



Frequently Asked Questions (FAQ)

For over two years, Amberley 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.

The JCC has arrived at a concept plan meant to create something that looks and feels like a park, with attractive landscaping and facilities. Village Council believes that such a development will enhance 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

This Frequently Asked Questions (FAQ) sheet is intended to share additional information with residents in addition to the information available at one of six open house sessions.

1. Who owns the property and when was it acquired?

Amberley Village owns the property formerly called Crest Hills Country Club. The property was acquired in 2008 and renamed Amberley Green. It is flanked by Ridge and Galbraith Roads.

2. How many acres is Amberley Green and how is it currently zoned?

Amberley Green consists of 130 acres with 34% as undevelopable. It is currently zoned for single family homes with a minimum of 1 acre lots.

3. Who controls the zoning and if the property is rezoned, what is the process?

The Village owns the property and controls the zoning. To rezone any property in the Village, an application is considered by the Village Planning Commission and ultimately decided by Village Council. Currently, the Village doesn't have a zoning classification that would permit the JCC to develop its plan so zoning text must be created that defines what can be built. The Village Planning Commission will review and recommend the zoning text then Village Council will consider it. Both boards will consider a rezoning request from the JCC to rezone the land. The meetings of the Planning Commission and Council will involve public hearings where residents will have a chance for input.

4. What amenities are being created for Village residents?

Two pools (competition and recreational) are being proposed by the JCC along with an amphitheater, multi-purpose playing field, playground space and walking paths all of which would be available to residents at various times.

5. Who is paying for the JCC improvements?

The JCC is responsible for any improvements for its development. Expenses for the Village have not yet been identified but will likely be incurred as a result of this development.

6. To what has the Village committed thus far and what will the project cost?

The Village has entered a memorandum of understanding with the JCC about joint pursuit of a development that benefits their members and our residents. Costs will depend heavily on what plans are approved and the terms of agreement between Amberley Village and the JCC. Much of this will be based upon feedback from our residents.

7. Is the land being purchased or leased to the JCC and for how much?

The details of land ownership or lease have not been finalized but the JCC requested leasing the land for \$1 per year.

8. What is the financial advantage to the Village?

The nature of the property, traffic issues along Ridge and Galbraith and earlier input from residents, all indicate that it makes sense to use most of the property as green space with park features. Such a development costs significant money which the Village cannot afford. This development could create some of these features for residents without Village money. It is also anticipated that the JCC development will create additional tax revenues because of more JCC employees.

9. What's the next step and what types of feedback does Amberley Village want from me?

Currently, the Village is seeking community input about the proposed use of space at Amberley Green, as well as information about what amenities you would most appreciate as a resident of the Village. Your thoughts on the JCC plan and entire property are being sought. The next step is to utilize public comments and determine the way forward. Shared use agreements, zoning, economics of operational arrangements and traffic analysis are some of the many items to be pursued pending public input.

10. When does the JCC expect to start building?

The project has not been adopted by Village Council; this is a proposal from the JCC on which the Village is seeking feedback. The JCC would like to begin building soon so that they may be able to free up space at their main campus for additional amenities at the JCC.

11. Is the pool being proposed a community pool or a JCC pool available for their members and community?

The pools would be built by the JCC and be available to JCC members. It is expected that there will be discounted memberships for the pools available to Amberley residents. It is also expected that the pools will be available to all residents on a limited basis.

12. Have there been any traffic studies done and what traffic is anticipated from the JCC proposal?

No traffic studies have been done at this time. Traffic from the JCC development would primarily be their summer camp traffic that currently utilizes their main campus at 8485 Ridge Road.

13. What traffic impact will this development have on Ridge and/or Galbraith Road?

That is uncertain at this point. The only item which has been recommended is the main entrance from Ridge Road would be built across from Fairhaven Lane instead of the current entrance.

14. What will happen to the former clubhouse?

The former clubhouse is in poor condition. Initially the JCC proposed to retrofit the building for an event center. The JCC ultimately decided not to pursue the clubhouse but has tentatively agreed to demolish the former clubhouse at their cost.

15. What will happen at the location of the former clubhouse if the JCC demolishes the building?

The site becomes an opportunity for some type of development for the Village.

16. What else will be built on the property if the JCC is only taking up about 30 acres?

Nothing has been decided but the Village is interested in what residents are seeking. The Village doesn't have financial resources for additional amenities on the site so would look to future development to pay for improvements.

17. Will I still be able to walk my dogs at AG?

Walking of dogs at Amberley Green will continue for a period of time however, should the JCC development begin, restrictions on walking dogs will be revisited.

18. Will a dog park be built?

A dog park has been requested by residents. While there are not any current plans, this idea will be considered as the Village moves forward.

19. Will the Community Garden be relocated?

Yes, but the location has not been discussed.

20. Will the cart paths be improved for walking the property?

The paths will be improved on the JCC portion of the development, but no decision has been made on the balance of the former cart paths.

21. What studies have been done?

The Village commissioned a study in 2018 by MKSK Studios to determine what uses would be compatible if the JCC proposal moved forward. The Village also had a study done to determine how to improve pedestrian and vehicular traffic to Amberley Green. Both studies have been presented to the public and are available for review.

22. Is there a street proposed across the dam accessing the property from Galbraith Road?

An access from Galbraith Road into Amberley Green has been conceptually reviewed. One such access shows a street crossing the dam; however, additional studies will have to determine whether it is feasible.

23. Will landscaping be part of the JCC proposed development?

The JCC initially indicated a heavy buffer along perimeter streets. Discussion about landscaping will need to occur if shielding the view of the JCC development from the street is a priority.

24. Why is public input being sought now when there are still many unanswered questions?

The Village is working in partnership with the JCC. 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 the next steps are taken. Your input will assist the Village in guiding negotiations with the JCC and will help us represent our residents' interests. Information shared at the Open House events will be shared online and resident feedback can be also be sent to the Village by emailing AG-JCC@amberleyvillage.org.

25. What is the best way to keep informed of the status of this proposal and next steps?

Go to our website, www.amberleyvillage.org and click on the subscription icon and sign up for email notification of meeting notices.

May 14, 2019