious institutions, day care centers, hospitals, schools, universities and other educational related research facilities, and non-profit event centers, summer camps, and day camps;

(7) Nursing homes, assisted living facilities, and continuing care retirement facilities;

(8) Offices, including professional business offices, medical/dental offices, accounting services, banking/financial institutions, legal services, professional consulting/counseling services, real estate and securities brokering, hotels, and tax preparation services;

(9) Restaurants (without drive throughs);

(10) Retail uses and/or facilities within a mixed-used building and not to exceed 20% of the total building square footage, including, but not limited to restaurants, baked goods, cheeses, fruits and vegetables, meats, ice cream, beer, wine, liquor, confectioneries, flowers and plants, pharmacies, cosmetics, photographic equipment and supplies, pets and pet supplies, clothing, jewelry, sporting goods, bicycles, toys, music and musical instruments, luggage, books, glassware, medical and surgical equipment, office furniture equipment and supplies, appliances, and business machines;

(11) Other similar uses determined to be compatible with the uses listed above and approved as part of the AGD district approval per the procedures outlined in this subchapter.

(B) *Accessory uses.*

(1) Home occupation, provided any such use shall comply with the requirements of §154.25(B)(1).

(2) Accessory buildings and uses customarily incidental to a permitted use located on the same lot as the single-family use and subordinate in size to the single-family home and as further regulated by § 154.12.

(C) *Temporary uses.* Temporary uses, including but not limited to, farm markets, festivals, food trucks, tree sales, community gatherings, and community commerce, may be permitted provided that such temporary use shall either be approved as part of the concept or final development plan for the principal use or shall be approved by the Zoning Board of Appeals in accordance with § 154.66(A)(4).

(Ord. 2020-16, passed 1-11-21)

§ 154.842 HEIGHT REGULATIONS.

No building shall exceed two and one-half stories or 35 feet in height, whichever is the lesser height.

(Ord. 2020-16, passed 1-11-21)

§ 154.843 REQUIRED MINIMUM LOT AREA, WIDTH, AND SETBACK REGULATIONS.

All uses shall be set back a minimum of 50 feet from the boundaries of the Amberley Green area as described in §54.84

and shall also comply with the following minimum requirements.

(A) *Lot area.* The minimum lot area for single-family detached uses shall be 8,000 square feet, and the minimum lot area for all other uses shall be 21,780 square feet.

(B) *Ground area.* There is no maximum ground area coverage for single-family detached uses. For all other uses, the total ground area to be occupied by structures shall not exceed 50% of the lot area.

(C) *Single-family detached residence lot width and setbacks.* Single family detached lots shall have a minimum width of 50 feet. All single-family structures shall comply with the following minimum yard requirements:

- (1) Front yard: 25 feet;
- (2) Side yard: 5 feet;
- (3) Rear yard: 35 feet.

(D) *Other permitted uses lot width and setbacks.* All other lots shall have a minimum lot width of 100 feet and shall comply with the following minimum yard requirements:

- (1) Front yard: 50 feet;
- (2) Side yard: 20 feet;
- (3) Rear yard: 20 feet.

(Ord. 2020-16, passed 1-11-21)

§ 154.844 SITE DEVELOPMENT REGULATIONS.

(A) *Off-street parking.* Facilities for parking residents, employees, visitors, and business vehicles must be provided on the premises in accordance with the following uses and calculations unless modified as part of the concept or final development plan approval following submission of evidence indicating that the sufficient parking will be provided through shared parking agreements, a mix of uses with expected hours of high demand that do not overlap, or other such evidence as may be submitted to support a reduction of the spaces required in this section. Such facilities other than those related to single-family residences shall be set back a minimum of 50 feet from the boundaries of the Amberley Green area as described in § 154.84 and 20 feet from all other public streets, private access easements, and interior lot lines. Parking spaces for the handicapped shall be provided in accordance with the provisions of the Ohio Basic Building Code.

- (1) Detached single-family residential: two spaces for each dwelling unit;
- (2) Government/public buildings and facilities: one space per 250 square feet of floor area;
- (3) Religious institutions: one space per eight seats or bench seating in the main assembly area;
- (4) Daycare centers: one space per employee plus one space for each facility vehicle stored on the lot plus one parking space for each six children;
- (5) Hospitals: one space per bed;
- (6) School, K-6: one space for each three seats in any auditorium, or one space for each classroom, whichever is greater;
- (7) School, junior high/middle school: one space for each three seats in any auditorium, or one space for each classroom, whichever is greater;
- (8) School, senior high: one space per employee plus 12 visitor spaces plus one space per six students;
- (9) School, university, vocational/ professional, or educational research facility: one space per employee plus one space per two registered student capacity;
- (10) Amphitheater and event center: one space for each three seats or one space per 50 square feet of net floor area where fixed seating is not available;
- (11) Summer camp and day camp: one space per employee plus one space per each camp vehicle plus one space per five users at maximum capacity;
- (12) Swimming pools and splash parks: one space for each 50 square feet of pool or wet park surface area plus one space per employee;
- (13) Athletic/play field: ten spaces per acre;
- (14) Tennis/basketball/racquet clubs and similar recreation facilities: eight spaces for each indoor tennis/basketball court, five spaces for each outdoor tennis/basketball court, five spaces for all other indoor and outdoor courts;
- (15) Parks and playgrounds: four spaces per acre;
- (16) Nursing homes, assisted living facilities, and continuing care retirement facilities: one space per six residents plus one space per employee;

(17) Offices, excluding medical: three spaces for the first 1,000 square feet or fraction thereof plus one space per 400 square feet of floor area in excess of 1,000 square feet;

(18) Offices, medical: six spaces plus one space per 200 square feet of floor space in excess of 1,000 square feet;

(19) Retail: one space per 200 square feet of floor area;

(20) Restaurant: one space per 100 square feet of floor area.

