

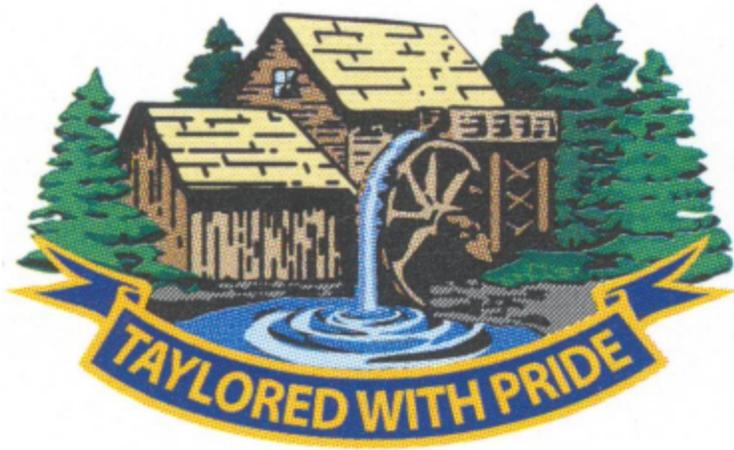
APPENDIX



**I-275/KY 16 IMPROVEMENT AREA
LAND USE STUDY**

CITY OF TAYLOR MILL, KENTUCKY

August 2006



**City of Taylor Mill
I-275/ KY 16
Improvement Area
Land Use Study
Appendix**

August 2006

Prepared for:

City of Taylor Mill
5225 Taylor Mill Road
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Prepared by:



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I-275/KY 16 Improvement Area Land Use Study City of Taylor Mill, Kentucky

Appendix

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APPENDIX A

STAKEHOLDER INTERVIEWS MEETING MINUTES

Date of Meeting: February 15, 2006

Re: City of Taylor Mill I-275/Ky 16 Land Use Study – Stakeholders Meetings

Location: City of Taylor Mill

Issue Date: April 14, 2006

Submitted By: Sowles

In Attendance: Mr. Dan Bell, City Commissioner 9:00 am
Mr. Frank Wichmann, City Attorney 10:15 am
Ms. Lydia Sowles, Woolpert Inc. (all sessions)

ITEMS DISCUSSED

Community members and stakeholders were interviewed for the City of Taylor Mill's I-275/Ky 16 Improvement Area Land Use Study. The above attendees were interviewed on February 15, 2006. The purpose of the interviews is to solicit input in regards to community and study area issues and priorities. Refer to the appendix of this series of notes for the stakeholder questions that were used to initiate discussion. The following was discussed:

Mr. Dan Bell, City Commissioner

1. Mr. Bell has been a Taylor Mill resident for 9 years and a life-long Northern Kentucky resident. He was born in Northern Kentucky and attended Holy Cross High School in Covington. He is serving his second term as City Commissioner and currently resides on High Ridge.
2. Positive Aspects of Study Area:
 - There is still relatively undeveloped land located within the study area.
 - As a City Commissioner, wants to ensure the City's fiscal and ability to deliver public services into the future. The City is primarily a bedroom community and land resources close to the interchange may allow for a more diverse land use other than residential. Revenues from commercial development would help the City maintain and improve public services to the residents without raising taxes.
 - City is applying for a grant to build a sidewalk along current Ky. 16 from Pride Park to commercial area.
 - Taylor Mill's proximity to the airport and I-275 is a great potential draw.
 - Taylor Mill has great pride as a community. Would like to see changes that support this sense of community.
3. Concerns and Issues:
 - The future of the Davis property is uncertain. The City has pursued a 1st right of refusal but has had little response from the owner. There is a desire from a local developer to develop for single family housing which would not be seen as a favorable outcome for the City from a revenue generating perspective.
 - The proposed moratorium, which would time-out in September, is intended to delay new construction in the area until the study is completed.
 - Obtaining buy-in for the land use plan is a big issue. Mr. Bell does not want the plan to be perceived as a threat. People are fearful of future changes adjacent to their residences. A phased approach with stand alone zones or "pods" may be beneficial.

- The needs of the current businesses should be accommodated. Mr. Bell does not want to see the strip center deteriorate over time.
 - Remke's Market and the other businesses have been impacted by the traffic congestion and the development of Wal-Mart on Ky 17.
 - The current Ky 16 will revert to City ownership once the new alignment is completed.
4. Appropriate Civic Functions:
- What is attractive to private business in the area should be given priority.
 - A City Administration building may be appropriately located in the study area but may not be a favorable location for the Fire Station.
 - There is not currently a Post Office located in the community. The closest one is in Latonia.
5. Future Vision:
- We should focus on the portion of the market potential that compliments the Fidelity campus north of I-275. Fidelity's Blue Ash offices will be relocating to the NKY campus soon.
 - There is an opportunity to create a business park and City center area with banks, post offices, restaurants and other ancillary business that would support both businesses and the residents.
 - Does not feel big box or strip center type commercial development is appropriate.
 - The idea of a traffic round about would create a town center feel.
 - The road project is more than a transportation improvement. It will foster economic development for not just southern Kenton County but also Taylor Mill.
6. Greatest Challenges:
- We need to communicate to the residents that the intent of the plan is to not challenge the rights of property owners. The plan will help define the development potential but it is up to owners what they wish to do with their property.
 - Development will not happen overnight and may need to be addressed in a phased manner.
 - The City has only one shot at this project and what is build off the new road is critical to the City. The City boundaries are stable and there will be no new lands with commercial development potential within the City in the future.
 - Road maintenance is becoming a burden for local governments with support services from the County diminishing. The addition of new road maintenance responsibilities coupled with aging infrastructures in the older subdivisions is becoming an issue for Taylor Mill. The City does not want to rely on increasing local taxes to cover new costs.

These meeting notes represent our understanding of the discussion conducted. Please notify Woolpert, Inc. immediately of any corrections or omissions.

Mr. Frank Wichmann, City Attorney

1. Mr. Wichmann has served as Taylor Mill's City Attorney since the 1970's. He is a resident of Erlanger.
2. Positive Aspects of Study Area:
 - The shopping center and the services provided are needed within the community. The City fought long and hard to get this located here. There was limited local shopping available prior to the development of the shops.

- The proximity to I-275 is desirable.
 - The citizenry of Taylor Mill is a great asset. People here are good solid citizens and there is tremendous volunteerism within the community. Unlike other communities, a diminishing of volunteerism does not appear to be occurring in Taylor Mill. City staff and officers also pitch in wherever needed.
 - Undeveloped lands in and close to study area are an asset.
3. Concerns and Issues:
- Traffic in the area is a huge problem.
 - Residential land uses by the highway are not really compatible with traffic and highway exposure. The development in these areas predates the development of the highway. The neighborhoods still appear stable and happy with the conditions with possible the exception of those properties that front Taylor Mill Road.
 - The neighborhood to the east along Keavy Drive has had problems with road stability where it traverses the dam for the small pond. Estimates to repair the road were around \$100,000 and possibly beyond. We may want to consider extending the study boundaries to the east to look at access issues in this neighborhood.
 - A previous dispute occurred over the public nature of Davis Road and it was concluded that it is a private way.
4. Appropriate Civic Functions:
- The study area could be appropriate for some type of civic functions but not sure whether or not a new City administration building is needed. Some previous studies have looked at renovating the existing facility. Perhaps City offices could be located on the first floor of an office building with the upper floor leased out.
5. Future Vision:
- Professional office development may be more appropriate for the community rather than more retail. This would generate less traffic and demand for public services. Smaller scale office condominiums seem to be popular in the area and may be appropriate for this area.
 - Former proposals for new commercial development have been opposed in the past by just about everyone other than the property owners of the subject properties. The majority of the study area is currently zoned residential.
 - The tools available to the City for influencing land development are limited to zoning.
6. Greatest Challenges:
- Convincing the people in the study area of the benefits of the lands use plan and any particular development strategy.
 - Identifying realistic market opportunities. The numbers have not worked in the past to attract a franchise restaurant to this area and may be saturated in the area already.

These meeting notes represent our understanding of the discussion conducted. Please notify Woolpert, Inc. immediately of any corrections or omissions.

Date of Meeting: February 21, 2006 **Re:** City of Taylor Mill I-275/Ky 16 Lands
February 22, 2006 Use Study – Stakeholders Meetings

Location: City of Taylor Mill **Issue Date:** April 14, 2006

Submitted By: Lydia Sowles

In Attendance February 21:

Mr. Steve Knauf, Police Chief City of Taylor Mill 10:15 am
Mr. Marc Roden, Maintenance Forman City of Taylor Mill 10:15 am
Ms. Cindy Cahill, business owner Realty Executives 12:00 pm
Mr. and Mrs. Rob Hughes, Residents Honeysuckle Drive 12:00 pm
Mr. Rusty Myers, Cincinnati Capital Properties 1:15
Mr. Paul Wright, City Commissioner 2:30
Mr. Bob Haake, City Commissioner 3:45
Ms. Lydia Sowles, Woolpert Inc. (all sessions)
Mr. Steve Evans, Property Advisors (10:15 through 1:15 sessions)

In Attendance February 22:

Mr. Mark Kreimborg, Mayor City of Taylor Mill 9:00 am
Mr. Bill Remke, Remke's Market 10:15 am
Ms. Mary Axt, CMC Properties 10:15 am
Ms. Lorna Harrell, Mason Road resident 10:15 am
Mr. Mark Barnett, Commission member NKAPC 12:00 pm
Ms. Jill Bailey, City Administrator City of Taylor Mill 12:00 pm
Mr. Dennis Halpin, Fire Chief City of Taylor Mill 12:00 pm
Ms. Judi Bauer, Davis Road resident 1:15
Mr. Rich Meyer, resident Taylor Mill, former City Commissioner 2:30 pm
Mr. Greg Land, CMC Properties 3:45 pm
Mr. Rodger Reis, resident, CINergy Taylor Mill 3:45 pm
Mr. Steve Stevens, NKY Chamber of Commerce 4:30 pm
Mr. Rick Mueller, Captain Taylor Mill Fire Department 4:30
Mr. Todd Fuller, resident, NKWD 4:30
Ms. Lydia Sowles, Woolpert Inc. (all sessions)
Mr. Steve Evans, Property Advisors (10:15, 3:45 and 4:30 sessions)

ITEMS DISCUSSED

Community members and stakeholders were interviewed for the City of Taylor Mill's I-275/Ky 16 Improvement Area Land Use Study. The above attendees were interviewed on February 21st and 22nd, 2006. The purpose of the interviews was to solicit input in regards to community and study area issues and priorities. Refer to the appendix of this series of notes for the stakeholder questions that were used to initiate discussion. The following was discussed:

Stakeholder Interviews February 21, 2006

Mr. Steve Knauf and Mr. Marc Roden

1. Marc has lived in Taylor Mill for 30 years. He has been employed in his current position with the City for 2 years and previously served with Kenton County in a similar capacity.

Steve has lived in Taylor Mill since 1973. He has served with the Taylor Mill Police Department since 1988 and in the capacity of Police Chief since 1993.

2. Positive Aspects of Study Area:

- The existing business area is a positive aspect of the study area.
- The area still has a small town flavor in spite of the traffic congestion. It retains a sense of open space.
- The City has nice residential areas with easy access to I-275 and airport.
- The proposed sidewalks that will be included with the roadway project are a plus for Taylor Mill. The sidewalks in Edgewood have helped make that community attractive to walkers.

3. Concerns and Issues:

- Traffic is a primary concern in the area although the proposed road improvements will help alleviate that somewhat. Taylor Mill Road will become more of a secondary artery.
- Old Taylor Mill has become a bypass for traffic heading north when obstructions are on Taylor Mill and is very heavily traveled also, particularly when school is in session.
- The intersection at the Shoppes and Remkes is the worst in the City and creates the most traffic incidents. The speed limit on the proposed Ky 16 alignment will be 45 mph with limit on Taylor Mill Road to be reduced to 35 mph.

4. Appropriate Civic Functions:

- Space for the community to gather outdoors, similar to the amphitheater in Blue Ash's town center would benefit the City. It could be a place that could host events outside of Pride Park, accommodate 4 to 5 thousand and within walking distance of adjacent businesses and shops.
- Pedestrian friendly facilities that make the community more walkable and attractive with things for families to do would be appropriate.
- Wifi and outdoor spaces for the community to gather
- Landscaped highway entrance ramps with green boulevard island and attractive signage
- Central part of the City by the City Building is located has limited space for expansion. A move down the road closer to the highway would not necessarily impact response time. Splitting City Administrative offices from Fire and Police would not be desirable. They are a small organization and rely on each other for staffing help. City Maintenance area would need to be screened from adjacent properties.

5. Future Vision:

- Would like to see a town center similar to Blue Ash with a concentration of retail, business and community functions.
- Destinations activities and events would attract people from other communities, stimulate economic growth and income for the City.
- Green landscaped entrances and road edges similar to the Fidelity campus
- Nice restaurants and a family restaurant where you can get breakfast, possibly a hotel
- Signage for services needed along highway for the Taylor Mill interchange

6. Greatest Challenges:

- Many people in the community do not like to see things change. Buy-in from the stakeholders is important. Need to demonstrate that the benefits will outweigh the growing pains.
- Recent audits identified staffing shortages with City's police force. There currently is not the tax base to support additional staff and enhanced services. Commercial development within the City and its associated taxes would supplement revenue for the City. Proposed road improvements will support additional traffic and commercial development in the area.
- The need for roadway maintenance and management of drainage will increase with the proposed road improvements and any associated development. The City will need to take on 3 additional miles of roadway maintenance once the new Ky 16 is completed. The maintenance department is currently understaffed and additional responsibilities will challenge the City.
- Stormwater management will be an important consideration for any new development. There were some significant drainage impacts and runoff issues with the development of the new subdivision off Old Taylor Mill Road.
- Crime incidents are limited within the City of Taylor Mill. The police receive the most calls from rental apartments and areas adjacent to the Latonia Shopping Center. Incidents mainly involve, noise complaints, domestic violence and substance abuse.
- While the majority of the residents in the City would most likely favor some development in the area, obtaining buy-in will still be a major concern.

These meeting notes represent our understanding of the discussions conducted. Please notify Woolpert Inc. immediately of any corrections or omissions.

Cindy Cahill, Lisa and Rob Hughes

1. Ms. Cahill's real estate business office has been located in the Shoppes of Taylor Mill for 4 years and has been an off and on resident of Taylor Mill for the last 45 years and her children attended the local schools.

Lisa Hughes is a descendant of the Winston family who had land holdings of 10,000 acres in the area for which Winston Park was named. She grew up in the house next door to her current home on Honeysuckle Road which she and her husband Rob built 10 years ago. Their 5 acre lot was part of the original Winston land holding as was the Feltman property nearby.

2. Positive Aspects of Study Area:

- Taylor Mill still is a small town even though the growth in Independence and the increase in traffic has had an impact.
- There is still a lot of green space in the area. The trees and house lost on the Feltman property altered the character of the interchange area.
- The City has a comfortable home town feel. The development of the park and community building are assets to the community even though their development has been contentious at times.
- There is a good mix of old and new homes and ages amongst the residents.
- The City is safe and the schools are top ranked which make it an attractive place to live.
- Many people in Taylor Mill know each other. Many new residents came in with the development of the schools. Land for additional new residential development is primarily located south in Independence and is somewhat limited in the City.

3. Concerns and Issues:
 - Traffic is the biggest negative in the study area. Access is difficult to properties adjacent to Taylor Mill Road. Traffic is slow and congested during certain times of the day on both Taylor Mill and Old Taylor Mill Roads.
 - Lisa and Rob are concerned that open space and the country setting will be lost with the construction of the new Ky 16 and development in the area. Some residents have sold property to a developer and there is a concern about future development in the neighborhood.
 - The potential for chain restaurants beyond immediate Ky 16/I-275 interchange is limited by available traffic counts.
 - Ownership of the Shoppes has recently changed hands and tenant rents are being increased. This will make it difficult for some businesses to stay.

4. Appropriate Civic Functions:
 - There were discussions about renovating the Feltman house for some type of community or City use. It would have been an attractive place for the community.
 - It is important to have places for kids and teens to go where there is some supervision and activities that appeal to them.
 - There is probably adequate space for expansion close to the existing City building on Taylor Mill Road.
 - The library is moving further south to the intersection of Ky 16 and 17. There may be an opportunity for a more centrally located one in Taylor Mill.

5. Future Vision:
 - A village area similar to that at Ft. Thomas would be appropriate to someplace like Taylor Mill. Image of a town center area is desirable.
 - Nice restaurants other than the WOK would be a good addition to the City.
 - Neighborhood business area with a little green space, yards, benches and perhaps a fountain, but not generic like the renovated Crestview Hill mall.
 - There should be an emphasis on the quality of development, detail and materials for new buildings.
 - With the Feltman mansion gone, the character of the area is now like any other highway interchange. The character of the development adds or detracts from the character of the City. A period character, old fashion, not modern should be considered with any new development.
 - There is a deficiency of residential options for older residents in the community. The Mason's development on the Feltman estate will address some of the need. Empty nester housing would be a good addition to the area. The Hughes has an elderly aunt renting at the Farm and she finds it very convenient and the location allows her to stay in Taylor Mill.
 - Patio homes for a mature community with an attractive club area would seem attractive although the Mason's project is perceived of as struggling financially.
 - No more strip shopping centers.

6. Greatest Challenges:
 - Money is a big challenge. It costs more to achieve upgrades in the character of new development, especially when the market appears to attract local vs. national chain businesses.

- Traffic problems need to be solved at the supermarket. More commuters from Independence could be pulled into the existing shopping center if it becomes easier to get in and out.
- Traffic congestion in the area is a factor.

These meeting notes represent our understanding of the discussions conducted. Please notify Woolpert Inc. immediately of any corrections or omissions.

