



Amberley Green Update

JCC Plan & Opportunities for Input

The Village and the Mayerson Jewish Community Center (JCC) have been working together to examine options for a JCC expansion on a portion of the Amberley Green property. The objective is to allow the JCC to provide additional and improved services for its members as well as recreational amenities to Amberley residents.

Amberley Village hosted six open house informational sessions with the purpose of receiving input from residents on the types of facilities and their placement on Amberley Green. The objective with the open house sessions was to communicate what the Village knows about the JCC proposal and invite resident feedback, with the understanding that there are many details to be resolved. Seeking resident input before decisions are made - when it can make a difference - is important to Village Council. Please be assured that your feedback and comments, preferably in writing, will be taken into consideration.

There were seven “stations” for residents to visit during the open house. A summary follows of the information made available at each open house station, along with downloadable documents for you to view. You are encouraged to share any comments or observations prior to Friday, June 14.

Frequently Asked Questions (FAQ)

The Village anticipated questions that residents might have about Amberley Green and the proposed JCC day camp facilities. The attached Frequently Asked Questions (FAQ) sheet includes 25 of what are believed to be the more common questions residents might have.

Amberley Green and its History

A timeline of Amberley Green and its history from when Crest Hills Country Club was established on the property in 1968 to our most recent studies to increase access to Amberley Green. For residents, this helps put into perspective the dynamics of when certain events occurred, most notably since its acquisition by the Village in 2008.

MKSK Study 2017/18

MKSK Landscape Architecture evaluated planning and development scenarios for Amberley Green as a result of the JCC’s request to develop approximately 27 acres. MKSK was engaged by the Village in August 2017 to review conceptual plans from the JCC and identify the types of land uses that would be compatible with the JCC’s development, most notably those that would complement the balance of Amberley Green. The scope of work included identifying alternative land use options such as a café/restaurant, dog park, children’s play area, scaled down housing for residents to keep residents within the Village and location of any revenue-generating land uses on the balance of Amberley Green.

360-Degree View of Amberley Green

In the winter of 2018/2019, footage of Amberley Green was captured by a resident with a drone. This 360-degree view gives residents the ability to see Amberley Green from an aerial perspective without any blind spots. This complete view shows Amberley Green and surrounding property including the spectacular vista to the west.

Connectivity Study (multi-use path along Ridge Road and pedestrian access from Twigwood/Willowbrook and Fernwood)

As a result of the MKSK Study (2017/18), the Village pursued and secured a mini grant from Hamilton County to identify how to identify and improve potential linkages (pedestrian, bicycle and vehicle) and connectivity into Amberley Green. The services of CT Consultants (our Village Engineer) and MKSK Landscape Architecture, were engaged to identify ways to increase pedestrian access to Amberley Green and formalize the access point for Amberley Green.

The Connectivity Study focused on three areas:

1. Confirming the best access to Amberley Green on Ridge Road was across from the connecting street of Fairhaven Drive.
2. A paved multi use path could be installed on the east side of Ridge Road from Section Road going north to Longmeadow, near the JCC.
3. Neighborhood pedestrian connections from Twigwood/Willowbrook and Fernwood.

Amberley Green Access Study from Galbraith Road

Another idea borne out of the MKSK Study (2017/18) was to identify the potential for access from Galbraith Road. This was primarily driven by the potential for some type of economic development on the west side of the property leaning towards revenue-generating land use. This study funded by the Village, was performed by CT Consultants (our Village Engineer).

JCC Plan

There are 2 photo boards: one which shows an overall concept plan the JCC had proposed of the property and one honing in specifically on what the JCC is proposing on about 30 acres.

The JCC design (30 acres) is meant to create something that looks and feels like a park and enhances the value of the remainder of the property and the Village as a whole. The JCC's preliminary plan may be adjusted as it progresses but currently their proposal includes:

- Two outdoor swimming pools (competition and recreation)
- Day camp facilities
- Amphitheater
- Multipurpose playing fields
- Playground space
- Walking paths

The distinction between the two plans is that the overall concept plan shows additional streets, playground and heavy landscaping. The JCC plan focuses specifically on the elements the JCC would build.

Resident Comments

The Village is working in partnership with the JCC and there are a lot of details to resolve, and we are seeking resident input at this time when it can make a difference and before next steps are taken. Your input will assist the Village in guiding negotiations with the JCC and will help us represent our residents' interests. Perhaps the most important element of the open house sessions is seeking resident input and comments. The attached resident comment sheet is needed to assist the Village in moving forward with Amberley Green. Please return your comments by emailing AG-JCC@amberlevillage.org or mailing your comments to 7149 Ridge Road Amberley Village, OH 45237.

If you have questions, please feel free to contact Village Manager Scot Lahrmer at (513) 531-8675 or slahrmer@amberlevillage.org.

Next Steps

Resident comments will be reviewed by Village Council as the way forward is identified. Your comments will help define the direction for Amberley Green and determine what additional steps are necessary. Some of those steps will most likely include:

- The economics of the arrangement for both Amberley Village and the JCC
- Identification of any roadway/traffic improvements that may be needed
- Development of operational agreements to specify usage and access to certain amenities by Amberley residents and JCC members
- Creating appropriate zoning for the property