(B) *Pedestrian facilities.*

(1) Sidewalks shall be a minimum of four feet wide and are required along both sides of all streets.

(2) A connection shall be established from abutting streets with sidewalks to the entrance of primary structures through the use of sidewalks and special demarcation.

(3) Pedestrian areas in parking lots or across interior drives shall be demarcated with special paving, color or height change, and/or striping for increased safety.

(C) *Lighting.*

(1) All outdoor lighting for non-residential uses shall be designed, located, and mounted at heights no greater than 18 feet from grade, must have cutoff fixtures, and shall not shine directly onto adjacent residences.

(2) All outdoor lighting for non-residential uses shall be designed and located to permit maximum light levels of 0.0 foot-candles at any residential property or lease line and 1.0 foot-candles at all other property or lease lines.

(D) *Dumpster and trash handling areas.* The following requirements shall apply to all dumpsters, trash handling areas, and related serviced entrances.

(1) Dumpsters, trash handling areas and related screening, shall be located in compliance with the same minimum setbacks as a main building.

(2) Any such structure shall be screened on three sides by a fence or wall from the view from public streets and any abutting properties.

(3) Any fence or wall required under this section shall have a height no greater than seven feet and no less than five feet. Any wall shall be constructed in a durable fashion of brick, stone, or other masonry materials with no greater than 25% of the wall surface left open. Any fence shall be constructed in a durable fashion of wood posts and/or planks with minimum diameter or width of three inches and with no greater than 25% of the fence surface left open between posts and/or planks.

(E) *Outdoor storage.* Outdoor sales, display and storage shall be prohibited unless it is specifically permitted as part of an approved concept or final development plan or it is part of a temporary use permitted by § 154.841.

(Ord. 2020-16, passed 1-11-21)

§ 154.845 LANDSCAPING REGULATIONS,

(A) *Streetscape buffer.* A streetscape buffer shall be installed along the property line of all non-single-family residential uses abutting all public street right-of-way and private access drives consisting of a minimum of ten feet in depth and including a minimum of four understory or canopy trees and three shrubs per 100 linear feet of frontage.

(B) *Boundary buffer.* A boundary buffer shall be installed between any residential use and any non-residential use, including mixed use buildings consisting of a minimum of ten feet in width and including a minimum of four canopy or evergreen trees and three shrubs per 100 linear feet of boundary length.

(C) *Interior parking lot landscaping.* Interior parking lot landscaping shall be required for all new and expanded parking areas greater than ten spaces in accordance with the following standards.

(1) The total landscape area required in parking lot areas is 22 square per parking space.

(2) Landscape areas shall consist of parking islands or peninsulas and all required landscape materials shall be planted within these island or peninsula areas. Best management practices (BMPs), such as rain gardens or bio swales are permitted.

(3) The minimum number of canopy trees is one canopy tree for each ten parking spaces. Any fractional number of trees should be calculated to the next highest whole number.

(4) To determine the total number of required shrubs, multiply the total number of required canopy trees by three. One canopy tree may substitute for three shrubs. Trees and shrubs do not have to be equally spaced and may be grouped.

(D) *General landscaping standards.* All required streetscape, boundary buffer, and interior parking lot landscaping shall comply with the following standards.

(1) Canopy trees shall be deciduous trees with a minimum of 12 feet in overall height or a minimum caliper of two and one-half inches when installed, and have an expected height of at least 35 feet at maturity.

(2) Understory trees (flowering/ornamental trees) shall be a minimum of five feet in height in clump form or a minimum

caliper of one and one-half inches when installed.

(3) Evergreen trees shall be a minimum of five feet in height when installed.

(4) Shrubs shall be at least 18 inches in height or 24 inches in spread when installed.

(5) Existing mature trees and shrubs that are preserved may be used to fulfill landscape requirements on a one to one basis except that any mature trees with a caliper greater than six inches may substitute for two required trees.

(Ord. 2020-16, passed 1-11-21)

§ 154.846 ARCHITECTURAL REGULATIONS.

The purpose of this section is to require architectural features for all non-residential uses which increase visual interest, reduce undifferentiated masses and relate to the pedestrian scale, in accordance with the following standards.

(A) Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated cornice, in each instance appropriate to the building style.

(B) Buildings with continuous facades that are 90 feet or greater in width shall be designed with offsets (projecting or recessed) not less than two feet deep, and over intervals between offsets of not greater than 60 feet.

(C) Building facades may be constructed from stone, masonry, cement fiber board, wood siding, split-face, textured concrete, heavy gauge vinyl, glass or other materials which provide the same desired quality.