Rusty Meyers, Cincinnati Capital Properties

1. Rusty represents PNC Bank to explore options to relocate PNC’s branch on Taylor Mill Road. PNC is looking for new locations either as a stand alone site or part of a strip center. Their preference is to relocate to a commercial core area.
2. Out-lot site requirements include a location close to the neighborhood grocery store, allows for a drive-thru, located adjacent to major traffic and prefers to stay in Taylor Mill rather than relocate in Ft. Wright. PNC wants to make a relocation decision quickly.
3. Rusty has not looked at the existing vacant corner lot at Taylor Mill and Old Taylor Mill Road by the BP.
4. PNC prefers to own building and site. Lot size is typically 1 acre at \$250,000 to \$400,000 range for cost to purchase. If space is leased, they typically look for the \$20 to \$25 cost per s.f. as a top range.
5. The perception is that the market within Independence has not grown enough to consider locating a branch in Independence. Taylor Mill, Ft. Wright and Independence are currently considered as interconnected from a traffic and market standpoint.
6. The biggest challenge to implementing changes in the study area is for everyone to cooperate so things can happen economically. Everyone needs to get on-board with a future plan without hold-outs.

These meeting notes represent our understanding of the discussions conducted. Please notify Woolpert Inc. immediately of any corrections or omissions.

Paul Wright, City Commissioner

1. Paul has lived in Taylor Mill since 1988 and has served as a City Commissioner for the past 10 years.
2. Positive Aspects of Study Area:
 - The City has been predominantly residential over the years. There is now the potential more than ever to bring new goods and services to the residents.
 - The road coming through and the new focus on the study area have brought things to the point that commercial development can happen in a manner that is an asset to the community. The City is positioned now more than ever to see something nice developed that will serve the citizens and be something everyone can be proud of.
 - Paul feels that a large segment of Taylor Mill’s population is in favor of seeing something happen in the area.

- Development in the study area will benefit the City with additional tax revenue and allow for current levels of service and property taxes to be maintained. Development in Ft. Wight has had a positive impact in this way.
 - The City's per capita income would seem to support some additional development.
3. Concerns and Issues:
 - Some citizens are adverse to development in the City.
 - Traffic congestion is a current issue but expects the new road development to alleviate traffic problems.
 4. Appropriate Civic Functions:
 - The City building and its functions need to be reviewed at its current location before any decisions can be made for advocating for relocating their facilities. Other communities have developed new City buildings recently but this may not be a priority for the study area.
 - The existing park accommodates many of the community and private functions.
 - A senior citizens facility has been discussed in the past. Many seniors in the community have children living in Taylor Mill still.
 5. Future Vision:
 - Quality development with nice buildings and materials.
 - Additional retail service type businesses, perhaps a nice restaurant, some place other than fast food.
 - An additional gas station that could provide some competition for existing gas station. Closest option to the BP is in Latonia.
 - Sidewalks should be included with the new road with extensions to the neighborhoods.
 - Commercial development at is neighborhood and City services oriented would support the community and help support the cost of providing City services. The Kentucky League of Cities advocated development of neighborhood commercial areas that support residential areas in a recent program Mr. Wright attended. Commercial development can be a way to support services for the residents.
 - The City's agenda is to be able to enhance the tax base so the City can maintain current services for its residents and maybe do more in the future.
 6. Greatest Challenges:
 - The proposed road realignment will help address the traffic concerns
 - The City is long overdue for new development. Adjacent communities are benefiting from development along KY 17.

These meeting notes represent our understanding of the discussions conducted. Please notify Woolpert Inc. immediately of any corrections or omissions.

Bob Haake, City Commissioner

1. Bob has been a resident of Taylor Mill for 30 years and served as a City Commissioner for 12 years.
2. Positive Aspects of Study Area:
 - People that live here love it. The City and study area are very conveniently located to downtown and the airport. You can get there quickly.

- Resident's feel they are in a great location, companies or businesses may also see this location as an advantage.
 - The local schools are great, top-notch. The construction of Scott High School stimulated a lot of residential development after it was built. The community was very rural in character before Scott was developed.
 - Taylor Mill has great community pride. They typically get 50 to 60 volunteers for the Park Fest and there is a core of approximately 20 volunteers that come out consistently for everything. People aren't snobbish with each other and there is a wide range of incomes in the community.
 - Taylor Mill is a desirable address. The new Tuscany development in south Covington is being sold as located in Taylor Mill even though only a small portion of the homes are actually located in the City. Residents in south Covington often identify themselves as living in Taylor Mill.
3. Concerns and Issues:
- Traffic coming through the study area is a major concern. Even with the proposed road improvements, congestion may still be a concern. There is still significant developable land in southern Kenton County that will drive traffic up along new road.
4. Appropriate Civic Functions:
- This may be wishful thinking but a gateway that features a water mill would be an interesting element at the entrance to the City.
 - A new City building would be nice but would not want to see an extravagant facility like what Ft. Wright recently built. A new building is probably wishful thinking.
 - Have to think about appropriate revenue sources for the City.
5. Future Vision:
- Retail development on the south side of the study area and office towards the north
 - Don't want to see the new road have development like Dixie Highway. The southern section of the road through Taylor Mill should stay residential in character.
 - A family-style or nice sit-down restaurant would be desirable. There are few restaurants south of the study area.
6. Greatest Challenges:
- Getting new businesses and companies to buy into Taylor Mill as a desirable location. Is there enough opportunity here to attract desirable companies here that are compatible with the community? Really believe that if we can get businesses to locate here they will do well.
 - Access to some areas may be limited along private ways.
 - Doesn't know how City will be able to maintain current level of services without some additional sources of revenue than residential property taxes. People in Taylor Mill need to come together and realize that growth will happen.
 - The County will transfer maintenance of Taylor Mill Road to the City. The City currently receives about \$100,000 a year from the Commonwealth for highway maintenance. The consequences of no new development is that services will have to be cut in the future.

These meeting notes represent our understanding of the discussions conducted. Please notify Woolpert Inc. immediately of any corrections or omissions.

Stakeholder Interviews February 21, 2006

Mark Kreimborg, Mayor City of Taylor Mill

1. Mayor Kreimborg has lived in Taylor Mill his whole life and has served as Mayor for 17 years. Prior to that he served as a City Commissioner for 4 years.
2. Positive Aspects of Study Area:
 - Access off I-275 and the growth occurring south of the City will help support development in the study area.
 - Tax revenues from new businesses will help support and maintain services to the residents.
 - Taylor Mill started with an image of a country town. It has grown with the investment in schools, residential subdivisions, sewers and water utilities which have positioned the City as a desirable place.
3. Concerns and Issues:
 - Residents are hesitant about new development in the area. Residents have looked for quality development in previous projects.
 - Some property owners may be hesitant to sell property in the area.
 - The highway ramp off of eastbound I-275 may become backed up with the new proposed T intersection without the continuous right turn lane. There is the same concern with the new proposed T intersection at Taylor Mill Road and the new KY 16 alignment.
4. Appropriate Civic Functions:
 - A town square for gatherings may be an option.
 - A new City Building may also be an option but renovation of the current facility has also been discussed.
 - Pride Park functions as a community center.
 - Shopping center is currently perceived of as the entrance to the City and its center.
5. Future Vision:
 - Elements that enhance the quality of life should be considered. Good schools, development of new sidewalks, the park and the community center are steps that the City has focused on that improve the livability and quality of life in the City.
 - The study area should create a desirable town center image similar to other communities like Ft. Thomas, Ft. Mitchell, Crestview Hills and Edgewood.
 - Want to attract quality development that would support image of the City
 - An old mill water feature could be a nice gateway feature.
 - Realtors offices, bank branches, a nice sit-down restaurant would be appropriate development for the study area
 - Restaurants may need to be independently owned since area has not attracted national chains.
 - There may be the potential for office development
 - Would like to see activity throughout the day, not just at peak rush hour periods. Something to attract after hours draw such as retail shops, a soda fountain or ice cream store and restaurants would be desirable.
6. Greatest Challenges:
 - Interesting a developer to take on a project and work with the City
 - Residents concern with changes in the study area

These meeting notes represent our understanding of the discussions conducted. Please notify Woolpert Inc. immediately of any corrections or omissions.

Lorna Harrell, Mary Axt and Bill Remke

1. Lorna’s family has lived at the Ridge Road property for 50 years. Her home was originally her fathers and she became owner in 1995. She and her husband have invested considerably in the property since then and added an 8000 s.f. addition. The original home was built in 1918. They have 2 acres and over 25 species of trees and shrubs.
Mary Axt’s company owns and manages the Farm Apartments (both phases) and manages the Shoppes at Taylor Mill. CMC was the original developer and owner of the Shoppes but ownership has recently been transferred. CMC also owns the land where McDonalds is located.

2. Positive Aspects of Study Area:
 - The Mason/Ridge Road neighborhood is close knit. Everyone helps out and knows each other by name. There are approximately 15 families and 4 have had ongoing family ownership of property in the neighborhood.
 - There is a former school house, now a residence at the corner of Mason and Ridge Roads.
 - The mayor has described Lorna’s house in context with the former Feltman house as the two pillars at the entrance to the City since they are (were) both visible along KY 16 and I-275.
 - CMC’s apartment properties in combination with the neighborhood retail form the gateway at the City. Land uses of multi-family housing and retail adjacent are compatible and self-supporting. These properties have been high performing for the most part and the strip center has been successful in retaining some long-term tenants. This is a high generated area.

3. Concerns and Issues:
 - The demolition of the Feltman House by the Masons was a loss for the community. The house had historic value and the property had numerous mature tree species.
 - The road project is a complex and expensive proposal with uncertain timing. The propose alignment will have an impact on the desirability of the Shoppes and the Farm Apartments.
 - The Shoppes are meant to be a neighborhood oriented retail strip but may not be able to survive the roadway construction and changing traffic patterns.
 - The Farm Apartments (both sites) will be impacted with an increase in traffic adjacent to the properties which may make these locations less desirable.
 - An Advisory Committee worked with KDOH on assuring that there will be elements such as sidewalks and grass medians incorporated into the road design.
 - The Mason/Ridge Road neighborhood has been impacted twice in the past with major road projects. The latest proposal will have an additional impact although it appears that no land will be lost by adjacent properties.
 - There appears to be limited undeveloped land appropriate for commercial development in the study area.

4. Appropriate Civic Functions:
 - Study area could be an ideal location for a new City building.
 - A post office for Taylor Mill would also be a good addition

5. Future Vision:

- Lorna is not aware of any residents that have been opposed to development that has occurred across the street. She would like to be able to safely walk to the stores. She and her husband are concerned with development projects that were proposed on the north side of Taylor Mill Road in the past. The last thing they want is to have to travel through a parking lot or by a gas station to go home. Businesses that are open 24/7 would not be desirable adjacent to their homes. Professional office buildings that are developed in keeping with a residential scale may be compatible with the neighborhood.
- The areas adjacent to the new KY 16 south of the Shoppes appear appropriate for commercial development per Mary and Bill. Want to keep development focused on the major thoroughfare.
- The rural character blended with the nice suburban areas, nice landscaped gateway treatments without big box development off the highway are desirable.
- Residents are leery of apartment development in the City
- Changes in the roadway alignment take the empty lot off the hot seat for development.
- Nice restaurants, card shops
- Decent buffering and landscaping should be required
- If area is well landscaped and has quality development, people will want to be there
- If strip center and apartments degrade over time, what are appropriate in-fill opportunities/uses?
- Remke's wish list: Grocery store could go up to 47,000 to 50,000 gsf (an expansion of approx. 10,000 gsf over current), store is located at main entrance to center, parking is in front and the store is on the right hand side of the going home trip for the major traffic route. The "lifestyle" concept is having good success in Hebron. The highway project will be a hit on the viability of this location.

These meeting notes represent our understanding of the discussions conducted. Please notify Woolpert Inc. immediately of any corrections or omissions.

Jill Bailey, Mark Barnett, Dennis Halpin

1. Dennis has served on the Fire Department full time for 16 years and is a resident on Ridgeway. Jill has served with the City for 10 years and as City Administrator for 8. Mark has lived in Taylor Mill for 12 years and is a recent appointment to NKAPC's Planning Commission.
2. Positive Aspects of Study Area:
 - The Remkes Market and Shoppes serves as something as a crossroads, meeting area and Taylor Mill's downtown, if Taylor Mill can be thought of as having a downtown.
 - There is former historical aspect with the Feltman House site and the landscape appearance of the area which is visible from the highway. The area is commercial but also has green areas still.
 - The geographic center of the City is at the pond along Taylor Mill Road but its commercial center is at the study area.
 - There are opportunities to enhance the highway interchange area. It may be possible to have green character and commercial development with landscape requirements.
3. Concerns and Issues:
 - Traffic flow has been cited as the prime issue for the study area. The traffic is slow, congested and there have been lots of traffic accidents. Many people avoid the area because of the traffic. A light cannot be installed on Old Taylor Mill at the entrance to the Shoppes.

- The appearance and condition of the commercial properties appears to be aging and declining. There is no consistency of development or quality of architecture in previous developments.
 - While Remkes maintains their own space and the apartments are generally well-maintained the Fire Department has observed some door and access maintenance issues with some of the residential rental properties at the Farms.
4. Appropriate Civic Functions:
- The development of an administrative building combined with Fire and EMT is probably not in the mix for uses in the study area. The Maintenance department could possibly relocate to the park but is better kept together with other City functions for efficiencies with staff. Renovation of the current City compound may be difficult but space is perceived of as sufficient.
 - The problem with using space in the study area for civic functions is that it would supplant other potential commercial uses that could generate revenue. Commercial uses can still create an anchor to the City.
5. Future Vision:
- Taylor Mill is an untapped resource for commercial development at the highway interchange area. The upgrades in the road will change that. Identifying opportunities for commercial development in the study area will help limit its spread south along the new road alignment.
 - Would like to see Remkes Market able to expand. It is a great place to shop and they offer quality products and they work hard to stay competitive and to fit the demographic around each store. Many Taylor Mill residents prefer shopping there instead of at Kroger's at the Latonia store due to a perception of a higher crime rate in Covington.
 - There are opportunities for niche type businesses to locate here such as a barbershop, day spa and restaurants.
 - The vision for the area does not include big box store development. The area could more likely be a destination location with something that is not available everywhere.
 - Outdoor spaces and landscape should support the development.
 - Another location for a gas station
 - Putt putt golf or other family attractions
 - Think about linkages to the rest of the City
6. Greatest Challenges:
- There will be resident opposition towards changes in their neighborhoods. Keeping people informed as we move forward with the study will be important.
 - Breaking up the new KY 16 project in phases will be disruptive and will place a damper on the desire to develop in the area or acquire a new home.
 - People perceive change as threatening. We want to be able to retain residents and attract new ones. A large number of people who grew up in Taylor Mill come back to raise their families.
 - There needs to be something that supports City services by generating revenue. The City depends heavily on volunteers and needs to continue to maintain standards for services and maintenance. Right now expenditures equal revenues. The population and infrastructure continues to age and expand and now one wants to pay additional taxes for services.

These meeting notes represent our understanding of the discussions conducted. Please notify Woolpert Inc. immediately of any corrections or omissions.

Judi Bauer

1. Judi has lived in Taylor Mill for 30 years. She served on the Citizens Advisory Committee for the KY 16 road realignment project and feels it is important for residents to be proactive in issues that impact their future.
2. Positive Aspects of Study Area:
 - The former realignment of Old Taylor Mill Road impacted her property but she sees the value in the neighborhood retail that was developed when the Shoppes were built. The apartments, gas station and car wash were not positive additions to the area.
 - Number one asset of the study area is its proximity to the highway, airport and downtown. Taylor Mill is very accessible.
 - Local school traffic on Old Taylor Mill Road will decrease once the new KY 16 is completed past the schools.
3. Concerns and Issues:
 - The general outlook is that the Davis property will eventually be developed as more single family homes.
 - The traffic impacts of new development and access will need to be understood. The type of traffic associated with development similar to that along Orphanage Road and KY 17 or at Thomas More Pky and Turkeyfoot would be detrimental. A cautious movement towards development in the area may be possible as long as the traffic generated is compatible with the new road and expected traffic counts.
4. Appropriate Civic Functions:
 - Any civic functions located in this area would not be centrally located. This area would be too far north. The current focus of the community is at the park and the current City Building locations. These are identified as the area for activities and are proximate to the older residential neighborhoods in the City.
5. Future Vision:
 - Judi would really like to see the area go back to how it was. She is unhappy about the apartments. They do not present a good front or first image to the City. The apartments cater to more transient residents.
 - Condos are OK, low density housing, single family homes on 1 acre lots would be better.
 - The loss of the Feltman House is a good example of local government not questioning things and giving power away.
6. Greatest Challenges:
 - Controlling the land uses development will be a challenge.
 - Would like to see strong zoning that would assure quality development vs. quantity. Would not like to see the area built-up as a City within a City.
 - Judi is opposed to any additional access to neighboring properties via Davis Street which is a private drive.
 - The City works with people for the most part, but you have to pay attention and question what is going on, otherwise things will get passed without input.

These meeting notes represent our understanding of the discussions conducted. Please notify Woolpert Inc. immediately of any corrections or omissions.

Rich Meyer

1. Rich has lived in Taylor Mill for 18 years. He is retired from the Covington Fire Department and served as a City Commissioner between 1990 and 1995.
2. Positive Aspects of Study Area:
3. Concerns and Issues:
 - Does not want to see a bottleneck of traffic created by development at the interchange area like Buttermilk Pike experiences.
4. Appropriate Civic Functions:
 - It may be appropriate to consider a location for a City Building. Also a senior center would be desirable. There is adequate parks space in the City already.
 - The image of the City could improve with an upgrade in its facilities. There is no identifying area for Taylor Mill.
5. Future Vision:
 - From a resident's standpoint, he would like to see something other than a typical shopping center. No fast food establishments or gas stations. We already have enough of those.
 - A nice upscale restaurant would be a good addition.
 - The gateway to the City should look nice, a park-like atmosphere with trees and signage for Taylor Mill with municipal functions at a center.
 - Nice buildings that relate to the shopping area. Some businesses are lacking such as a neighborhood hardware store, sit-down restaurants, etc.
 - More single family upscale residential properties
 - Does not want to see commercial development extend south along the new road.
6. Greatest Challenges:
 - Need to communicate the appropriate type of development that can happen here. It will not be another Crescent Springs.
 - There will always be heavy traffic in the area. The City of Taylor Mill should not be held back on account of the traffic generated by communities to the south. Traffic continues to get worse. Schools contribute in part to that as well.

These meeting notes represent our understanding of the discussions conducted. Please notify Woolpert Inc. immediately of any corrections or omissions.

Rodger Reis, Greg Land

1. Rodger has lived in Taylor Mill about 15 years and he grew up in the Northern Kentucky area. He has seen significant growth in the City and further south in the past 15 years.

Greg is a partner at CMC Properties that built the Farm Apartments and manages the Shoppes. He grew up in Latonia and now lives in Crestview Hills. Taylor Mill was very rural when he was growing up.
2. Positive Aspects of Study Area:
3. Concerns and Issues:

- CMC, as well as several other developers have tried to assemble properties north of Taylor Mill Road in the past. The land acquisition and development costs make these types of projects cost prohibitive. Chain restaurants typically follow big box developments and site on adjacent out-lots.
 - Roadway alignment was designed primarily to serve residents to the south of Taylor Mill.
 - The traffic currently impacts residents living in the study area. There are often bottlenecks from people lining up to get on the highway.
 - There is no visibility of the Davis property for either the highway or the new KY 16. This will limit the potential for office development.
 - Is there sewer capacity in the area to support more development? The sanitation district will need to evaluate capacity.
 - The road construction will impact the retail center and apartments at least for the short term. The tenant mix in the retail would survive and could possibly improve after the road is finished. The market is not going to go away, people will still need to shop, and it may improve once traffic is improved.
 - Unless the Farm Apartments can get signage at the corner, they may suffer long term.
4. Appropriate Civic Functions:
- The City is primarily a residential community. The community is split in regards to the benefit of the park.
5. Future Vision:
- Not much available land in study area for commercial development. A town center concept could possibly encompass undeveloped land east of the Shoppes with connections to the residential neighborhood along Redbud.
 - Fischer Homes Granite Springs in Cold Springs would be a good example of high end residential development on tough terrain similar to that of the Davis property.
6. Greatest Challenges:
- Assembling numerous small properties is a major concern. There will always be someone who feels their property is worth a lot more than the market supports.

These meeting notes represent our understanding of the discussions conducted. Please notify Woolpert Inc. immediately of any corrections or omissions.

Rick Muller, Steve Stevens, Todd Fuller

1. Rick has lived in the City for 44 years. He has served with the Taylor Mill Fire Department for 25 years. Steve has lived in Taylor Mill for 14 ½ years. He has lobbied for the road project in his capacity with the NKCC's governmental affairs group. Todd has lived in the City for 36 years and has served with the Fire Department for 18 years. Todd works for the Northern Kentucky Water District.
2. Positive Aspects of Study Area:
 - The proximity to I-275 and the interchange area is a natural focus for commercial development and has been a factor for families relocating to the City.
 - The gas station was a good addition to the area.
 - The rural character is still present.
 - The whole Northern Kentucky area helps people stay close to home and in the area. It is good at retaining people. You tend to know everyone. It is a good place for families,

low crime rate, not a lot of problems in the area, even though there tends to be some traffic.

3. Concerns and Issues:

- The problems with the roads and traffic have been discussed for the past 20 years. The City has been reluctant to embrace the changes. Alternative routes are very limited and one wreck can gum it up.
- The downside to development in the study area is families could be displaced.
- Bikeways and sidewalks in the community with connections to the commercial area and schools are greatly needed. Steve runs and bikes and Old Taylor Mill as a designated bike route is very unsafe. The sidewalks are a very important component for the new road work. Probably 70% of the streets in the City do not have sidewalks.
- City of Taylor Mill's payroll tax is 2%, the highest in Kenton County. May need to roll back to make the City attractive to businesses to build the commercial base. Independence is considering a similar strategy but is less accessible than Taylor Mill.
- The 2 ½ story building limit in Taylor Mill is driven by the size of fire fighting equipment available. A new ladder truck is a 1.5 million dollar piece of equipment.

4. Appropriate Civic Functions:

- Civic functions should not take place of potential commercial development. There is limited potential in the area and should get the most bang for the buck.
- Would like to just maintain current level of City services but be able to increase quality of service.
- City has missed out on opportunities for commercial development. The annexations of areas in south Covington were previously passed up.

5. Future Vision:

- No big box development.
- Character of Taylor Mill businesses is to look for a niche in the community. Smaller service companies and neighborhood Mom and Pops have been the more prevalent types of businesses.
- There may be opportunities for professional office spaces, multi-level buildings similar to those at Thomas More. The payroll tax and property tax would benefit the community. Office uses may have a more stable life cycle.
- There is probably enough retail in the area unless population is expected to grow.
- Restaurants and another gas station would be good additions to the area.

6. Greatest Challenges:

- Challenge is selling Taylor Mill as a location and destination. Why come here when you can go elsewhere.
- Community tends to be conservative and adverse to change.
- Development of the park and use of public money has turned a lot of people off in the City on how they operate.

These meeting notes represent our understanding of the discussions conducted. Please notify Woolpert Inc. immediately of any corrections or omissions.

Date of Meeting: February 23, 2006 **Re:** Review of KY 16 Realignment Project

Location: KDOH District 6 Office **Issue Date:** April 14, 2006

Submitted By: Sowles

In Attendance: Mike Bezold, Project Manager Transportation Cabinet
Lydia Sowles, Woolpert, Inc.
Pat Moore, Woolpert, Inc.
Christin Dudley, Woolpert, Inc.
Steve Evans, Property Advisors

ITEMS DISCUSSED

1. The road project's 1st Phase between I-275 and Old Taylor Mill Road/Taylor Mill Road intersection cannot be easily be broken into a smaller phases as the City is advocating for. The first phase needs to go all the way to Old Taylor Mill Road.
2. Funding is in this years budget for utility relocations and right of way acquisitions, although the budget currently outstrips the funding allocated. It is now clear yet what projects will actually be funded this year.
3. 7' sidewalks are planned along the new road setback 5' from the back of curb per the Advisory Committee's recommendations.
4. Liquidation of temporary construction right of way property typically occurs 2 years after completion of construction.
5. Traffic is expected to maintain about 20,00 counts on both sides of the old and new Rt. 16. Keith will provide a copy of the detailed traffic report for Woolpert to review.
6. The road cross section consists of 4 traffic lanes with a center turn lane or grass median. The grass median strip picks up as you head south. The center lane will be primarily striped turn lanes with a narrow concrete island adjacent to intersections in the study area.
7. The new KY 16 design speed is 45 mph. The speed on Taylor Mill Road will drop to 35 mph.
8. Relocation of electric line will be overhead behind the sidewalk most likely but not underground. The electric consumption for street lighting is typically metered round.
9. An upgrade of ornamental lighting needs to be designed and funded at least 3 months prior to start of construction. KDOH typically provides road lighting only at highways and interchange areas with and no local street lighting unless local funding is in separately.
10. The character of the new road right-of-way is primarily sloped embankments as you head south past the study area. There will be significant cuts and fills and a bridge crossing at Horseshoe

Branch Creek as you head south of the new Taylor Creek Drive intersection. South of the bridge you will start to get into shale cuts similar to those on the north side of I-275 along KY 16.

11. Mike can provide copies of the center line vertical alignment to indicate elevation of new KY 16 roadway in the study area.
12. KDOH is in final design now. It would be difficult but not impossible to realign some of the feeder streets such as Honey Drive. It would entail additional design fees and right of way acquisitions.

Date of Meeting: February 27, 2006 **Re:** NKAPC Review of Taylor Mill Land Use Study

Location: NKAPC Offices Royal Drive **Issue Date:** April 14, 2006

Submitted By: Sowles

In Attendance: Keith Logsdon, KNAPC
Susan Conrad, NKAPC
Lydia Sowles, Woolpert, Inc.
Chad Adkins, Woolpert, Inc.

ITEMS DISCUSSED

1. The City's initial preference for the new road alignment was along the current KY 16 but this option proved too expensive and required many more intersections than the current proposed alignment.
2. In response to the future transportation changes, NKAPC has identified the need for the study area to have a "district study plan" conducted and incorporated into the next Comprehensive Plan update. This area is not the highest priority on their list of subject areas. The KY 17/I-275 interchange area and Ft. Wright corridor has been the first district study plan to be completed.
3. A Comprehensive Plan update is required every 5 years and the next one will be due next year. The schedule for the Taylor Mill project will allow for coordination with the upcoming update. The land use plan should coordinate with NKAPC and the Plan Commission's land use categories/designations.
4. NKAPC projects 6,000 new homes will be constructed south of Taylor Mill within the next 30 years. Keith believes that commuters will favor KY17 and the new realigned KY 16 as it is completed.
5. Population growth projections for Kenton County are extrapolated by traffic growth statistics.
6. The plan approval process typically has NKAPC as the final stop in the review process for projects. The City can make recommendations but does not have veto power.
7. The District Plan Study would be part of the Comprehensive Plan Update which is separate from changes to the City's Zoning Ordinance. The Zoning Ordinance is a separate document and a series of public hearings are required to make changes to it.
8. Several new zones will be created as a result of the Ft. Wright/KY 17 district study. A new "form based" town center zone will be included with the Comprehensive Plan Update.
9. In Taylor Mill there is a concern that the old residential areas have a constituency that is unwilling to see changes. The study area proposed by NKAPC went up to Oak Street in order to study transitions to the residential core of the City and the character of the corner lot there.

10. The KY17 District Plan is divided into sub-districts. The 40,000 trips per day opposite the new Walmart on KY 17 make for an opportunity for a transit node or other type of transit oriented development. There may be similar opportunities at Taylor Mill to accommodate enhanced public transit.
11. Creating devices for implementation of a land use plan will be a challenge. Ft. Wright is implementing a TIF for roadway, infrastructure, sidewalks and street lighting improvements in the KY 17 district area.
12. Zoning is a reactive tool. You need other positive aspects such as marketing projects and development opportunities. The code is the cookbook.
13. A traffic roundabout has been proposed on 17th. Dublin, Ohio has had some success with using roundabouts.
14. The Library relocated to further south to Independence. Library has discussed identifying a fourth site in Kenton County. NKAPC recommended that it stay in its current location south. Wayne Onsgst with the Kenton County Library System may be able to provide some information.
15. What is the future of Latonia Shopping Center in light of Wal-Mart opening?
16. The proposed town center zone has a 10% reduction on parking requirement
2 story building height minimum which would accommodate a neighborhood town center form.

Date of Meeting: March 1, 2006 **Re:** City of Taylor Mill I-275/Ky 16 Land Use
March 23, 2006 Study – Stakeholders Meetings

Location: City of Taylor Mill **Issue Date:** April 14, 2006

Submitted By: Sowles

In Attendance: **March 1, 2006**
Ms. Sara Voelker, City Commissioner
Ms. Lydia Sowles, Woolpert Inc.

March 23, 2006
Mr. Phil Peace, resident 1:15 pm
Mr. Don Bahr, Bank of Kentucky 2:30 pm
Ms. Sharon Rogers, Bank of Kentucky 2:30 pm
Ms. Lydia Sowles, Woolpert Inc. (all sessions)

ITEMS DISCUSSED

Community members and stakeholders were interviewed for the City of Taylor Mill's I-275/Ky 16 Improvement Area Land Use Study. The above attendees were interviewed on March 1 and March 23, 2006. The purpose of the interviews is to solicit input in regards to community and study area issues and priorities. Refer to the appendix of this series of notes for the stakeholder questions that were used to initiate discussion. The following was discussed:

March 1, 2006 **Sara Voelker, City Commissioner**

1. Sara has lived in Taylor Mill for 7 years and this is her fourth year on Commission. She grew up in Florence.
2. Positive Aspects of Study Area:
 - Sara moved to Taylor Mill because of ease of access to downtown and other areas. You have easy access to the highway but still feel secluded.
 - Remkes and the neighborhood retail are convenient.
 - Taylor Mill does not have an exclusive or elite attitude. Homes are affordable.
 - Right mix of development could fasten a sense of community.
 - Sidewalks and rural characters of community.
3. Concerns and Issues:
 - Sara has a concern with expenditure of tax monies on the land use plan when infrastructure problems such as Keevey Road still need to be taken care of. She does not believe the City should be involved with guiding land development in the study area.
 - Residents don't want the new KY 16 to become like Dixie Highway

- People both love and hate the proposed new road. There are mixed viewpoints on it within the community.
 - Has a concern with residents and people who don't even live here coming here – concern with more retail and more traffic.
4. Appropriate Civic Functions:
- Does not believe we need a new city building. The City does not have dollars to spend on something like this.
 - A Library would be okay.
 - There is no need for a community open space/town square – we have the park, enough dollars spent on the park already, stop with putting dollars in the park'
 - Post office may be a good addition (w/a drive thru).
5. Future Vision:
- Gateway development in the form of signage and landscape would be beneficial and should address both sides of interstate.
 - Sara is not against development, but should be feasible. City needs to be responsible with tax payers' dollars and not pursue a pipe dream like Crestview Hills Center.
 - Aesthetically would like to see an upgrade on appearances over the strip center and Remkes.
 - The grass median could span both sides of highway with landscaping.
 - Decent transit stops and bus accommodations could encourage riders and have a positive impact on traffic.
 - Appearance of the community entrance is important.
 - What are the opportunities for connections with the community with the plan? Sidewalks and other connections would support the neighborhoods and the businesses.
6. Greatest Challenges:
- Dollars.
 - Appeasing the majority of the people.
 - Creating connections to the community.
 - Enhancing and preserving green space.
 - Need to get a sense of the community. Vision of what they want to see and stay accountable to citizens.
 - Finding the right fit between developers and need – drawing the right kind to the community. Taylor Mill has developed a reputation with rejecting past proposals.
 - Doesn't see developers wanting to invest time and dollars into this location if they can go elsewhere.
 - Workshop could be successful if it's well advertised and impressed upon people that this is your opportunity to let us know what you want, opportunity for input.

These meeting notes represent our understanding of the discussion conducted. Please advise immediately of any corrections or omissions.

March 23, 2006
Phil Peace, resident

1. Phil has recently purchase a 6.8 acre parcel on Old Taylor Mill Road. He is currently renting a home in Taylor Mill and had purchased the property with the intent to build a new home. He and his family will be moving to Japan for 3 years soon and will wait to see how things develop with the road right of way acquisition and land use plan.

2. Positive Aspects of Study Area:
 - Idea of study is a very noble concept. The City planning for changes in this area is a good idea. It is good to keep commercial up close to the highway and away from residential areas, keeps them quiet.
 - Cost of land has escalated in Taylor Mill. It is a desirable place to live.
 - Idea of creating a gateway is a good idea to improve the face you put forward as you are coming off the highway.
 - Phil works in Sharonville. Taylor Mill is very accessible to work even that far north. It is close to Alexandria, Florence and the airport. His family mostly shops at Meijer at Alexandria and not a whole lot at Remkes. Thinks Remkes is expensive

3. Concerns and Issues:
 - There is no stop light currently planned for at the new KY 16 and Old Taylor Mill intersection. This will make it very difficult for people to access the shops and the senior housing the Mason's new development.
 - The proposed alignment for the connector to Davis Road realignment is taking a large percentage of his property. He hurried to get his property platted into 5 smaller parcels so he could defend the value of property with his negotiations with the Transportation Cabinet.
 - Phil has had a conversation with the Sanitation District regarding capacity of the public sewers for adding home sites on his property. They are ok with the 5 lots. They expect the future sewage treatment plant would take some load off the 8" pipe in Old Taylor Road. He is currently having negotiations with the Transportation Cabinet on sewer access to his property.
 - The City's moratorium had an impact on the timing of the subdivision of his property. He had to hurry to get it in place.
 - There is only gas station in town. He refuses to buy gas there since they doubled gas prices on 9/11.

5. Future Vision:
 - The business potential for properties deep in the SW section is limited but frontage parcels could be attractive to businesses. The back area is a good location for homes. On his parcel, he could maybe coexist with commercial up front with his home built in the back. The pond area could act as a buffer. It would make his wife happy to still be able to build a home on their property.
 - The core area should stay commercial. Doesn't see a whole lot additional commercial development happening.
 - Attention to quality materials is important. He takes issue with vinyl siding on the apartments. Solid brick is important to appearance and value of structures both within and beyond the district.
 - The existing businesses along Taylor Mill Road will be impacted. There will be less traffic.
 - Topography and hillsides in Taylor Mill currently help buffer residential areas. We should look at opportunities to use the hillsides as a way to buffer uses.

6. Greatest Challenges:
 - There will be resistance from residents along the roads to changing uses. Would not want to be in position of deciding what kind of commercial development is appropriate in this district.

These meeting notes represent our understanding of the discussion conducted. Please notify Woolpert, Inc. immediately of any corrections or omissions.