(1) Concrete masonry units (CMU or block) shall be textured or split-face and otherwise not smooth.

(2) Office uses may use architectural metal panels, glass (up to 75% of the facade area) and ornamental metal.

(3) Stucco, EIFS, or other similar material shall be used for trim or architectural features only.

(D) Buildings constructed of metal shall be prohibited, except as provided in division (C)(2).

(E) Roofs may be pitched, use stepped parapet walls, three dimensional cornices, dimensioned or integrally-textured materials, or be sloped with overhangs and brackets. Parapets shall not exceed more than one-third the height of the supporting wall.

(F) Entryway features are required at the primary entrance to the structure and shall include elements such as: covered entries, integral planters, awnings, raised corniced parapets over the door, arches, or architectural details such as tile work and moldings that are integrated into the building structure and design.

(G) The architectural style, materials, color and design on the front elevation shall be applied to all elevations of the structure adjacent to any public street, primary internal drive or residential use.

(Ord. 2020-16, passed 1-11-21)

§ 154.847 SIGNAGE REGULATIONS.

No sign may be posted on public property or within the public right-of-way along public roads, except village corporation signs, highway directional or regulatory signs and traffic safety signs erected and maintained by public agencies. All signs shall be placed in such manner that they will not obstruct the vision of drivers with regard to oncoming or intersecting traffic on any public or private roads or driveways. Only the following types of signs are permitted.

(A) *Building signs.* Any business or other permitted non-residential use shall be permitted one-half square foot of building sign surface area for each foot of building frontage that fronts a public right-of-way or the facade that contains the main entrance to the building and such building signage shall be located on the facade from which the measurement is taken. Building signage of a commercial or advertising nature shall not be permitted for residential uses.

(B) *Freestanding signs.* Businesses and/or centers containing multiple businesses shall be permitted a maximum of one monument sign for the business or center for the joint use of all tenants for which the facility is designed, including any outlots, subject to the following criteria.

(1) Signs shall be allowed only for parcels with at least 150 feet of frontage adjoining a public street.

(2) All freestanding signs shall be monument style ground-mounted signs.

(3) Freestanding signs shall not exceed eight feet in height.

(4) The sign shall be set back a minimum of five feet from all public rights-of-way and private access easements and a minimum of 20 feet from a lot line of any residentially zoned or used property.

(5) Signs shall have a message area of not more than 50 square feet for non- residential uses or 32 square feet for attached residential developments.

(6) Electronic message centers/electronic signs and internally illuminated signs shall be prohibited.

(C) *Other permitted signs.*

- (1) Church or public building bulletin boards not exceeding ten square feet in area;
- (2) Temporary signs on over 40 inches from the ground and not exceeding six square feet in area, the purpose of which is to communicate information about the lease or sale of a building or lot, which signs shall be removed as soon as the property is leased or sold;
- (3) Small announcements or professional signs not over one square foot in area;
- (4) Highway or directional and traffic safety signs erected and maintained by public agencies;
- (5) Outdoor election signs, provided that they may not be erected prior to four weeks before the day of the election and that the owner of the property on which the sign is located must cause the sign to be removed within 72 hours after the election. A sign permitted under this section shall not exceed 12 square feet in area and the aggregate of all signs placed on any parcel of real property in one ownership shall not exceed 60 square feet, nor shall they be posted such that the bottom edge of each sign is more than 40 inches from the ground. All such signs shall be placed in such manner that they will not obstruct the vision of drivers with regard to oncoming or intersecting traffic on any public or private roads or driveways;
- (6) Temporary signs associated with an approved temporary use not exceeding ten square feet in area.

(Ord. 2020-16, passed 1-11-21)

§ 154.848 AMBERLEY GREEN DISTRICT (AGD) DESIGNATION PROCESS.

Establishment of an Amberley Green District (AGD) designation and all subsequent development and redevelopment within an established AG district shall be conducted in accordance with the following processes.

(A) *Concept plan submission.* The submission of a concept plan is required as the initial process for establishment of the AGD district. The applicant is encouraged to engage in informal consultations with the Village Building Commissioner prior to preparing the concept plan, it being understood that no statement or representation by the Building Commissioner shall be binding upon the village. The applicant shall prepare a concept plan and shall submit the number of copies of this concept plan as specified by the Building Commissioner along with the completed application to the Planning Commission for consideration. This concept plan submission shall contain the following:

(1) A written text setting forth in detail the criteria and conditions which the developer will follow in determining final elevations, locations of improvements, maximum slope, size, density, character and management of the development for the purposes of a final development plan;

(2) An existing conditions map showing existing topography, including the location of natural features such as creeks, ponds, significant stands of trees and other nature features of note requiring special consideration, as well as man-made features including easements, roads, sewer lines, adjacent property lines and all existing structures located on the property;

(3) A preliminary development plan map of the property showing land use, general topography and physical features and the following information:

- (a) Property boundaries;
- (b) Proposed street plan indicating all surrounding streets and access points as well any private streets or walking trails;
- (c) Proposed pedestrian circulation system including sidewalks and hike/bike trails;
- (d) General location and size of different land use areas;
- (e) Density levels or maximum building size proposed for each area;
- (f) General location of schools, parks or other community facility sites, if any;
- (g) Setback and height requirements for each area;
- (h) Proposed drainage plan;
- (i) General utility layout;
- (j) Parking layout for non-residential uses;
- (k) Preliminary geotechnical data indicating soil types for any area containing slopes in excess of 20%;
- (l) Any other information specifically requested by the village to adequately review the proposed AGD district.