Don Bahr and Sharon Rodgers, Bank of Kentucky

1. The Bank of Kentucky is very interested in locating in the Taylor Mill area. If they could obtain a suitable site today they would move on it. They typically look for a full acre but have been able to work with $\frac{3}{4}$ acre sites in the past given proper ingress and egress.
2. PNC has held the corner lot location between Taylor Mill Road and Sandman Drive for about 10 years and will not sell to Bank of Kentucky. Not sure why they have not developed a new branch at this site.
3. The visibility and access from I-275 makes the area desirable.
4. The resident mix and demographics indicate Taylor Mill is a good healthy community. The Bank of Kentucky wants to be part of this community with a branch office and presence here. They anticipate a lot more growth will occur in this market area.
5. In locating new branches, they look for a retail destination in the vicinity like Remkes. They prefer stand alone out-lots vs. strip center locations. Preferences are to be located on the right side of the “going home” side of the street.
6. If the Davis property goes to commercial with something like office, that population will help support a branch office’s viability.
7. Once they have a presence in a City they are a good neighbor typically and get involved in the community. Could move on a project today if something becomes available but it looks like sites adjacent to the new road will be longer term in coming available.
8. They typically develop a 2000sf building with 3 drive-in bays, plus ATM and 24 parking spaces as minimum requirements.

Date of Meeting: March 9, 2006

Re: City of Taylor Mill I-275/Ky 16 Land Use Study – Resident's Focus Group Meeting

Location: City of Taylor Mill

Issue Date: April 14, 2006

Submitted By: Sowles

In Attendance: See attached sign-in sheet

ITEMS DISCUSSED

Community members and stakeholders were interviewed for the City of Taylor Mill's I-275/Ky 16 Improvement Area Land Use Study. Attendees were interviewed during a focus group meeting for the Mason/Ridgecrest Road residents on March 9, 2006. The purpose of the meeting was to solicit input in regards to community and study area issues and priorities. Refer to the appendix of this series of notes for the stakeholder questions that were used to initiate discussion. The following was discussed

1. Best Qualities of Taylor Mill:

- Image with neighbors – good community – very important – pull together
- Location is ideal. We have raised our kids here.
- A traffic light at Mason and Taylor Mill is desired.
- Nothing was here at first, recent changes with traffic impacts the neighborhood
- Good mix of residential and commercial but traffic makes it hard
- Desire to align Shoppes Drive with Mason intersection
- History and heritage is important more at stake than money and the bottom line
- Residential community (without business)
- Topography as a constraint
- Look beyond as to what is rest of the City
- Ask what will make people come here and spend money at local businesses
- Likes homes, comfortable fit, good place to raise kids, settle in
- Built home with personality where you can ride bikes, no two homes alike, larger lots are attractive
- Can get out and walk – no drive thru traffic, dead end street! Keep doors unlocked, know and trust neighbors, security
- Living in the country with all the conveniences
- Long-term residents, loyal to the City as well
- Neighbors help each other, support each other
- Everything is within 15 minutes
- Low crime rate in the City
- Is the City conducting the study just an attempt at keeping up with the neighbors (Cities like Wilder, Ft. Wright, etc.)

2. What do you want it to look like?

- As is – leave residential neighborhood alone
- Don't want to see property depreciated
- Don't want to drive thru an office parking lot or a gas station to get to home (history with gas station proposals)

- Previous proposals were not sensitive to left over pieces – all or nothing – piecemeal proposals are not desirable
- Fought (3) gas stations (1) sports park
- Street trees would be desirable in district
- Sidewalks
- What about other areas in the study district? There are homes there also.
- Want to be left alone – speaking for whole Mason/Walnut Street neighborhood
- Request is to be dealt with fairly and as a group
- Green space and buffers between what is developed – have a say in what goes on.
- Need avenues for getting information on proposals/development
- Corporate headquarters like CitiBank, Fidelity – Green space
- Retirement community
- 9-5 businesses not open late at night
- Retail oriented businesses will have too much traffic
- Some professional offices
- Community Center – place for 10-17 year olds to go
- Any additional traffic – need stop light at Mason and Taylor Mill. Traffic noise impacts residents on Taylor Mill Road.
- City is fortunate that no one has been seriously injured on road ways
- Assumption is that City wants the biggest bang for the buck at large parcel – does this mean they will take anything there?
- Traffic control needed for streets and driveways along Taylor Mill Road. Stoplights, combined frontage roads
- Consider lobbying State. Impacts available monies for City. State to retain ownership of Taylor Mill Road. Does the City have to accept the ownership of Taylor Mill Road if it presents a fiscal burden?
- Don't want to be left with a mix of uses – No piecemeal mixed uses or piecemeal development

3. Civic Functions

- It's a waste of monies if the City's goal is to general tax monies for construction of a city building – taking land that could generate tax income.
- Have beautiful park – it has cost a lot of money. Don't think City could afford 2 parks, also concern this is land that could go to other tax paying uses.
- Want to look at City expanding at current site. What do they need more room for? More efficient, less cost. What costs less and then to be more efficient in long run.

4. Challenges

- Traffic
- Residents want to be treated fairly in any dealings/proposals
- Need to protect themselves from renegade City Commissioners
- Marketing of area – views of the farm and other properties as you go south on new KY 16 are not attractive entrances
- People may be unwilling to sell

APPENDIX B

PUBLIC WORKSHOP #1 MEETING MINUTES

Date of Meeting: April 4, 2006
7:00-9:00

Re: I-275/Ky16 Improvement Area
Land Use Study
Workshop #1 Summary

Location: Taylor Mill

Issue Date: April 7, 2006

Submitted By: Katie Bower

In Attendance: (See Attached Sign-In
Sheets)

ITEMS DISCUSSED

The Taylor Mill public workshop began on April 4th to discuss the I-275/ Kentucky 16 improvement area land use study. Tuesday's meeting was attended by approximately 45 people. The workshop began with Jill Bailey, from the city of Taylor Mill, and Lee Flischel, from Woolpert, giving an overview of the project and goals. Lydia Sowles from Woolpert then discussed the project in more detail showing different mapping of Taylor Mill which included existing land uses, zoning, topography, circulation and parking just to name a few. Steve Evans from Property Advisors presented an overview of the demographics and market study for Taylor Mill and the study area. Chad Adkins, also from Woolpert, presented images of examples of buildings and streetscapes that can be associated with various land uses. The images showed examples of the potential character Taylor Mill could achieve.

The second half of the workshop featured work exercises for participants. Dave Ziegman from Woolpert presented 3 questions for the attendees to answer within groups of 6-10. The questions were as follows:

1. What are your goals for the future study area?
2. What changes or improvements would you like to see in the study area?
3. What are the greatest challenges for the future of the study area?

Each group had approximately 20 minutes to discuss each question before presenting their thoughts and ideas to the entire room. A total of 6 groups were formed and below is a summary of their thoughts and ideas.

Group 1 (primarily lives on Honeysuckle)

- Likes the rural feel and convenient location of Taylor Mill
- Incorporate a nature preserve
- Incorporate a new gateway into Taylor Mill.
- Need a traffic signal at Honeysuckle and KY 16
- Keep residential feel, no more commercial
- If new commercial is developed should be no more than 2 stories
- No bus hub

Group 2

- Improve access to residential
- Some commercial growth is okay but should be limited
- East of Taylor Mill could be developed as office
- West of Taylor Mill limited retail

- Incorporate greenways with new road and rustic feel such as rock walls
- Consistent image throughout Taylor Mill
- Sidewalks
- Bike trails
- Natural areas
- Parks
- If a new large residential area is developed should incorporate a park into it
- Should respect land owners and try to find a compromise

Group 3 (lives near Mason Road and Old Taylor Mill Road)

- Preservation of existing neighborhoods
- Safe pedestrian access from residential to commercial
 - Sidewalks
 - Crosswalk
- Create a gateway-preserve eastern side of I-275
- Preserve green space
- With new businesses avoid any that would cause high traffic volume
- Area could use a nice restaurant, doctors office, nice hotel
- Provide nice bus stops with pedestrian access to them
- Use Old Taylor Mill as a bikeway
- Water pressure should be increased
- Provide a good flow of traffic
- Preserve the undeveloped area on the east
- Prevent a bottle neck at Davis Property
- Improve existing retail with architecture, landscaping, and signage
- Learn from the mistakes in other areas
- Preserve the topography
- Preserve the unique character of Taylor Mill
- Make commercial compatible with Taylor Mill

Group 4 (Lives at Taylor Creek subdivision)

- No overbuilding of commercial
- Maintain residential feel
 - No commercial development at gateway points
 - Question if commercial and retail can even be supported in Taylor Mill
 - Enhance residential image
 - No large bus hub
 - Stay consistent in feel
 - No forced selling

Group 5

- Attract business that will flourish in the area – not big box
- Include retail shops with living above-mixed use
- Movie, entertainment, family recreation
- Provide a retirement community
- Provide condos
- Safe pedestrian access from residential to commercial
- New signature gateway with Taylor Mill logo
 - Mill with water wheel

- Walking/bike trails
- Municipal building for teens and seniors
- Nice independent restaurant, no franchise, (Irish pub)
- Get business that will last and grow
- Funding with no tax increase
- Limit traffic congestion
- Small parks
- No parking in front of retail and office

Group 6 (Mason Road area)

- Remain residential
- Better traffic flow with new road
- Sidewalks and pedestrian connections
- Improved streetscape and trees
- Consistency throughout
- Does not want Taylor Mill to change

APPENDIX C

PUBLIC WORKSHOP #2 MEETING MINUTES

Date of Meeting: April 5, 2006
7:00-9:00

Re: I-275/KY 16 Improvement Area
Land Use Study
Workshop #2 Summary

Location: Taylor Mill

Issue Date: April 7, 2006

Submitted By: Katie Bower

In Attendance:

ITEMS DISCUSSED

The second day of public meetings featured an informal open house to review preliminary land use alternatives for the study area and discuss either one-on-one with the planning team members or comment in written format. Three possible land use concepts were developed and attendees were invited to walk around, view the preliminary alternatives and ask questions and comment on the plans. The second day of the meetings received a similar turnout to the previous day with 40 to 50 attendees. The following is a summary of the written comments collected from the meeting.

The overall reaction of the plans was fairly consistent. The majority of the comments were in favor of concept one, which represents little change to existing land uses adjacent to the new roadway. However some comments indicated the concept was too extreme in its designation of conservation areas on steep hillsides. The comment read, "Concept one is the least intrusive-but still a big disappointment". Overall, the response was that concept one would keep Taylor Mill as close to the existing community character as possible, once the new road was built.

Reaction to concept two and three on the other hand was mixed. Some comments stated that the other 2 concepts were acceptable while others disliked the plans. The main comment of concepts 2 and 3 was the concern of balancing the existing residential feel with the increase of retail and office. One person wrote, "Concept 2 seems to be a nice blend of the existing with allowing benefit and growth of Taylor Mill".

Overall the community does not want the study area to turn into a highly commercialized interchange as already seen in several surrounding communities. People are concerned that if new development occurs, the value of their homes would decrease as well as the loss of the rural feel that so many residents love about Taylor Mill. Copies of comment sheets submitted to date are included in the following pages.

COMMENT SHEET

I-275/KY 16 Improvement Area Land Use Study

Represented by →

Name (optional)	Address
ARTHUR + MARIE ROBKE	715 HONEYSUCKLE DRIVE
DONALD ROBKE	

Comments

Current traffic congestion issues near the existing Remko's strip mall, KFC, and McDonald's should be a primary concern. It appears as though some thought has been put into that.

A traffic light at the intersection of "Honey" and the new Taylor Mill/KY16 will be a must. Let's include it in the initial plans and avoid the death statistics.

I think consistency in the zoning/planning is essential. If an area is mainly multi-family (R-2), with 1 or 2 homes intermingled, change it to all multi-family. I'm sure those individual home owners (R-1) will be more than happy to sell at the right price.

Mail comments to:
 Jill Bailey
 5225 Taylor Mill Road
 Taylor Mill, Kentucky 41015

Thanks for your time and consideration.

COMMENT SHEET
I-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address
Cindy Cahill	Real Estate Office Shopper of Taylor Mill

Comments

Concept 2 - seems to be a nice blend of the history with allowing benefit & growth of Taylor Mill.

Mail comments to:
Jill Bailey
5225 Taylor Mill Road
Taylor Mill, Kentucky 41015

COMMENT SHEET

I-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address
Donna Baker	749 Beach Drive

Comments

Of the 3 Concepts, I like Concept 1 the best. One of the things I like about T.M. is it still looks small town & it's still green.

My second choice would be Concept 3, leaving green space in the large residential area and keeping the office up by the highway. If the Mason/Walnut section became office space, how would traffic flow in & out?

Mail comments to:
Jill Bailey
5225 Taylor Mill Road
Taylor Mill, Kentucky 41015

COMMENT SHEET
I-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address
Lisa Blank	Ridgside Ct

Comments

Please Allow us the courtesy of notifying us if you plan to build Commercial behind my home. I want plenty of notice to sell my home. (Before I lose property value) I have lived in Taylor Mill for 15 years. I recommend residential development if it must be developed. Keep Taylor Mill the bedroom community it has been. That was what has made it attractive!

Mail comments to:
Jill Bailey
5225 Taylor Mill Road
Taylor Mill, Kentucky 41015

COMMENT SHEET

I-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address
Maureen & Bob Brown	5132 Taylor Mill Rd 859/371-5894

Comments

If Walnut Street is developed on one side, we would appreciate both side being zoned the same.. so that both sides of Walnut could be developed... Offices or whatever... No Hurry !!

Mail comments to:
Jill Bailey
5225 Taylor Mill Road
Taylor Mill, Kentucky 41015

COMMENT SHEET

I-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address

Comments

~~Concept~~

Concept - It would keep Taylor Mill as close to the existing small community - that I + most Taylor Millians moved here for!
We don't need to be another Florence or Crestwood Hills!!
We don't need empty strip malls or multi family units.
Single Family + Greenspace -
Safe Walking, Biking is what is needed!!

Mail comments to:
Jill Bailey
5225 Taylor Mill Road
Taylor Mill, Kentucky 41015

COMMENT SHEET
I-275/KY 16 Improvement Area Land Use Study

Name (optional)

Address

Comments

I'm wondering why we even had the discussion of what Taylor Mill should look like in the future - concept 1 is the least intrusive - BUT STILL A BIG DISAPPOINTMENT.

I feel this is all 30 years too late. All concepts destroy the quiet, green space. It's a damn shame that all is money driven.

Mail comments to:
Jill Bailey
5225 Taylor Mill Road
Taylor Mill, Kentucky 41015

COMMENT SHEET

1-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address
Ray Anne Best	651 S. Mason Rd.

Comments

Concept 1 - best option for me + my family
Concept 2+3 create a need to request fair and equitable process. If any retail is developed on S. Mason Rd. and residents ~~are~~ remain this may be unsafe and decrease property value as well as increase traffic on the road. This is a concern with young children.

Mail comments to:
Jill Bailey
5225 Taylor Mill Road
Taylor Mill, Kentucky 41015

COMMENT SHEET

I-275/KY 16 Improvement Area Land Use Study

Name (optional) <i>Robert Berning</i>	Address <i>6142 Ridgeside Ct</i>
--	-------------------------------------

Comments

In order to maintain the current feel of living in Taylor Mill. There will need to be heavy tree buffer areas between my additional building projects. If I wanted to live in Florence I would have moved to Florence.

Mail comments to:
Jill Bailey
5225 Taylor Mill Road
Taylor Mill, Kentucky 41015

COMMENT SHEET

I-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address
Wayne Geers	647 South Mason

Comments

Liked Plan #1.

Unsurely Disliked Plan #3.

Mail comments to:
Jill Bailey
5225 Taylor Mill Road
Taylor Mill, Kentucky 41015

**RESPONSE TO LAND USE PROPOSALS PRESENTED BY WOOLPERT, INC. TO
CITY OF TAYLOR MILL**

April 5, 2006

**Comments prepared by: LORNA AND DENNIS HARRELL
686 RIDGE ROAD, TAYLOR MILL, KY 41015
859.581.8052 harrellky@fuse.net**

We attended both sessions of the land use workshop presented by Woolpert, Inc. at the Taylor Mill Fire House on April 4-5, 2006, and have rather extensive comments based on a holistic perspective of the study area, personal interest as property owners, and long-term familiarity with the City of Taylor Mill. We would like to commend the city for taking a more comprehensive approach to future planning than has sometimes occurred in the past. We also appreciate the opportunities for public comment Woolpert provided through workshops and focus groups and their willingness to listen to our concerns.

Holistic Perspective

We understand the city's desire to establish a definable city center, particularly in light of coming changes with the realignment of KY 16. We endorse the concept of an attractive gateway that lets visitors and residents know they are in Taylor Mill. To that end, we would like to suggest that gateway landscaping and signage be placed for maximum visibility. Among suggestions made by Woolpert was placement of the gateway at the right turn from eastbound I-275 on to Taylor Mill Road, near the Masonic property. From our experience of frequently turning right at that intersection, we have concerns that placement of the gateway at that intersection could obstruct visibility and dampen traffic flow by its distraction. We believe a more appropriate location for the gateway would be on the opposite side of Taylor Mill Road on land that will become available when that portion of the road is abandoned. We will discuss this possibility in greater detail later.

We also want to express concerns regarding traffic patterns in the vicinity of the Shoppes of Taylor Mill. We think further study of the area is necessary to ensure that the shopping center, which has become vital to our community and indeed is its heart, thrives not only during road construction but also in the years following. Taylor Mill simply cannot afford for this business center to decline and we believe in the best interest of all for the city to encourage further conversations among representatives of the city, KYTC, Ramko's, the leasing agency and any other interested parties. Several years ago, John Heitman of OKI performed a traffic management study of that area. It may be beneficial to involve John or another OKI traffic manager in this discussion.

With regard to traffic on the first segment of the future new road, we believe care should be taken to ensure smooth flows of traffic. For this reason, we question if additional residential growth in that area is desirable because of the amount of traffic it may generate during peak times. We have also heard the land in that vicinity may be appropriate for a new city building/civic complex and suggest examining how much traffic such a complex would generate as compared to residential use. (OKI has this kind of data for our region). This potential site for city services also seems to be convenient for residents as it is close to other amenities and is on the way to and from work for many residents.

While we understand the goal of the second evening of the workshop was to present future options, we feel it also is important to focus somewhat on aesthetic improvements in the interim. Some strategies should be considered to soften the hard-scaping of present business areas and to encourage the fast-food businesses to be more diligent about cleaning up trash. For the longer-

term, the city may want to consider the establishment of a beautification committee and/or tree board, for which some community grant sources exist. Given the high level of community involvement and volunteerism noted by Woolpert, the establishment of such committees should be feasible with good leadership and support from Council, as well as good outreach to attract potential participants.

As a final comment concerning land use on the west side of present Taylor Mill Road, we would like for current residents to receive careful consideration, including those along Honeysuckle Drive, who have recently had the ambiance of their neighborhood disrupted by the Masonic development. We believe the concerns of the family of Lisa Hughes deserve special consideration, because the land on which she lives has been in her family for generations and is a remnant of a huge tract, which includes much of present Taylor Mill and Covington. Respecting that family's heritage and wishes seems appropriate. We were heartened by the fact that all the plans preserved significant acreage of this area as is. Should the city locate municipal buildings there, perhaps hiking trails could be planned.

South Mason - Ridge Road Neighborhood

Our home at 686 Ridge Road is among about 15 residences in the South Mason-Ridge Road area (SM-RR) which the city is well aware is a close-knit neighborhood and includes families that have occupied some homes for generations. We would like Woolpert and the city to consider the merits of treating our neighborhood somewhat differently than the Walnut Drive area for a number of reasons:

- The vintage of housing in the two areas differs. Most homes on Walnut are small ranch houses, built after World War II and have small yards. In contrast, the homes in SM-RR are more varied, with some approaching 100 years old and others relatively new (including one that recently sold for over \$300,000). In addition, many of these homes have been extensively remodeled in recent years. Finally, yards in the SM-RR neighborhood are generally somewhat larger than in the Walnut Drive neighborhood.
- Our neighborhood includes a few "landmark" homes, including our home, another older farmhouse and a former schoolhouse. In terms of vintage, ours is the oldest neighborhood in Taylor Mill that is still relatively intact. The road system in SM-RR has existed for about 200 years when it was planned to connect the Banklick Creek area with the ridge on which the city is now principally located.
- Given the unique attributes of SM-RR and, if there were to be changes, we suggest that mixed residential-office use may be more appropriate for the neighborhood rather than just "office", as proposed in Woolpert's third plan. We believe some properties could be attractively adapted to other uses as properties change hands over time, thus preserving some of the area's unique structures, larger trees and green space. Planning for pedestrians would be an important aspect of making such a mixed-use area feasible.
- Also from what SM-RR residents have observed at city council meetings and in other venues, there is eagerness among some Walnut Drive residents to see land use changes in that area, whereas such an interest to sell has not to our knowledge been voiced by the SM-RR residents. We believe the rights and concerns of citizens who live in the neighborhood should be respected.

We understand that the new road alignment will involve abandoning a portion of Taylor Mill Road that forms a boundary for our neighborhood and would like the City of Taylor Mill to request that the state return this area to green space. The SM-RR neighborhood has twice been

affected by major changes in Taylor Mill Road and the development of I-275. Some of us have had our yards and driveways reconfigured twice, not to mention cracks to our homes occurring during blasting (for which the state provided no compensation). We think it would be wonderful if the surplus land resulting from the road relocation could be a green visual and sound buffer between our neighborhood and the new alignment. Such an area would have great potential as an attractive gateway to the city. As opposed to the gateway near the Masonic property proposed by Woolpert, this area provides much more visibility and affords a larger space for signage and attractive landscaping.

We also noticed that one plan presented the second night of the workshop showed a small retail space in this abandoned road area, almost in front of our property. Not only would such a retail area be too small to be worthwhile and require creative buffering, but it would also be counterproductive to the goals of removing bottlenecks and smoothing traffic flows in the area of the new alignment. In speaking with Woolpert staff about this concern, they acknowledged that commercial development may not be an appropriate land use at that site nor do we think anything else that would generate traffic would be appropriate. The last thing Taylor Mill needs at that juncture or as drivers approach the on-ramp to 275 is more traffic! We also find the prospect of 24-hr. lighting in an area adjacent to our front yard extremely distasteful and intrusive.

Recommendations and Long-Term Outlook

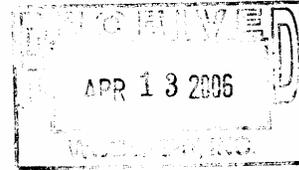
Regarding the meetings early this month, we thought they were well done, but suggest citizens need more detail about what intersections, gateways, businesses, etc. could look like. People unfamiliar with planning concepts need more visuals to understand set-backs and buffering, for example. Handouts to accompany a PowerPoint presentation would be helpful.

At the risk of sounding like real "old-timers" (which we are), we would like to offer some comments on the unique character of Taylor Mill and ideas for its future. Lorna has been familiar with Taylor Mill since moving with her parents to 686 Ridge Road in 1956. Dennis and Lorna bought their first home on Winston Hill Drive and lived there five years. After the death of Lorna's father, we moved back to the city after investing in a major renovation to the family home. Prior to making that renovation, we consulted with city officials and were assured that no major commercial development was foreseen for our side of Taylor Mill Road.

With this historical perspective and in the context of what has happened in other Kenton County cities, we would recommend that the city try to develop a "city center" that would be unique, functional and aesthetically pleasing. Taylor Mill has changed dramatically since its early days as a city, but families still choose to live here for its somewhat rural and friendly ambience. Other nearby communities seem to have sacrificed their unique character and sense of place to opt to look like so many other ugly commercial developments that have sprawled near the exits of interstates all over America. They all look similar, often temporary, and lack enduring qualities that could reflect the character of their communities. Some people may think that's "progress", but our travels to Europe and elsewhere in the U.S. have informed our thinking that there are better ways to redevelop areas, ways that can instill pride and lift people's spirits. We would be proud to live in a community that retained some of its unique rural character while still providing 21st century services. Let's make Taylor Mill a "stand-out" in that respect instead of a "blend-in" with suburban sprawl.

Thank you for the opportunity to comment so freely on the land use plan. As in the past, we are willing to serve on groups dedicated to the quality of life in Taylor Mill.

4/9/06



Dear Mrs. Baily:

This letter is in response to the planning meeting that you hosted to gather resident input regarding the future development of the City of Taylor Mill. First, I wanted to commend the city management for going to these great lengths to acquire resident opinions regarding our great city! That is precisely one of the reasons that I love living here!!

As you know, my family originally owned 10,000 acres, extending from Rittie's Corner to Sunny Acres, and it was purchased for \$.50 an acre! My parents were split on the property issue, as all of my mother's family lived in Florida-so she would have loved to live there. But, my Father was so passionate about this area, and our family legacy, that Mom always knew that she would be here until she died!

Dad raised us all to be very proud of our family history, and the property that we grew up on. We can still see the outline, in the grass, of the log cabin that my Father was born in during the summer time!

One of the most awesome things about living in Taylor Mill is it's rural feel, with all the advantages of being near the city! I had the best childhood ever here: playing in the woods, catching salamanders and crowdads in the creek, waking up and watching the deer drink out of our pond, looking down the street and seeing the occasional wild turkey running, and catching a glimpse of that rare heron standing in the lake! All those things put together the best book of memories any kid could ask for, and my children are starting their own books! I am so afraid that their memories will be drastically reduced with the potential developmental plans for the City! We have already lost so many acres of forest with the current subdivisions, and 1500 more homes are being put in as we speak!

All of the green-space is what makes Taylor Mill special! People moved here for that reason-they didn't choose Edgewood or Villa Hills, they chose us and if we change visually, we will let them down! We need to stay special, to keep our home-town feel, so we stay unique! If we change zoning to include office and multi family, Taylor Mill's Gateway will look like any other city and we will have lost our appeal.

Option #1 is the best choice, as it keeps our city as much like it is now as possible with the new road coming through. In addition to option #1, I would love to see a Mill built, at the Gateway

to the city, (and make the Mason's foot the bill since they tore down the mansion and aren't paying any taxes!!)

I was thinking that an area with walking trails around the mill, park benches, post lanterns, trees, an ice cream store, etc... things that would be conducive to moonlight strolls and meeting neighbors- with the Mill being the center of it all! That would be an awesome way to make the city memorable, and to make people want to visit and move here! (But if you enter Taylor Mill and see more Multi Family and Offices than are already there, that would REALLY detract from the whole aura of the City.

If for some reason Option #1 is not chosen, PLEASE, PLEASE, PLEASE do not change the zoning on the parcels of land on Honeysuckle: i.e.: the Kahman farm (which is owned by Mr. Berling) , the Winston property (which is owned by Mr. Berling), and the Davis Farm (which is owned by the Davis Family).

Changing the zoning on the first parcel would totally change the look of the entire city, by allowing either offices or multi-family dwellings. This would make the entrance to Taylor Mill look like any other city around here, and we would totally lose the rural feel that draw so many people here to begin with! The more developments that are built, in other areas, the more people are looking for rural locations to move to! If we change that about our great city, we will lose a huge group of future residents! This will become an issue in the near future, as many of our long-time residents are getting up there in years. We need to keep in mind that we will be needing to bring in a new population in a few years, and if we change our biggest asset, how are we going to draw them here??

Changing the zoning of the Davis Farm and the parcel at the end of Honeysuckle would obliterate the rural feel of Taylor Mill, and would drastically disturb the wildlife residing there! If this happened, my children's books would turn into "Cliff Notes" with more memories erased with each and every new development!

We need to preserve this large expanse of green-space for a nature preserve for our future generations! Be proactive and keep a large expanse of our environment intact! If money is an issue (what isn't it?), charge residents a yearly park fee in order to preserve it.

Thank you so much again for this opportunity to express my opinions and to be part of the

planning process for our city. As were my ancestors, I plan to be here until I die-and have my ashes sprinkled in the woods that have been in my family for over 150 years-

(please make your decisions so that they will still be there!)

Sincerely,



Lisa Winston Hughes R.N., B.S.N.
797 Honeysuckle Drive
Taylor Mill, KY 41015-2021



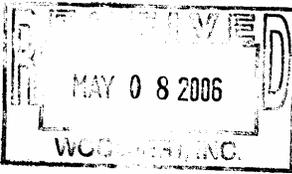
James Robert Hughes



Kristin Marie Hughes



Allison Marie Hughes



COMMENT SHEET
I-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address
BRIAN HENDERSON	721 Honeysuckle Drive Taylor Mill, Ky 41015

Comments

- of the 4 proposals my preference would be to see Alternative #1 be used.
- Alternatives #2A & 2B would displace myself - but from a "city" standpoint they would, in my opinion, make a whole lot more sense for the city than Alternative #3.
- Alternative #3 - seems to me to a very poor choice in light of this area being the "Gooze Way" to Taylor Mill.

Mail comments to:
Taylor Mill Land Use Study
5225 Taylor Mill Road
Taylor Mill, Kentucky 41015

Sowles, Lydia

From: Jill Bailey [jcb Bailey@taylormillky.gov]
Sent: Thursday, May 11, 2006 12:35 PM
To: Sowles, Lydia
Subject: FW: land survey opinion

A comment I received from Robin Denny who is a resident on the South side of Walnut Drive.

Please include it in your files.

Thanks.

Jill

From: Robin Denny [mailto:rdenny2003@yahoo.com]
Sent: Wednesday, April 26, 2006 8:14 PM
To: Jill Bailey
Subject: land survey opinion

Hi Jill,

It's Robin Denny....wanted to give my thoughts on this.
What appealed to me about moving to Taylor Mill 7 yrs.ago is the older homes and their beautiful green yards with the huge old trees.Land.Undeveloped beautiful land.
Do we truly need more stores,offices,etc.?
I want to stay in my home and would be very disappointed if this area became commercially developed.However if that is not meant to be then I'd better get let in on the good houses for sale in Taylor Mill! Haha!
Thanks for your time.

Robin Denny

Blab-away for as little as 1¢/min. Make PC-to-Phone Calls using Yahoo! Messenger with Voice.

7/27/2006

APPENDIX D

PUBLIC WORKSHOP #3 MEETING MINUTES

Date of Meeting: June 14, 2006
7:00-9:00

Re: I-275/KY 16 Improvement Area
Land Use Study
Public Meeting #3

Location: Taylor Mill Fire
Department

Issue Date: June 15, 2006

Submitted By: Adkins

In Attendance: (See attached Sign-in
Sheet)

ITEMS DISCUSSED

The purpose of the third public meeting was to present the Draft Land Use Plan to the City and Public, and to receive comment on the plans in order to complete the Final Land Use Plan. The meeting started off with an introduction by Jill Bailey and Woolpert staff presented the Draft Land Use Development Plans. After the presentation, citizens were encouraged to comment on what they saw and heard. Boards were also displayed around the room that showed large-scale images of the Draft Land Use Development Plans.

The presentation began with a brief project description, followed by a summary of the findings from the Phase I and II document that was submitted to the City of Taylor Mill in April 2006. The presentation also presented the three alternative land use plans that were presented at the second public workshop, and described the process that was used to refine those plans into the Draft Land Use Development Plans. The planning components (Land Use) were described in detail, and then the plans were formally presented. Design Guidelines were then presented and the presentation was concluded with a walk through of the next steps needed to get the plan approved by City Council and adopted into the Kenton County Comprehensive Land Use Plan Update.

During the presentation, several questions were asked:

- How long-term is long-term?- 20 to 30 years, but it is difficult to project that far into the future. Planners like to plan in 5 year increments, and plans should be evaluated every 5 years.
- How tall will buildings be?- Buildings will have a maximum of three stories.
- Will the Design Guidelines disallow single-story buildings?- No.

After completion of the presentation, citizens from the crowd responded with several comments and questions. The questions are summarized and listed below (Questions were answered by Woolpert staff):

- How will buffering eliminate views onto adjacent properties?- Through the landscaping standards established in the Design Guidelines and the buffering requirements.
- Will light pollution be dealt with?- Yes, there are initiatives underway that will allow the City to enforce Light Pollution codes- Dark Skies.
- Who pays for implementing the landscaping standards in the Design Guidelines?- Developers will pay for all required landscaping and other amenities that are established in the Design Guidelines as well as in the Landscaping requirements section of the Cities Zoning code.
- How does Zoning work?- Zoning is a tool the City will use to enforce the land use recommendations found in the I-275/ KY 16 Improvement Area Land Use Study. If a zoning

change application comes before the City that does not comply with the land use plan, than the City has authority to decline the application.

- What about the citizens who live on Sandman Drive in Covington and have to drive through Taylor Mill to get anywhere?- This is a tough question, but the land is zoned as R-2 (Multi-Family). Most likely these lands will remain as single-family in the long-range.
- Have the proposed developments in Covington been considered?- Most likely this land is too constrained to develop, or will be very costly to develop. If it is developed, access to the site will need to be determined and the impacts calculated. This will have to be dealt with at that time.

A statement was also made that citizens need to be involved in the Kenton County Comprehensive Plan Update, and their ideas about landscaping standards should be included in the Update.

After the presentation several discussions were held:

- Strategies/requirements for zoning text and map amendments will be discussed further between the City and Woolpert.
- Will the meeting on June 20th be open to the public?- Yes, it is a regular council meeting.
- What document will be presented on the 20th? It will be the Draft I-275/ KY 16 Improvement Area Land Use Study and the Design Guidelines may not be complete at that time.

Citizens were also encouraged to fill out comment sheets and turn them in. Below are the comments sheets received at the meeting. Additional comment sheets will be handed into the City within one week of the meeting, or by June 21.

COMMENT SHEET
I-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address
Jeff & Dawn Groneck	6146 Ridgeside Ct Taylor Mill, Ky 41015

Comments

As residents of the largest subdivision in Taylor Mill (Taylor Creek) our primary concern is maintaining adequate buffer areas of existing tree lines. Land use outside of our subdivision is subject to change at any time and any plans to reduce natural existing barriers should be strongly objected to. Prediction of single family alongside our neighborhood should not comfort us because we understand the plans are subject to change. Mature wooded areas should be preserved as much as possible for a buffer instead of replanting that will

take years to fill in and mature.

Mail Comments to:
Jill Gulley
6225 Taylor Mill Road
Taylor Mill, Kentucky 41015

COMMENT SHEET

I-275/KY 16 Improvement Area Land Use Study

Name (optional)

Address

Just Blank

6141 Ridgside Ct.

Comments

Since I look up to the "fixed use" area the idea of office lighting & looking @ parking lots is not attractive. The "Working" idea across a five lane road is not easy to see. Several floor buildings is also not attractive. Every picture you showed had parking in front of it.

Also money for beautification - This is an
idea -
But get a good idea for Taylor Creek
Cemetery property. Shows that Taylor
Mill

Mail comments to:
Jill Bailey
6226 Taylor Mill Road
Taylor Mill, Kentucky 40376

Kenton County
Land Use

May Area Planning District - Newport
351-8980 - Keith Loper

COMMENT SHEET

I-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address
Liz Hughes	757 Honeysuckle Dr.

Comments

Totally against offices or multi family on Honeysuckle (the Beuling property formerly Hobson's farm). None of the neighbors want it either (except for the Beuling) only single family. This will take away part of the gateway of Taylor Mill & its vision.

Their gateway should include a large mill (ask the Havers to donate it since they don't pay any taxes) instead of more gateway. This would really impress people & make them want to visit us more often.

also a civic center around gateway with lots of benches. Lots of benches along walkways.

no offices & a stadium because we don't want the city to be a fair dept. or with an apartment. Please make mixed use buildings different but compatible to local character - w/ historic look businesses open to custom built styles.

like clock tower & lakes down @ mill.

like local requirements necessary for...