(4) A written description of the management of any open spaces or common areas describing the form of organization to be followed in the establishment of a property owners' association in the event that the care and maintenance of such common areas is to be the responsibility of the property owners. This description shall also include any proposed covenants and restrictions designed to govern open spaces or other common areas;

(5) Time schedule of projected development if construction is to extend beyond a two-year time period.

(B) *Village Planning Commission review and recommendation.* The Village Planning Commission shall study the application and concept plan and shall hold a public hearing within 35 days of the time of application. Following this public

hearing, the Commission shall make a report to the Village Council recommending approval, approval with modification, or disapproval and the reasons therefor. The Commission may explicitly impose special conditions relating to any pertinent development characteristics as needed in making a recommendation. The Commission shall also have categorical ability to recommend varying or relaxing the standards of this subchapter and the Zoning Ordinance as part of the recommendation provided that any such request is found to meet the intent of the AGD district.

(C) *Conditions of approval.* Upon receipt of the recommendation of the Village Planning Commission, the Village Council shall study and review the proposed concept plan and shall approve, modify, or disapprove the application on the basis of (1) all application requirements have been satisfied and (2) finding that the following specific conditions are met:

(1) That each individual section of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained;

(2) That the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts in these regulations;

(3) That the internal streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic and that a traffic study has been completed to ensure adequate capacity for traffic in the vicinity of the development if requested by the Building Commissioner, Planning Commission, or Village Council;

(4) That any part of a development not used for structures, parking and loading areas or streets shall be landscaped or otherwise improved;

(5) That the development will not impose an undue burden on public services and facilities such as fire and police protection;

(6) That the density of each individual phase of the development, as well as the density of the entire project shall not exceed the maximum allowable density as permitted in the AGD district;

(7) That the development is consistent or can be made consistent with the MKSK Conservation Study adopted by Village Council in Resolution 2021-1 (as may be reviewed and amended from time to time), and any and all other land use, comprehensive, connectivity, environmental, or slope analysis study(ies) or plan(s) duly adopted by Village Council, unless, upon review, it is found that consistency should not be required due to new information not available when the MKSK Study or other plan(s) was adopted or detailed sub-area studies indicate that compliance is not practical or feasible.

(D) *Village Council action.* Council shall have 35 days from the date of the report and recommendation of the Planning Commission to hold a public hearing for consideration of the Concept Plan. Action by the Village Council shall be as follows:

(1) If from the facts presented, the Council is unable to make the necessary findings specified in division (C), the application shall be denied or returned to the applicant for clarification. In taking action, the Council may deny the concept plan or may approve said plan subject to specified amendments. Council shall also have categorical ability to vary or relax the standards of this chapter and the Zoning Ordinance as part of the approval provided that any such request is found to meet the intent of the AGD district. If the application is approved by Council, the approval of the concept plan shall be limited to the general acceptability of the land uses proposed, density levels and their interrelationship, and shall not be construed to endorse precise location of uses, configuration of parcels, or engineering feasibility which are to be determined in subsequent preparation of detailed site development plans. Approval of the concept plan shall constitute the creation of a separate "AGD" Zoning District. The new zoning designation shall replace any existing zoning classification.

(2) At the time of adopting any ordinance establishing an "AGD" District, the Council shall make appropriate arrangements with the applicant, which will ensure the accomplishment of the public improvements and reservation of common open space of the public improvements shown on the approved concept plan.

(E) *Final development plan approval process.* Once the concept plan has been approved by the Council, a final development plan for each section of the overall development must be reviewed and approved by the Building Commissioner prior to the issuance of any Zoning Certificate. The final development plan shall be in accordance with the original concept plan; shall be prepared for the applicant by a professionally competent engineer, architect and/or landscape architect; and shall include the following:

(1) Site plan indicating lot lines, building outlines, off-street parking and loading spaces, pedestrian walkways and vehicular circulation;

(2) Preliminary building plans, including floor plans and exterior elevations;

(3) Landscaping and buffering plans;

(4) Evidence that the development will not impose an undue burden on public services and facilities such as fire and police protection;

(5) Specific engineering plans, including site grading, street improvements, drainage and utility improvements and extensions as necessary. Approval of each final development plan for each unit of an AGD District shall be valid for one year. No zoning certificate or building permit shall be issued for any structure within the AGD District until the final subdivision plat has been recorded with the County Recorder, if applicable.

(F) *Amendments to approved concept and final development plans.* An approved concept plan or final development plan

within the AGD district may be amended by the following the procedures:

(1) *Minor adjustments.* Minor adjustments to an approved concept plan or final development plan which become necessary because of field conditions, detailed engineering data, topography, or critical design criteria may be authorized by the Building Commissioner. These minor adjustments may be permitted, provided that they do not increase density, do not including any variances to the Zoning Code, decrease the number of parking spaces, or allow buildings closer to abutting residential property lines.