COMMENT SHEET

I-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address
Lorna & Dennis Harrell	686 Ridge Rd.

Comments

We understand the very long-term nature of the plan. However, for that time interval, we would prefer that our 5 Mason - Ridge neighborhood be "mixed" use as that leaves more options open now than including provisions of some years which have not yet.

Thank you for your presentation.

Mail comments to:
City of Taylor Mill
6800 Taylor Mill Road
Taylor Mill, Kentucky 40376

COMMENT SHEET

I-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address
Rick Mueller	

Comments

I THINK THE PLAN NEEDS MORE
COMMERCIAL DEVELOPMENT. SINGLE FAMILY WILL
NOT GENERATE ENOUGH TAX REVENUE.

Mail comments to:
Bill Bailey
5225 Taylor Mill Road
Taylor Mill, Kentucky 41015

COMMENT SHEET

I-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address
Talkbert, Susan	701 Taylorspring Dr. which abuts honey suckle Dr.

Comments
<p>I appreciate the opportunity to attend this. I am new to the area living in Spring Hill Village. I just want to know what is going on. Especially since the small quiet road of Honey Suckle will become a major thoroughfare. very close to our back porch.</p>

Mail comments to:
Jill Bailey
5225 Taylor Mill Road
Taylor Mill, Kentucky 41015

Sowles, Lydia

From: Jill Bailey [jcbaily@taylormillky.gov]
Sent: Wednesday, June 14, 2006 6:07 PM
To: Sowles, Lydia
Subject: FW: Land Use Proposal

FYI...I received this comment today. Please include with your records. Thanks.

Jill

From: JEFFERY POLAND [mailto:jeffpoland@insightbb.com]
Sent: Wednesday, June 14, 2006 2:19 PM
To: Jill Bailey
Subject: Land Use Proposal

Jill,

Our church has VBS this week and I will not be able to attend this evenings meeting on the land use proposal. However I am interested in the proposal and decisions. My thoughts are as follows:

First of all I will remind you and the city that I am opposed to any road plan that would alter the current environment along Old Taylor Mill Road.

That being said I would like to see the area outlined in the map to be limited to either all green space or single family housing (with restrictions). This of course excludes the Shoppes of Taylor Mill. However the ingress and egress of the Shoppes of Taylor Mill could be better designed and this should be considered in the project. I would not like to see any further commercial development than what is already in place. In fact I would like to see the fast food establishments moved.

Primarily my concern is to make the Gateway to Taylor Mill as subdued and non obtrusive as possible. We do not want to be another Dixie Hwy or Buttermilk Hwy. I have lived here for over 14 years and moved here because of the serenity of the community and especially the Old Taylor Mill Road environment.

Thanks for allowing my input.

Jeff Poland
710 Lakewood Dr.

6/15/2006

June 15, 2006

5110 Taylor Mill Road
Taylor Mill, KY 41015
859-291-1872

Hand Delivered

City of Taylor Mill
5225 Taylor Mill Road
Taylor Mill, Kentucky 41015
Attention: Mayor Kreimborg, Commissioners
and City Administrator

Mayor Kreimborg, Commissioners, City Administrator,

My name is James Wendeln. I live at 5110 Taylor Mill Road along with my wife Diane, and daughter Jessica. I would like to take a few minutes of your time to explain my thoughts related to the study area plans. My thoughts are more toward direction and stability than those of personal concerns.

I have lived and/or worked in the City of Taylor Mill for nearly 47 years. I have seen it grow from what it was to what it is now. Somewhere between 1975 and 1980, Taylor Mill lost out on a possible acquisition of the land now known as South Covington. Back then there was not nearly the development as there is today. For whatever reasons this area was lost to Covington, I cannot really say for since close at that age I was not really following these issues. I do know that the area was mostly, or all, unincorporated and services were provided by two different Fire Departments and two different Police Department. One of these Fire Departments and one of these Police Departments was from Taylor Mill. At the time the area did not seem to have potential and talk of annexation within the Taylor Mill Government seemed to take on a wait and see attitude. Until one day Officials within the City of Covington saw an opportunity and started the annexation process. Before long it became part of that city. Imagine what about and stability that would have today if that was all part of Taylor Mill.

In the early 1980's, it was evident that people began to take a closer look at the potential Taylor Mill has. If I remember correctly, residential development started then, followed by the development in the area of Taylor Mill Road and Old Taylor Mill Road in the north end. The city Officials at this time must have also realized that for the city to keep the level of stability and growth, there must be more sources of revenue. No one wants to have a tax base refined higher and higher each year. That would cause persons to be disinterested in coming in and others become frustrated to move out. Lets just face facts: Cities need revenue to keep providing quality services just as businesses and households do. And no one is going to be naive to think that taxes are never going to be raised, however, with a good balance of business and residential opportunities, it is possible to keep tax rates minimal from year to year.

I believe at this time, the City of Taylor Mill has more potential for growth, and may just be more desirable due to our location in Kenton County. We are just far enough without being too far. Our City services have grown through the years to become one of the best around. The time is right for Taylor Mill to move in a forward direction and to ensure stability by supporting a growth plan we now have thanks to the hard work of The Woolpert Company. This plan shows what is most desirable and what will work. I believe that this is as close to a win/win situation as can be. We now have a workable plan for a positive direction to give real stability to assure a future for residents and patrons of Taylor Mill. For those reasons I urge you as our voices of Mayor and Commissioners to support and move forward with this plan as soon as can be done. I support this plan and would like to offer my assistance if there is anything I am capable of doing for the City. I would also like to commend our Mayor, Commissioners, and City Administrator for taking the steps to get a plan formulated and involving the community. I find it very commendable and professional the way this process was completed and put forth. Thank you for listening to me and please do not hesitate to contact me anytime.

Respectfully,

James Wendeln

Sowles, Lydia

From: Jill Bailey [jcbaily@taylormilky.gov]
Sent: Friday, June 16, 2006 11:16 AM
To: Sowles, Lydia
Subject: FW: Contact From City Of Taylor Mill Website!

FYI...Received today.

Thanks.

Jill

-----Original Message-----

From: Treadhead9@aol.com [mailto:Treadhead9@aol.com]
Sent: Friday, June 16, 2006 9:35 AM
To: Jill Bailey
Subject: Contact From City Of Taylor Mill Website!

Contact From City Of Taylor Mill Website!

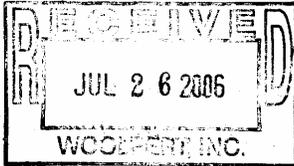
First Name: Janet
Last Name: Roy
Email: Treadhead9@aol.com
Address: 8258 Heatherwood Drive
City: Florence
State: KY
Zip: 41042
Phone: (859) 282-6520

Comment:

The land study use project could focus on the area of I-275 and Rt. 16 across from the old Feldman Estate. I grew up across the road from this former estate.

My family as all moved on now and this corner of the area across the street from Remke's would make excellent retail space.

I lived at the place where the huge lot is and that is of no value to the family now. The homes are old and damaged somewhat when the creation of I-275 came through.



7.10.06

COMMENT SHEET

1-275/KY 16 Improvement Area Land Use Study

Name (optional)	Address
Jayne Barnett	723 Honeysuckle Dr.

Comments

Well, no change is preferable but... change is inevitable. Thank you for being pro-active concerning this land use! The Mason's project was a tragedy so thoughtful consideration is wise. Obviously living on Honeysuckle where we do, we are affected tremendously by your decisions and would like to share briefly some thoughts.

1. I have no other alternatives to give you for which you may earn a tax basis from. I do not have a clear picture of our cities boundaries or undeveloped property so I'm not much for help currently.

2. What I hear is that you are leaning toward making what was Mrs. Koffman's farm into a commercial business district. Sigh. Change is inevitable. Honestly, I personally dislike it but can see benefits for the city. I am wondering, if that decision is made could the access road be made to go through that area and not our (Anderson/Barnett) driveway - with all the additional traffic flow! Our 'country' in the city home would not be

Mail comments to:
 Taylor Mill Land Use Study
 6225 Taylor Mill Road
 Taylor Mill, Kentucky 41015

same at all! It seems to make sense to have a road travel past businesses anyway. Have you all considered a possible new city building site in this area - or possibly Mr. Davis' land?

3. Speaking of Mr. Davis' land. We have a treasure! ~~There~~ there is a magnificent oak tree there. My boys have named her "Brenda" and take many hikes to go visit. I am not a great tree hugger, environmentalist but I do see God's creation as precious. "Brenda" is a gem. I think it would ~~be~~ the city to use her as a focal point of some kind.

Possibly sidewalk/trails - a small mill nearby - a gathering place for residents. The lake is nearby, could that be preserved and used by all/as well? Maybe Tipp Davis (estate executor) would donate this area in honor of the man? He told me he had the tree measured for age once, well over 100 years. I forgot exactly. Hmm, I could see a bronze statue of him near the tree. He said that under the tree (in the undergrowth around it) that used to be his air conditioning. Sure enough, it is cooler there! Keep this area natural, relaxing and welcoming. Not just another common subdivision only! Be different. Know who we are as residents. We aren't here because we want lots of subdivisions and rows of business fronts. The old, unrefined, natural, country setting with the convenience of close proximity to Cincinnati/Arpent... everything. Green is good for us... but I know change is inevitable.

I would appreciate hearing any comments to my thoughts and what directions/decisions you plan to take. Thanks for taking the effort to communicate & keeping the lines of communication open!

Sincerely,
Jayne Barrett

APPENDIX E

MARKET MIX OVERVIEW SUPPORTING DOCUMENTS

STUDY AREA DESCRIPTIONS

For the demographic overview, five market areas are referenced to describe the existing and projected demographic characteristics. They are the City of Taylor Mill, Trade Area, Kenton County, Greater Cincinnati Core Based Statistical Area (CBSA) and the United States. The purpose of establishing and analyzing these geographic areas is to determine existing demographics and economic conditions surrounding the subject property. Delineation of these market areas are defined below.

Taylor Mill – Taylor Mill is the city in which the subject property is located. This market area is represented to show demographic characteristics exclusive to the City of the subject property.

Trade Area – For the purpose of this report, each product-type analyzed had the Trade Area is defined as an approximate 4-mile radius from the subject property. In identifying the Trade Area, Property Advisors took into consideration several different scenarios based on drive time, multi-family apartment location, retail center location, office location, city boundaries and census tract boundaries.

Kenton County – Kenton County is the county in which the study areas are located. This market area is represented to show the demographic characteristics exclusive to the county of the subject property.

Greater Cincinnati Core Based Statistical Area (CBSA) – The Cincinnati CBSA consists of the Greater Cincinnati area. Containing 16 counties: Hamilton, Warren, Clermont, Butler, Clinton and Brown (Ohio), Boone, Campbell, Kenton, Gallatin, Grant, Bracken and Pendleton (Kentucky), and Dearborn, Franklin and Ohio (Indiana).

United States – Used mainly to compare and contrast the other market areas with the nation as a whole.

RETAIL MARKET ANALYSIS

Greater Cincinnati Retail Market

Within the Greater Cincinnati region, the four most active areas for development are Northern Kentucky, Northeast Greater Cincinnati in Warren County, North Greater Cincinnati in Butler County and the Midtown/I-71 Corridor. Developers are active in areas where the population is growing.

A summary of the retail supply by submarket is represented below.

RETAIL DATA BY TRADE AREA			
Trade Area	Total SF	Vacancy	Asking Rate/SF
Beechmont	3,380,943	5.2%	\$4.00-\$18.00
Eastgate/Milford	4,014,547	11.76%	\$3.00-\$17.00
Kenwood	3,517,632	8.73%	\$3.15-\$40.00
Fields-Ertel	3,987,098	8.82%	\$3.00-\$30.00
Florence	5,503,707	8.03%	\$5.00-\$22.00
Northgate	3,079,805	4.06%	\$5.00-\$17.00
Hyde Park/Norwood Ridge & Highland	3,213,627	10.63%	\$6.00-\$40.00
Tri-County/West Chester	7,902,339	10.25%	\$5.00-\$25.00
Forest Park	3,937,479	14.06%	\$6.00-\$22.00
Western Hills	3,696,526	13.71%	\$7.00-\$27.00
CBD	2,438,306	7.08%	\$9.00-\$28.00

Source: CB Richard Ellis, Market Outlook 2006

The following table summarizes the Greater Cincinnati Retail Market New Construction by Submarket.

RETAIL NEW CONSTRUCTION		
Area	2005 Actual SF	2006 Estimate SF
Beechmont	0	0
Eastgate/Milford	25,000	40,000
Kenwood	45,000	0
Fields-Ertel	280,000	190,000
Florence	15,000	230,000
Northgate	130,000	200,000
Hyde Park/Norwood Ridge & Highland	130,000	100,000
Tri-County/West Chester	770,000	1,000,000
Forest Park	0	140,000
Western Hills	100,000	0
CBD	0	0
Remainder of NKY	787,750	80,000
Total	2,282,750	2,340,000

Source: CB Richard Ellis, Market Outlook 2006

Greater Cincinnati Retail Highlights

- The most active retailer in the Greater Cincinnati area has been Super Wal-Mart, opening seven stores in 2005 with at least five more openings planned in 2006. There are currently 17 Super Wal-Mart's open, under construction or planned for Greater Cincinnati.
- Many Greater Cincinnati malls have announced plans to redevelop with streetscape/entertainment environment, including Florence Mall located along I-75 south, within close proximity of the subject property.
- New lifestyle centers continue to prove successful. Crestview Hills Town Center, within close proximity to the subject property, opened in October 2005, is a redevelopment of a former regional mall.
- New construction in 2006 is predicted to be concentrated in smaller strip centers that are located in close proximity to large lifestyle and community centers.
- Restaurants will continue to lead retail growth, and act as anchors for new developments.
- Banking institutions will continue to add store locations.
- Smaller developments will benefit from the high traffic counts created by the new construction of large community and super centers in 2004 and 2005.
- Main retail developments under construction in 2005 in Northern Kentucky include the Houston Road Corridor in Florence with Super Wal-Mart and the Crestview Hills Towne Center.
- New developments are chasing the new rooftops.
- Existing malls are renovating themselves to compete with the new lifestyle centers.
- Suburban retail growth is occurring through big-box centers and lifestyle center.
- Urban revitalization of retail is expected to be in the form of smaller unique boutique shops and local retail rather than big box developments or major chain retailers.

Supply and Demand Analysis

The retail market of Taylor Mill consists mainly of service-oriented retail. The Shoppes at Taylor Mill shopping center located in Taylor Mill. The Shoppes at Taylor is a 70,000 SF, Remke grocery anchored center built in 1990 and is currently managed by CMC Properties. The center contains other local retailers such as Concord Cleaners, Fiesta Hair and Tanning Salon and Subway. Fast-food restaurant options for those traveling along KY 16 or Old Taylor Mill Road include McDonalds, KFC, Taco Bell, and Long John Silvers.

The subject property benefits from its proximity to the major roadways within Taylor Mill and its close proximity to I-275 to the north of the subject property, as well as, I-75 to the west of the subject property.

The following provides a description of the Taylor Mill Trade Area.

- North:** The majority of retail is located within Latonia Plaza and Latonia Center, in Covington, KY, approximately 1.5 miles from Taylor Mill. Both centers were built around the early 1960s and contain discount-oriented retailers. Latonia Plaza is a 200,000 SF center with Big Bob’s Carpet, Value City and Supervalu Supermarket as anchors. Latonia Center is approximately 150,000 SF with CVS and Kroger’s as anchors.

- East:** Along Alexandria Pike, in the Highland Heights and Cold Spring, is a concentration of retail offering a mix of services. The area offers such anchors as grocery stores, discount retailers, home improvement stores, general merchandise and drug stores. Over the past several years, the area of Cold Spring, KY, at the intersection of the AA Highway (SR 9) and Alexandria Pike (US 27), has become one of the newest retail destinations in Northern Kentucky with several big-box retailers opening up operations. Cold Spring Crossing, a 210,000 SF power shopping center with Kohl’s, Kroger, and Home Depot as anchor tenants. Outlots contain restaurants O’Charley’s and Longhorn Steakhouse. Cold Spring Crossing has continued to spur other developments at this intersection, most notably, the Meijer complex. On the South-west corner of AA Highway (SR 9) and Alexandria Pike (US 27) is a Meijer, BP Gas Station, and Ruby Tuesday.

- South:** There is little retail development in the southern portion of the Trade Area. The area offers a small amount of service oriented retail such as, convenience stores and restaurants.

- West:** The Shoppes of Fort Wright, developed in 2004, is a 220,000 SF community shopping center anchored by Super Wal-Mart and a mix of retail and service uses such as: Texas Roadhouse, PetMart, Freidman’s Jewelers, Nextel Wireless, Fifth Third Bank and Tire Discounters. The development was controversial and was required to meet strict architectural standards. The Super Wal-Mart was the first in the country held to community-imposed high standards of design.

Shopping Center Trade Area Inventory

The following table shows each shopping center located within the Trade Area. The data was gathered from CoStar.com, a retail data collection service, and was updated through physical site inspections.