(2) *Major adjustments.* Changes to an approved concept plan or final development plan determined to be major adjustments not authorized above and not including any modification of written conditions of approval contained in a Village Council ordinance shall require review and approval by the Village Planning Commission.

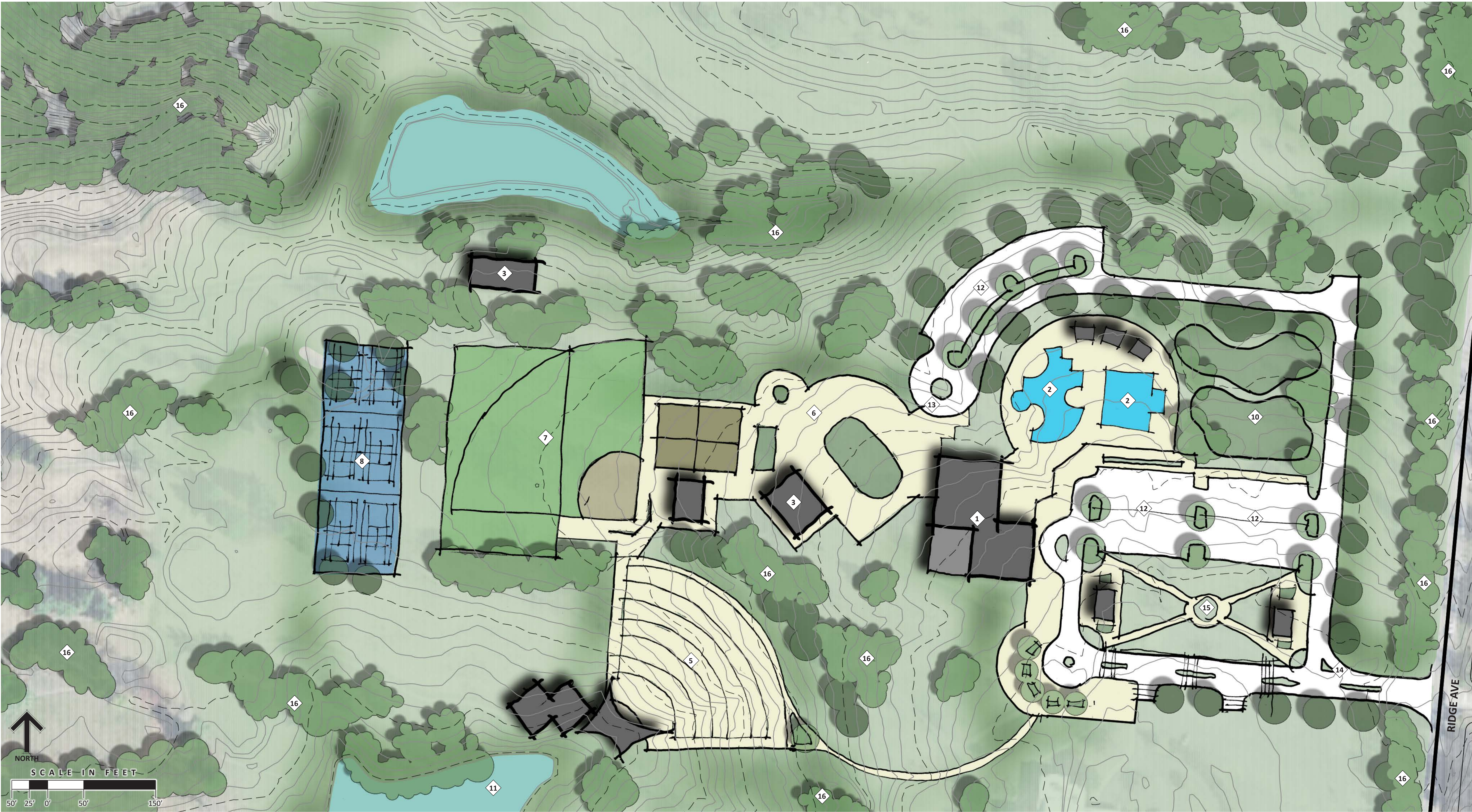
(G) *Appeals.*

(1) Any party aggrieved by the administrative decision of the Building Official concerning a final development plan or minor adjustment to a final development plan may appeal within 30 days of the date of the decision to the Village Planning Commission.

(2) Any other appeal of the legislative action of Village Council concerning a concept plan or the administrative action of the Planning Commission concerning a major adjustment may be appealed following the procedures for such appeal as outlined in the Ohio Revised Code.

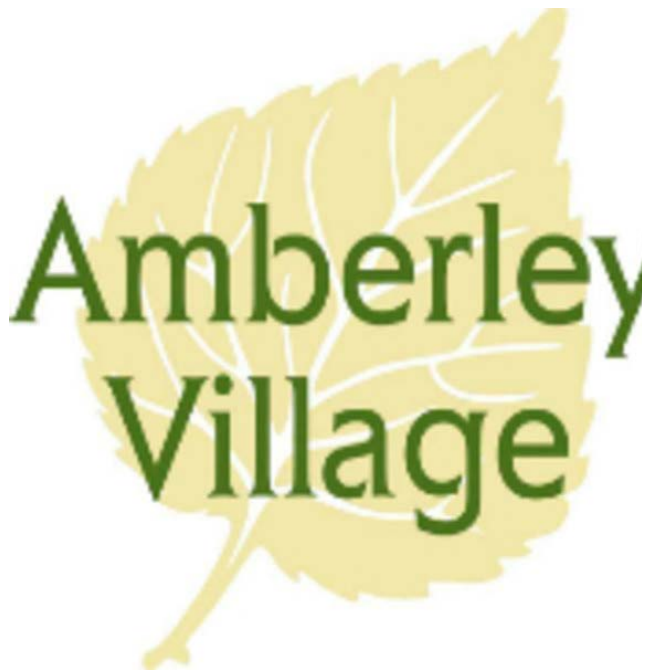
(Ord. 2020-16, passed 1-11-21)

JCC / AMBERLEY GREEN CONCEPTUAL MASTER PLAN



LEGEND

1 POOL HOUSE / LOWER LEVEL DAY CAMP	8 TENNIS COURTS	15 VILLAGE COMMONS
2 POOL / DIVING WELL / SPLASH POOL	9 VOLLEYBALL / PLATFORM TENNIS	16 EXISTING TREES
3 ACTIVITY SHELTER	10 PLAYGROUND SPACE	
4 CAMP SHELTER	11 EXISTING POND	
5 AMPHITHEATER	12 PARKING LOT	
6 GATHERING SPACE / FIRE PIT AREA / FLAG POLE	13 DROP OFF FOR DAY CAMP	
7 MULTI PURPOSE FIELDS	14 CONTINUOUS RIGHT TURN	



MAYERSON JCC
of Cincinnati



AMBERLEY GREEN

CONSERVATION STUDY PLAN

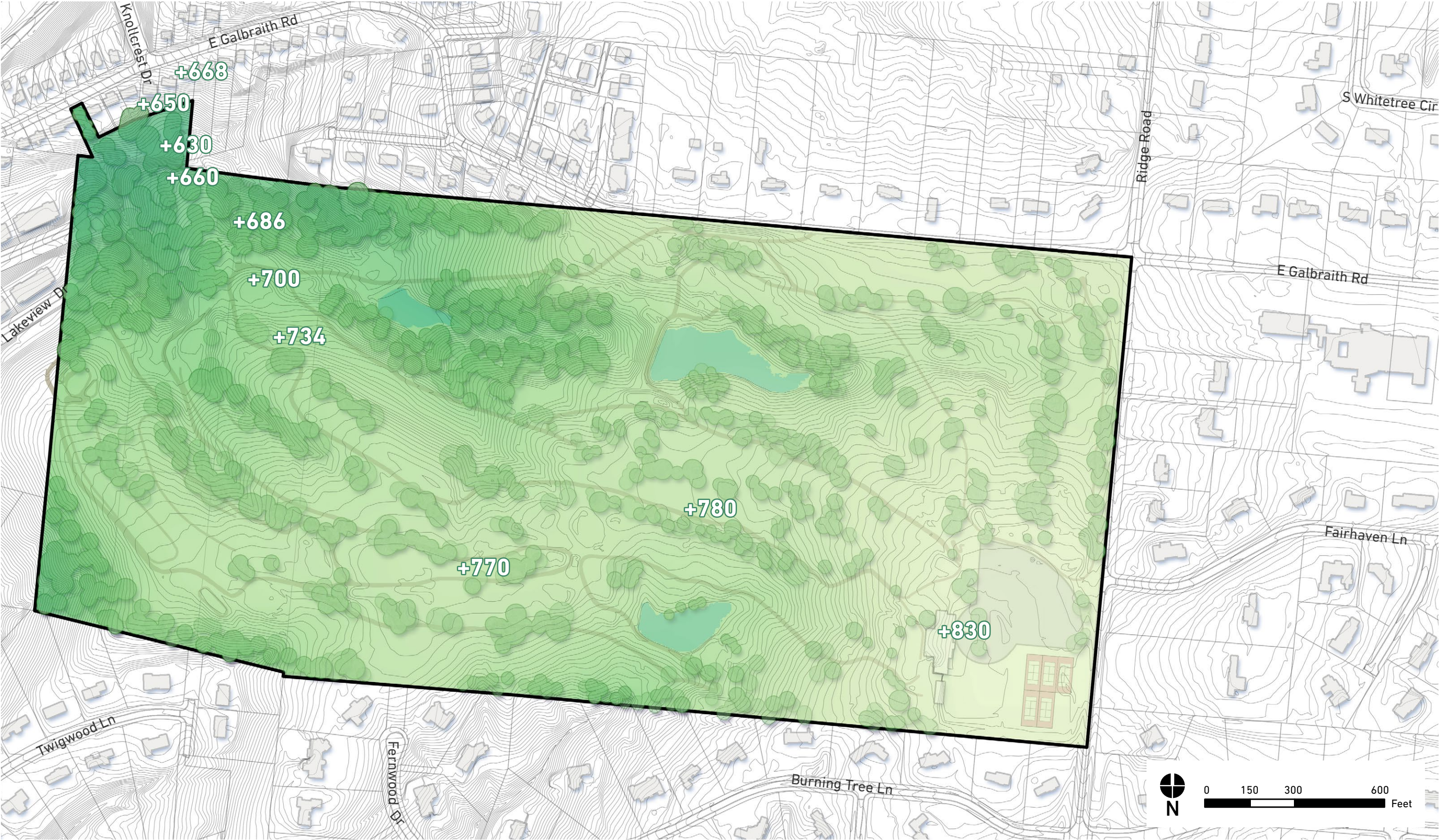
FALL 2020



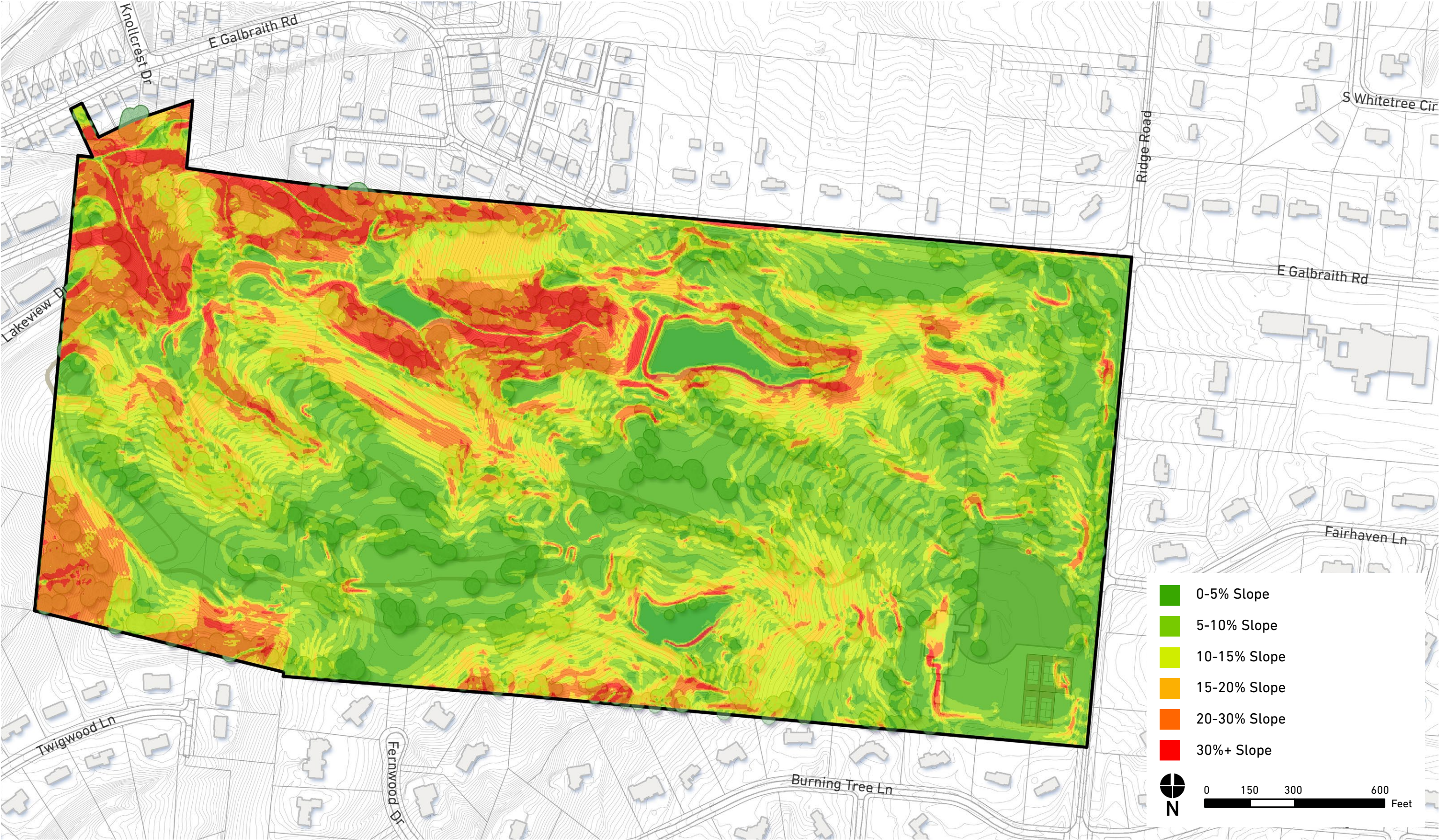
EXISTING CONDITIONS



ELEVATION



SLOPE ANALYSIS



INITIAL DEVELOPMENT SUITABILITY FROM 2018



CONNECTIVITY STUDY (2019)



Twigwood / Willowbrook
Connection

Fernwood Connection

Ridge Road Multi-Use Path

- In 2019, a study was conducted to evaluate strategies for improving pedestrian and bicycle mobility throughout the village.
- The study proposed a multi-use path along Ridge Road that would provide access to the Green.
- Additionally, the study examined possible alignment of paths that would connect the residential neighborhoods to the south and west to the Green.