RETAIL SHOPPING CENTERS WITHIN TAYLOR MILL TRADE AREA								
NAME AND LOCATION	TYPE*	RENT	RENTABLE BUILDING AREA (SF)	VACANT SF	%	# OF STORES	YEAR OPEN	ANCHOR(S)
Cold Spring Crossing 307 Cross Roads Dr Cold Spring, KY 41076	Power Center	\$13.75 NNN	306,600	18,773	6.1%	16	2003	Kohls, Kroger, Home Depot
Cold Spring Town Center 3900 Alexandria Pike Cold Spring, KY 41076	Neighborhood Center		18,962	0	0.0%	5	1998	Penn Station, Furniture Direct
County Square 16 Martha Layne Collins Blvd Cold Spring, KY 41076	Neighborhood Center	\$13.00 NNN	46,706	3,000	6.4%	15	1980	Kroger
5679 Alexandria Pike Cold Spring, KY 41076	Neighborhood Center		13,600	4,560	33.5%	4+	2006	Health Alliance, Sherwin Williams
Latonia Centre 4303 Winston Avenue Covington, KY 41015	Neighborhood Center		153,668	0	0.0%	19		CVS, Kroger
Latonia Plaza 4293 Winston Ave Covington, KY 41015	Community Center		200,000	0	0.0%	13	1964	Big Bob's Carpet, Value City, Supervalu Supermarket
6001 Taylor Mill Rd Covington, KY 41015	Neighborhood Center		-	0	0.0%	5		Gold Star, Speedy Food Mart
Shoppes at Fort Wright Highland Ave and Orphanage Fort Wright, KY 41011	Community Center		223,900	0	0.0%		2004	Super Wal-Mart
Delco Plaza 2399 Alexandria Pike Highland Heights, KY 41076	Community Center		149,840	0	0.0%		1981	Kroger, Lowe's
The Shoppes at Taylor Mill 5016 Old Taylor Mill Rd Taylor Mill, KY 41015	Neighborhood Center	\$20.09 NNN	69,386	2,900	4.2%	17	1990	Remke
TOTAL			1,182,662	29,233	2.5%			

Source: CoStar, 2006 and Property Advisors Research, 2006
 *Type - Retail Center Type Defined by the International Council of Shopping Center

Shopping Center Characteristics

- 10 Shopping Centers
- Approximately 1.2 million SF
- Approximately 30,000 SF vacant
- Vacancy Rate – 2.6%
- \$13.00/SF - \$20.00/SF Rental Range
- Anchors are generally grocery and discount stores

Neighborhood Retail Inventory

The following table shows the retail within the trade area not included in shopping centers. This includes, retail strips under 10,000 SF, freestanding retail, and convenient stores.

NON-SHOPPING CENTER RETAIL WITHIN THE TAYLOR MILL TRADE AREA								
NAME AND LOCATION	TYPE*	RENT	RENTABLE BUILDING AREA (SF)	VACANT SF	%	# OF STORES	YEAR OPEN	ANCHOR(S)
4150 Alexandria Pike Cold Spring, KY 41076	Retail Strip	\$9.00 NNN	10,000	3,050	30.5%	4	1988	Porter Paints, AmeriStop
Former Kmart 3710 Alexandria Pike Cold Spring, KY 41076	Big-Box - Freestanding	\$4.74 NNN	95,000	95,000	100.0%	1		-
4691 Alexandria Pike Cold Spring, KY 41076	Retail Strip	\$530,000 For Sale	3,300	3,300	100.0%	1		Vacant
2601 Madison Ave Covington, KY 41014	Retail Strip		6,000	0	0.0%	4		Ameri-Stop, Germantown Pizza
3408 Rogers St Covington, KY 41015	Convenient Store	\$139,900 For Sale	3,000	0	0.0%		1986	Convenient Store
3433 Decoursey Ave Covington, KY 41015	Convenient Store		2,000	0	0.0%			Convenient Store
3826 Winston Ave Covington, KY 41015	Freestanding		2,100	0	0.0%	1	1970	Mortgage Service
4343 Boron Dr Covington, KY 41015	Freestanding		20,000	0	0.0%	1	1996	Goodyear Tire
Hands Pike Plaza 4147 Madison Pike Fort Mitchell, KY 41017	Retail Strip		10,000	0	0.0%	6	1970	Shooter Supply, Toddler Town
1412 Gloria Terrell Dr Highland Heights, KY 41076	Retail Strip	\$16.00 Full Gross	11,000	4,250	38.6%		2005	
2411 Alexandria Pike Highland Heights, KY 41076	Retail Strip		2,600	0	0.0%	1		
E-Jay Plaza 2899 Alexandria Pike Newport, KY 41076	Retail Strip		6,000	0	0.0%			Complete Wireless
Wilder Plaza 501 Licking Pike Wilder, KY 41071	Retail Strip	\$7.75 NNN	7,700	2,016	26.2%	3	1997	Ameri-Stop, Continental Cleaners
TOTAL			178,700	107,616	60.2%			

Source: CoStar, 2006 and Property Advisors Research, 2006
 *Type - Retail Center Type Defined by the International Council of Shopping Center

Non-Shopping Center Retail Characteristics

- Approximately 200,000 SF
- Approximately 100,000 SF vacant
- Vacancy Rate – 60.2%

Select National Retailer Location Parameters

The Trade Area population is sufficient to meet the minimum thresholds established by certain restaurants and specialty retailers, as indicated in the table below. As Taylor Mill's population grows and the surrounding average income level rises, the area will become more attractive. The primary hurdle in attracting retailers to the site will be the lack of freeway visibility. The following chart shows location parameters of some restaurant and specialty retailers:

RETAIL LOCATION PARAMETERS					
<u>Store Name</u>	<u>Type</u>	<u>Population</u>	<u>Miles</u>	<u>Avg Income</u>	<u>Store size</u>
Wienerschnitzel	Fast food	50,000	3	\$50,000	1,258
Mr. Goodcent's Subs	Fast food	50,000	3	\$30,000	1,400-2,000
Arabica Coffeehouse	Coffee	25,000	2	\$25,000	2,400-3,000
Arabic Café	Coffee/café	50,000	3	\$40,000	600-4,000
Baskin-Robins	Ice cream	25,000	2	\$40,000	2,000-3,000
Dunkin Donuts	Coffee	25,000	2	\$40,000	2,000-3,000
Ethel Chocolates	Chocolatier	10,000	5	\$60,000	700-800
Charlie Browns	Restaurant	150,000	5	\$40,000	5,000
Bennigan's	Restaurant	50,000	3	\$50,000	N/A
Outback	Restaurant	70,000	5	N/A	N/A
Walgreen's	Drugstore	15,000	1	N/A	N/A
The Candy Barrell	Candy	200,000	10	\$50,000	800

Source: *Property Advisors Research, 2004*

Supply and Demand Model

Retail demand is a function of households and income, local employers, visibility, access, amenities, and tenant mix. Sales for a neighborhood center come partially from residents living within Trade Area. The Consumer Expenditure Survey indicates the average Midwestern consumer spends:

- 30% of their income on retail items (excluding auto purchases and gasoline).
- 75% of retail dollars in retail centers, and the remainder at freestanding retail facilities, catalog, and internet.
- 54% of center-based retail expenditures at neighborhood and community centers (rather than larger regional centers and malls).

The following chart calculates demand based on current and forecasted population, average income, and estimated percentage spent on retail. A neighborhood center will typically capture 60% to 80 % of the Trade Area.

ESTIMATE OF RETAIL DEMAND IN TRADE AREA		
	<u>2005</u>	<u>Census</u> <u>2010</u>
Population	64,080	65,435
Number of households	25,460	26,353
Average Income	\$ 64,344	\$ 71,041
% spent on retail & restaurants excluding auto/gas	30%	30%
Amount spent per hh	\$ 19,303	\$ 21,312
% spent in shopping centers per ICSC	75%	75%
Total retail expenditure in shopping centers per HH	\$ 14,477	\$ 15,984
% spent in neighborhood & community centers	54%	54%
Retail \$/hh spent in neighborhood/community centers	\$7,818	\$8,631
Total expenditures in neighborhood/community centers	\$199,041,086	\$227,465,353
% captured within Trade Area (assume 20% leakage)	80%	80%
Total amount spent by residents living in Trade Area	\$159,232,869	\$181,972,282

For comparison purposes, the estimated demand of \$175 million is derived from income, population, and spending patterns was compared to the retail demand derived from the ESRI data.

- The two estimates are within 10% of the one another.
- Demand estimate based on income of \$159,232,869.

ESRI Gross Estimate Demand:	\$801,170,018
Less: Auto and Gasoline Sales	<u>262,828,384</u>
Net	\$538,341,634
% spent in retail centers	75%
Total retail expenditure in shopping centers	
Estimated by ESRI:	\$403,756,226
% spent in shopping centers per ICSC	54%
Total retail expenditures in neighborhood/community centers	
Estimated by ESRI	\$218,028,362
% captured within Trade Area (assume 20% leakage)	80%
Total amount spent by residents living in Trade Area	
Estimated by ESRI	\$174,422,689

Retail Demand

Below is the calculation for the estimated retail demand within the Taylor Mill trade area.

ESTIMATE OF RETAIL DEMAND IN TRADE AREA			
		<u>2005</u>	<u>Census</u> <u>2010</u>
Population		64,080	65,435
Number of households		25,460	26,353
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% spent on retail & restaurants excluding auto/gas		30%	30%
Amount spent per hh	\$	19,303	\$ 21,312
% spent in shopping centers per ICSC		75%	75%
Total retail expenditure in shopping centers per HH	\$	14,477	\$ 15,984
% spent in neighborhood & community centers		54%	54%
Retail \$/hh spent in neighborhood/community centers		\$7,818	\$8,631
Total expenditures in neighborhood/community centers		\$199,041,086	\$227,465,353
% captured within Trade Area (assume 20% leakage)		80%	80%
Total amount spent by residents living in Trade Area		\$159,232,869	\$181,972,282

The retail buying power can be used to determine the amount of retail sales that could be supported in the area. Supportable Square Feet and Marginal Demand was calculated by:

- Total estimated sales are divided by anticipated sale dollars per square foot in the Trade Area.
- The result is grossed upward based on the anticipated vacancy for the Trade Area.
- Based on the retail trade data supplied by ESRI and the estimated amount of occupied space in the Trade Area, the sales PSF is estimated at \$283.
- Supportable square feet was determined using a range of sales per square foot (\$175 to \$225).
- According to Dollars and Cents of Shopping Cents: 2000, median dollars per square foot of GLA for Midwestern Neighborhood Shopping Centers is \$201.48.
- Marginal demand is estimated by subtracting supply from demand.

SUPPORTABLE SQUARE FEET SCENARIOS		
Total Trade Area Demand	\$159,232,869	\$181,972,282
LOW MINIMUM SALES PER SF (\$175)		
	\$175	\$175
Supportable SF	909,902	1,039,842
Grossed up for average Dayton Vacancy:	11%	11%
Total supportable SF	1,022,362	1,168,361
Supply of center-based retail	876,062	1,182,662
Marginal demand	(146,300)	14,301
MEDIUM MINIMUM SALES PER SF (\$200)		
	\$200	\$200
Supportable SF	796,164	909,861
Grossed up for Vacancy	894,567	1,022,316
Supply	876,062	1,182,662
Marginal demand	(18,505)	160,346
HIGH MINIMUM SALES PER SF (\$225)		
	\$225	\$225
Supportable SF	707,702	808,766
Grossed up for Vacancy	795,170	908,726
Supply	876,062	1,182,662
Marginal demand	80,892	273,936

Current Status - The amount of retail the current estimated buying power could support results in a positive 80,892 SF of marginal retail demand (using the “high” minimum sales per square foot scenario). In 2010, the trade area is expected to be able to support 14,301 SF at the \$175/SF price point, 160,346 SF at the \$200/SF price point, and 273,936 SF at the \$225/SF price point.

- Leakage studies previously discussed a leakage for particular types of goods/services.
- Residents are shopping outside of the Trade Area for these items.
- Redevelopment plans need to examine the leakage as compared to the feasibility of the site, and the competitive supply within the Trade Area.

ESTIMATE OF MARGINAL DEMAND FOR RETAIL SPACE AT VARIOUS MINIMUM SALE PSF, 2005			
Net Oversupply/(Undersupply) of Retail Space		2005	2010
Low Minimum Sales per Square Foot	at \$175/SF	(146,300)	14,301
Medium Minimum Sales per Square Foot	at \$200/SF	(18,505)	160,346
High Minimum Sales per Square Foot	at \$225/SF	80,892	273,936

MULTI-FAMILY APARTMENT MARKET ANALYSIS

A summary of the multi-family market is shown below.

Rents & Vacancy by Submarket			
Submarket	Units	Asking Rent	Vacancy
North	9,987	\$705	9.2%
Northeast	5,888	\$83	9.9%
Midtown	9,219	\$684	5.7%
Southeast	5,414	\$763	9.6%
Northern Kentucky	13,850	\$656	9.1%
Downtown	8,963	\$693	7.4%
Southwest	12,636	\$518	9.5%
Highway 27/127	9,087	\$570	9.3%
Clermont County	10,937	\$586	7.8%
Butler/Warren County	16,333	\$705	8.2%

Source: Colliers, Year End Market Report 2005

In addition, the following table describes the overall absorption for the Greater Cincinnati Apartment Market between 1999 and 2005.

MULTI-HOUSING ABSORPTION							
	1999	2000	2001	2002	2003	2004	2005
Vacancy	5.9%	7.3%	10.9%	12.4%	11.5%	10.6%	10.1%
Total Inventory	135,762	138,331	141,185	141,698	143,088	143,567	144,487
New Construction	2,255	2,569	2,854	1,702	1,510	879	1,220
Removals	-	-	-	(1,189)	(120)	(400)	(300)
Total Absorption	1,721	481	(2,437)	(1,668)	2,505	1,716	1,545
Net Absorption	(534)	(2,088)	(5,291)	(4,559)	875	437	25
Rental Rates	0.67	0.70	0.72	0.71	0.71	0.71	0.72
Total Occupancy	127,752	128,233	125,796	124,127	126,633	128,349	129,894

Source: CB Richard Ellis, Market Outlook 2006

Greater Cincinnati Multi-Family Market Highlights

- There has been a recent surge in investment in the Greater Cincinnati market with much of the investment coming from out of town due to the comparatively moderate pricing of complexes and lower cap rates. Sales of complexes hit a high of \$300 million in 2005, the highest since 2001. Colliers expects strong transactions to continue in 2006 as Cincinnati becomes more of a regional draw.
- Condominium conversion continues to grow, with Downtown Cincinnati leading the trend, but there are signs of a cooling off as fewer transactions took place. There are currently 500 units being developed with another 2,600 proposed in Downtown alone.
- CB Richard Ellis predicts that apartment occupancies will increase to 92% as more units are converted into condominiums.
- Vacancies remained stable throughout Greater Cincinnati, with only slight decreases projected in 2006. Northern Kentucky follows the trend of stability but continues to trail the metro average rent/SF by \$.05/SF.
- According to Apartment Realty Advisors (ARA), over the last two years, the Northern Kentucky submarket has experienced relatively flat rental rates and occupancy, with occupancy varying around 92% and average rent at \$0.68 per square foot.
- CB Richard Ellis shows an increase in new construction with 1,220 units built in 2005 compared to 879 units in 2004, a 39% increase.
- Recent apartment developments in Northern Kentucky include two luxury complexes located in Florence, KY: Columns on Wetherington with 192 units constructed in 2003 and Trellises with 301 units constructed in 2002.
- There has been a recent resurgence of luxury multi-family developments in the Greater Cincinnati region, especially in suburban areas of the region.
- Aside from the university area redevelopments, a relatively small amount of new housing projects have been developed in the past 12-18 months. This is largely due to the affordability of single-family homes, condominiums, and the need for further absorption. As interest rates rise, more borrowers with ARM and interest-only loans may consider returning to rental living.

Multi-Family Apartment Market Trade Area

Trade Area Highlights:

- There are seven high-end multi-family apartment complexes built after 1990, contain 1,414 units located in the Trade Area.
- The Farm at Taylor Mill, the only high-end apartment complex in Taylor Mill, offers only two-bedroom / two-bathroom apartments with a rent range from \$720/month-\$780/month. Oxford Hills Apartment is also located in Taylor Mill, yet was built before 1990 and caters to a lower price point clientele.
- The typical apartment complex in the Trade Area contains a mix of one-bedroom / one bathroom, two-bedroom / two-bathroom, and three-bedroom / two-bathroom units. The average rental range spans \$0.70/SF/month-\$0.86/SF/month, which translates into \$775/month-\$968/month. This is slightly lower when compared to the entire Northern Kentucky market, with an average rent range of \$727/month - \$1,044/month.
- Occupancies are inline with the Northern Kentucky market as a whole at 90%, compared to 91% in the Trade Area.
- The largest concentration of apartment development is located in the cities with higher density and more expensive land.
- Florence, in Boone County, has experienced the most growth in the last decade though recent retail and urban sprawl into Cold Spring and Crestview Hills may spur multi-family development in the future.

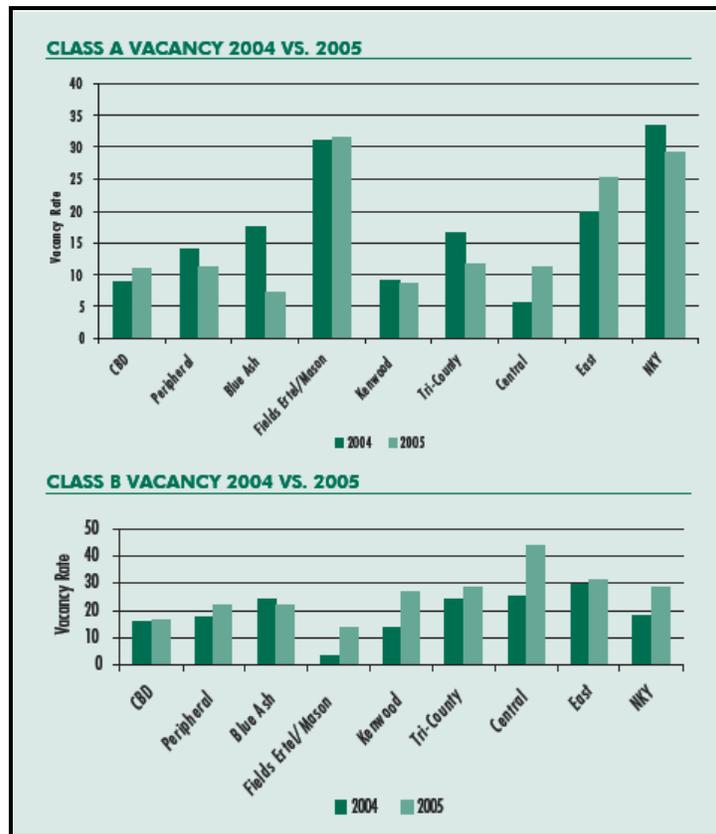
OFFICE MARKET ANALYSIS

A summary of office supply by submarket is represented below.