FRAMEWORK | SIGNIFICANT SLOPES



FRAMEWORK | ENVIRONMENTALLY SENSITIVE AREAS



FRAMEWORK | NOTABLE VIEWSHEDS



FRAMEWORK | PRIMARY PATH NETWORK



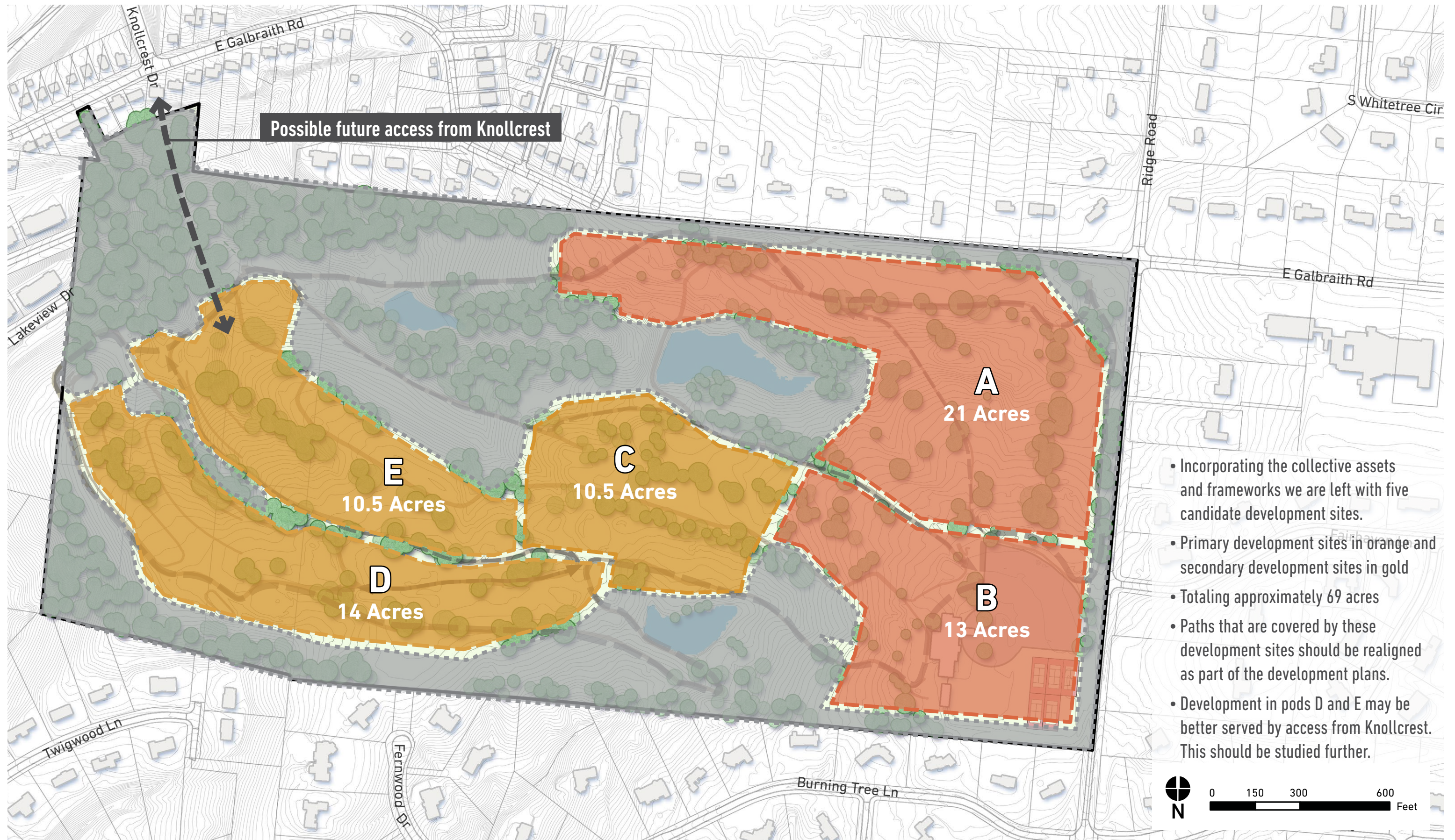
FRAMEWORK | NEIGHBORHOOD BUFFERS



• A perimeter buffer of 50' helps to preserve the Green's natural aesthetic and recognizes the sensitivity that potential future development could have with surrounding residential properties.



FRAMEWORK | DEVELOPMENT SITES



- Incorporating the collective assets and frameworks we are left with five candidate development sites.
- Primary development sites in orange and secondary development sites in gold
- Totaling approximately 69 acres
- Paths that are covered by these development sites should be realigned as part of the development plans.
- Development in pods D and E may be better served by access from Knollcrest. This should be studied further.

OUTPUT | CONSERVATION GREEN SPACE



CONSERVATION & OPEN SPACE

USES & PROGRAMMING





- The path network will continue to support the bulk of user activity on the site.
- The Path network should include preserving a perimeter loop path as well as other paths to promote interconnectivity.
- Any development that disturbs the existing paths should realign the paths to keep the connections open.



PROGRAMMING & USES | PLANTINGS



PROGRAMMING & USES | SIGNAGE & EDUCATION



PROGRAMMING & USES | PLAYGROUND



- The blue circles denote possible locations for a future playground or fitness structure.
- Based on the proximity to available parking, the playground would likely need to be incorporated into the layout of future development plans.



OTHER POSSIBLE ELEMENTS

- Other Possible Elements for Discussion:
 - Village Commons or Community Gathering Space
 - Fishing Pier/Designation
 - Dog Run
 - Pavilions
 - Seating
 - Art Installations/Sculptures