Market	Rentable Area	Vacancy Rate %	Net Absorption 4th Qtr 2005	2005 YTD Absorption	Under Construction SF	Average Asking Lease Rate (G) \$ SF/YR	Availability Rate %
CBD	13,850,537	13.45%	29,967	(37,499)	0	\$19.01	15.10%
CBD Peripheral	2,090,033	17.08%	(10,124)	(3,281)	0	\$16.73	19.98%
Central	1,562,369	23.57%	90,955	74,419	0	\$16.88	21.19%
East	1,621,205	25.08%	17,925	15,653	0	\$14.27	32.04%
Fields Ertel/Mason	2,478,855	30.10%	19,069	29,449	96,000	\$18.81	31.85%
Blue Ash	4,104,655	12.39%	16,525	213,740	749,000	\$18.04	16.80%
Tri-County	3,796,526	18.99%	112,307	123,575	0	\$16.41	19.39%
Northern Kentucky	3,670,988	28.98%	43,953	75,656	20,000	\$18.37	32.01%
Kenwood	1,075,229	14.91%	1,885	16,180	33,600	\$20.17	14.91%
Market Total	34,250,397	18.09%	322,462	507,892	898,600	\$18.18	20.18%

Source: CB Richard Ellis, Market Outlook 2006

The following table summarizes the Class A and B office vacancy from 2004 to 2005.



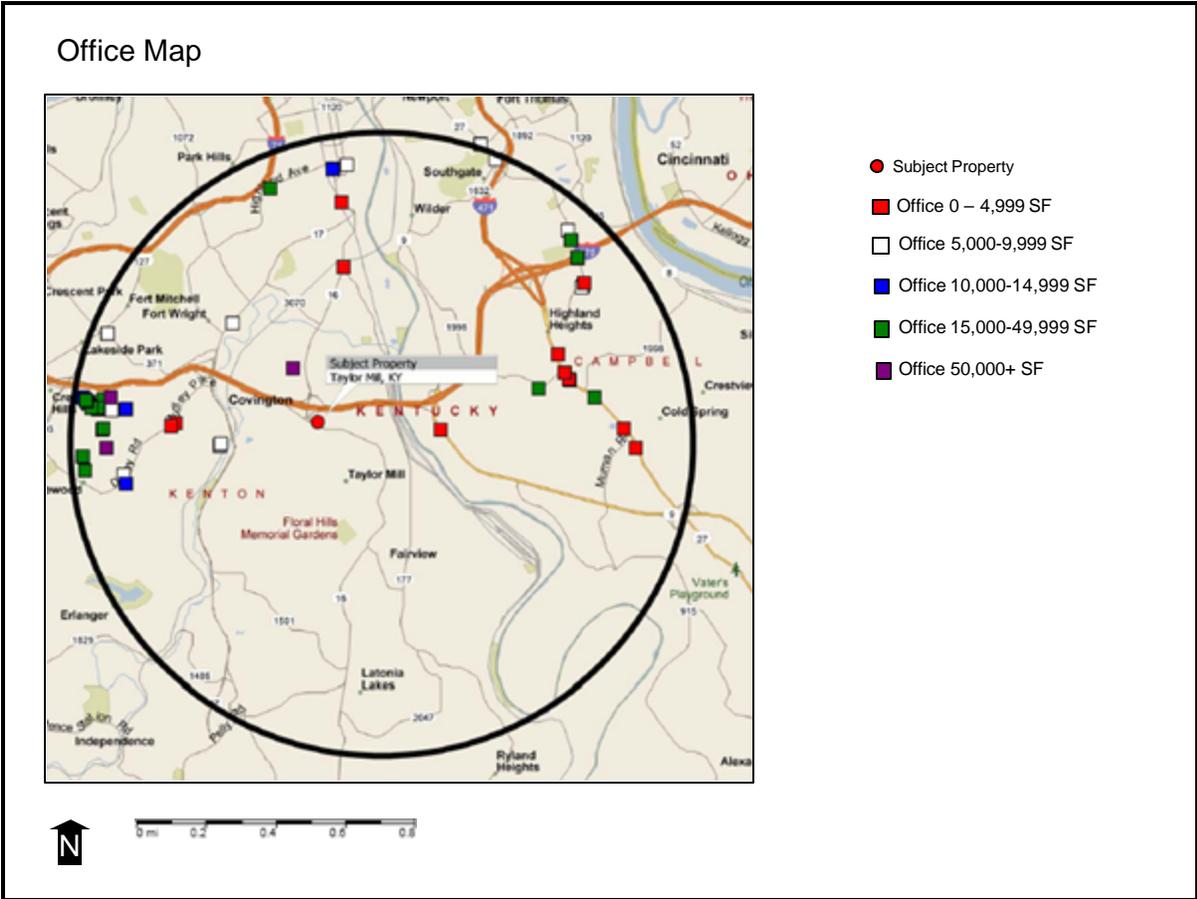
Source: CB Richard Ellis, Market Outlook 2006

Greater Cincinnati Office Highlights

- Overall vacancy has been steadily increasing, currently at 18.09%.
 - Northern Kentucky vacancy is at 28.98%, the highest of all the submarkets.
- The trend of offering rent concession and larger tenant improvement allowance to attract new tenants has decreased as activity continues to improve.
 - Landlords in Northern Kentucky are predicted to remain aggressive with rates and concessions.
- Overall, the average quoted gross rental rate is \$18.18/SF/year.
 - Northern Kentucky rental rates average \$18.37/SF/year.
- In 2005, eight new office buildings were added to the marketplace.
- There are currently nine office buildings under construction, adding nearly 900,000 SF in the near future.
 - In Northern Kentucky, Ft. Thomas Executive Center (20,000 SF)
- Nearly 60% of new construction was leased at the time of delivery
- Overall, despite soaring construction cost, 2006 is predicted to deliver new office properties, especially along the I-71 corridor.
- Inside the I-275 Beltway, the demand for quality office space is strong.
- A trend occurring in the region is Office Condominiums, there are currently over 400,000 SF planned or under construction.

Supply Analysis

The following map shows the location of office space within the trade area by size.



Within the City of Taylor Mill there is currently little to no office space. The Trade Area consists of:

- Thirty-eight, rentable office buildings containing approximately 605,000 SF of space.
- Size Range: 1,100 SF – 52,000 SF
- Average Vacancy: 20%
- Average Price - \$14.50/SF NNN
- The largest of these buildings include:
 - Chancellor Commons II – 52,000 SF
 - Fort Thomas Executive Center – 45,000 SF
 - Chapel Place Building D – 41,047 SF
 - Chapel Place Building B – 38,000 SF
 - Chapel Place Building C – 38,000 SF
 - Chancellor Commons I – 36,534 SF
 - Chapel Place Building A – 35,000 SF
- The majority of the office space is considered professional/medical office.
- There is approximately 1,643,000 SF of rentable and owner-occupied office space.

The following provides an office description of the Trade Area.

- North:** Located directly north of the subject property is Fidelity Investments Campus. The campus consists of three buildings, totaling 260,000 SF of space, built in 1993. Fidelity recently announced plans to build a fourth building, providing room for over 1,500 new employees. The campus currently employs over 2,700 individuals. Fidelity Investments Campus is not included in the overall office SF, because the campus is controlled by Fidelity, hence, there is no leaseable space.

- East:** Located along Alexandria Pike, is smaller office space, under 10,000 SF. With the exception of the recently completed Fort Thomas Executive Center (45,000 SF).

- South:** There is little office development in the southern portion of the Trade Area.

- West:** The Crestview Hills office area contains some of largest buildings located in the Trade Area, largely consisting of professional/medical office space. Located in this area are over 85 acres of prime, development commercial land.

INDUSTRIAL MARKET ANALYSIS

Grubb & Ellis' summary of industrial supply by submarket for last year is represented below.

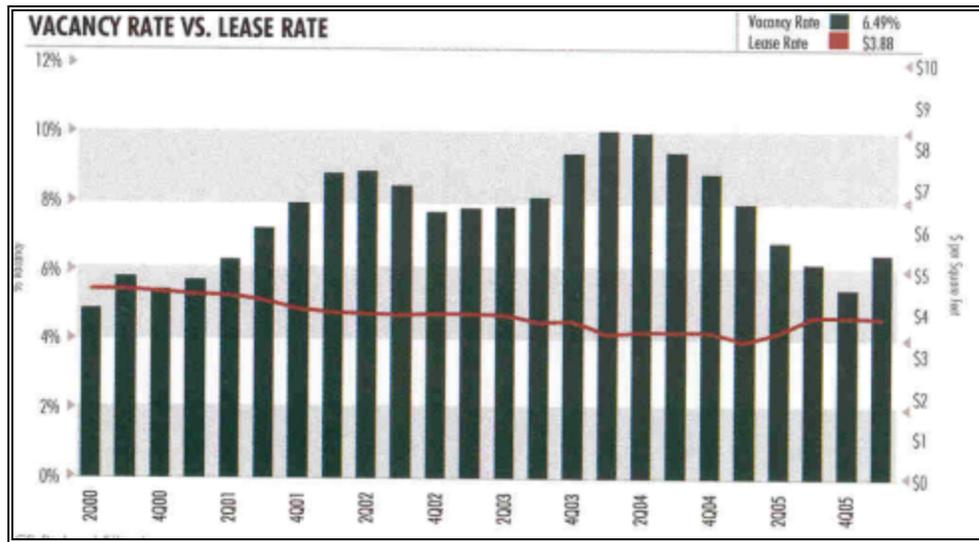
Industrial Market Snapshot Greater Cincinnati Fourth Quarter 2005									
By Submarket (All Product Types)	Total SF(1)	Vacant SF	Vacant %	Net Absorption		Under Construction(2)	Asking Rent(3)		
				Current Qtr.	Year-to-date		WH/Dist.	R&D/Flex	
275 East Corridor	8,528,694	603,402	7.1%	(36,856)	(9,039)	-	-	\$6.67	
Airport	21,935,479	1,781,155	8.0%	666,740	2,278,154	1,327,620	\$3.38	\$5.76	
Blue Ash	13,978,246	754,812	5.4%	(51,026)	287,923	-	\$4.00	\$6.80	
Campbell County	3,942,806	110,726	2.8%	-	-	-	-	-	
Central/Midtown	59,167,711	3,489,326	5.9%	(28,135)	316,620	-	-	-	
Covington	5,112,692	380,564	7.4%	-	47,500	-	-	-	
Eastern/Outlying	3,350,181	83,280	2.5%	-	62,044	-	-	-	
Florence Corridor	17,760,077	1,760,952	9.9%	(136,646)	218,440	-	\$2.59	\$5.00	
Hamilton	7,420,917	923,039	12.4%	(9,200)	24,800	-	-	-	
I-71 North Corridor	8,768,883	361,995	4.1%	(3,374)	163,530	-	-	-	
Kentucky Outlying	40,000	-	0%	-	-	-	-	-	
Lockland/Evendale	18,839,153	495,979	2.6%	203,470	518,820	-	-	\$3.92	
Northern Outlying	5,405,146	385,000	7.1%	(5,000)	55,000	-	\$3.50	-	
Tri-County	54,499,861	4,173,582	7.7%	1,324,148	1,579,347	1,171,460	\$2.98	\$5.51	
Western Outlying	4,177,561	259,650	6.2%	-	38,700	-	-	\$6.71	
Totals	232,927,477	15,543,462	6.7%	1,924,121	5,581,839	2,499,080	\$3.01	\$5.74	
By Product Type (All Submarkets)								Asking Rent By Product Type	
General Industrial	172,918,350	9,481,439	5.5%	533,677	1,486,086	108,000	\$3.20	-	
R&D/Flex	13,023,732	1,511,300	11.6%	92,345	233,467	-	\$5.74	-	
Warehouse/Dist.	46,985,395	4,550,723	9.7%	1,298,099	3,862,286	2,391,080	\$3.01	-	
Totals	232,927,477	15,543,462	6.7%	1,924,121	5,581,839	2,499,080	\$3.34	-	

Source: Grubb & Ellis West Shell, Market 4th Quarter 2005

CB Richard Ellis' summary of industrial supply by submarket for this year is represented below.

Market	Gross SF	Vacancy Rate %	Gross Absorption SF 1Q06	Gross Absorption SF-YTD	New Construction SF	Average Asking Lease Rate \$ SF/YR
Central	77,317,364	4.80%	238,841	238,841	63,000	\$4.02
Northeast	56,404,964	4.47%	463,354	463,354	----	\$4.45
Northwest	61,157,117	8.98%	627,872	627,872	----	\$4.17
Northern Kentucky	52,868,159	8.22%	351,692	458,817	999,932	\$3.13
TOTAL:	247,747,604	6.49%	1,788,884	1,788,884	1,062,932	\$3.88

The following table summarizes the industrial vacancy and lease rates for 1st Quarter 2006.



Source: CB Richard Ellis, Market Outlook 2006

The table below identifies the demand calculation within the trade area.

ESTIMATED ANNUAL DEMAND FOR NEW INDUSTRIAL SPACE IN THE CINCINNATI MSA AND KENTON/CAMPBELL COUNTY INDUSTRIAL MARKET 2006 - 2011									
Year	Grt. Cincinnati Industrial Absorption	Cincinnati Occupancy	Jobs / SF	Change in Occupancy	Total Industrial Workers	Total Industrial Growth	Kenton/Campbell County Market Industrial Absorption	% Capture	Annual Change in Capture
2000	2,053,897	94.1%	1,042.2	-1.0%	271,542	1,971	54,500	2.7%	0.8%
2001	3,595,612	92.4%	0.0	-1.7%	260,738	(10,803)	28,000	0.8%	-1.9%
2002	2,135,968	91.8%	0.0	-0.6%	249,935	(10,803)	19,931	0.9%	0.2%
2003	3,625,861	91.4%	2,220.1	-0.4%	251,568	1,633	85,538	2.4%	1.4%
2004	3,300,924	91.6%	2,021.1	0.2%	253,201	1,633	20,000	0.6%	-1.8%
2005	3,688,708	93.7%	2,258.3	2.1%	254,834	1,633	31,400	0.9%	0.2%
2000-2004 Average:	3,066,828		1,257.0			-2,456	39,895	1.4%	-0.2%
2000, 2003, 2004, 2005 Average:	3,122,822		1,885			1,746	57,146	1.6%	0.2%
Minimum	2,053,897		0			(10,803)	19,931	0.6%	-1.9%
Maximum	3,688,708		2,258			1,971	85,538	2.7%	1.4%
Recession ('01, '02)	2,865,790		0.0			(10,803)	23,966	0.9%	-0.9%
Years	Projected Annual MSA Industrial Job Growth	Total MSA Industrial Demand, Based on S.F. Factor of 1257/ S.F.	Additional Demand for Spec. Industrial Space & Market Response (30%)	Kenton/Campbell County Historical Industrial Core Capture Rate (0.014) Adjusted ('00, '03, '04, '05)	Kenton/Campbell County Industrial Demand				
2006 - 2011 / 1	1,642	2,064,441	619,332	1.6%	43,408				

1 /Woods & Poole projected increases in workforce
Source: Property Advisors

From the table above, if Taylor Mill was able to capture 45% of the expected annual industrial growth within the trade area, an estimated demand of 19,000 – 20,000 SF could be added to the market, based upon current conditions.

APPENDIX F

INTERVIEW DISCUSSION GUIDE

To use when initiating an interview:

The City of Taylor Mill is currently engaged in land use planning for the area south of the I-275 / Ky 16 interchange. This study is in response to the interchange improvements and relocation of Ky 16 currently proposed by KDOH and development pressures that are occurring within the study area. The project area includes properties adjacent to the current Ky. 16 alignment as far east as Walnut Street and those accessible from the new Ky 16 alignment as far south as Taylor Creek Drive. (Refer to Study Area graphic) As a part of their planning process, the City of Taylor Mill has hired Woolpert, Inc. to gather information from businesses, residents and organizations that have the potential of being affected by changes in this area – and thus have a stake in the project. You have been identified by the City as one of these stakeholders.

Project Background Summary:

- Goals of the land use study include:
 - To guide land development within the study area.
 - To identify viable economic development opportunities for the study area.
 - To promote new investment in the City of Taylor Mill.
 - To create a gateway area with a character unique to the City of Taylor Mill.
- This project will develop a specific land use strategy for the identified study area.
- The master planning project will look at land use, infrastructure, development opportunities, market conditions and the physical and financial aspects associated with land development in this area. The final product will be a plan that provides guidance and tools to direct the future land development within the study area.

Discussion Questions:

1. How long have you served and/or lived in the City of Taylor Mill?
2. What are some positive characteristics of the study area?
3. What are some concerns or issues you may have with the study area?
4. Is this area desirable for locating some type of civic function such as a City administration building, town square or public open space?
5. As the major gateway to the City of Taylor Mill what is your vision for future character and development opportunities of this area within the City?
6. What are the greatest challenges for achieving this vision?

Ending the Interview:

Your input will be summarized, considered in the alternatives design, and included as a part of the final planning document. In addition, we will be having a planning workshop in early April to brainstorm goals and ideas for the study area. You will be invited to the workshop and we would appreciate your further.