Business Districts - Survey Snapshot (as of January 8th, 2018)

- Districts where residents shop at least 1x/month
  - Central Business District: 65%
  - Midway District: 59%
  - Fort Thomas Plaza: 30%
  - Inverness: 29%

- Top 6 Activities to Improve Business Districts...
  - Recruit new businesses: 8.4
  - Preserve historic character: 7.8
  - Beautify streetscape: 7.3
  - Stage additional events: 7.1
  - Add more decorative lighting: 6.0
  - Add public art: 5.9

Quality of Life

- Good school system
- Walkable community with engaged residents that provides a sense of belonging.
- Lots of trees, hillsides, history and architecture contribute to our character and beauty.
- Our gateways and entry corridors could be improved.

Top 4 Businesses Desired
- Sit-Down Restaurant: 71%
- Fast-Casual Restaurant: 62%
- Bakery: 59%
- Grocery: 28%

What are your issues/concerns?

1. Central Business District
- Lots of activity
- Small-scale, walkable
- Not connected to a major highway
- Add more leasable space and increase businesses
- Perceived lack of parking
- Develop a unique identity / function

1. Central Business District
- Large parking lots
- Not visible from the road
- Need a business or entertainment

2. Midway Business District
- Historically significant area
- Lots of activity, new businesses
- Small-scale, walkable
- Recent streetscape improvements
- Not connected to a major highway
- A number of houses in the business district—consider rezoning to accommodate larger structures
- Increase businesses
- Perceived lack of parking
- Develop a unique identity / function

What are your issues/concerns?
Natural Environment and Open Space

- 57% of the City is covered by tree canopy, same as the average for the county, but higher than Bellevue (36%), Newport (33%), Dayton (38%).
- Most of the 550+/- acres of undeveloped land is on steep hillsides.
- Wooded hillsides are a major contributor to the city's character and should be preserved.
- To the extent that people continue to build new housing in Fort Thomas, one way to help preserve our remaining open space is to encourage infill housing in established neighborhoods where the utilities already exist.
- Another option is to add increase housing in our business districts (on the upper floors of retail buildings and townhouses and condos adjacent to retail).
- It is important to encourage and promote sustainable development practices, especially in regards to storm water management and preservation of our natural resources.

Neighborhood and Housing Survey Snapshot (as of January 8th, 2018)

- Top 6 activities to improve neighborhoods
  - Demolish blighted houses: 7.6
  - Protect mature trees: 7.4
  - Design review of new houses: 6.2
  - Architectural review of historic houses: 6.0
  - Stricter housing code enforcement: 5.9
  - Design review of additions: 5.2

- 19% of respondents believe more housing options are needed

- Types of housing needed include:
  - New single-family - 55%
  - Townhouses in/adj to bus. districts - 46%
  - Above retail in business districts - 35%
  - Low maintenance detached cluster - 35%
  - Independent living for older adults (age restricted apartments) - 29%

- City population has been stable for 40+ years
- New housing– averages about 25 units/year
- 65% of units are single-family houses
- 56% of housing is more than 50 years old. Older homes are more expensive to maintain, don’t provide contemporary features
- $192,700 Median value of owner-occupied homes
- Walk Score: 41 out of 100

Draft Goals & Objectives:

- Housing and Neighborhoods Goals & Objectives:
  - Promote continued improvement to the housing stock such as housing renovations, remodeling and other improvements that help retain its viability and desirability.
  - Ensure that neighborhoods and the housing stock are well maintained.
  - Encourage a variety of housing types and residential development to accommodate different changing needs and preferences of the population.
  - Ensure new housing is compatible with the surrounding area and overall character of the city.

- Natural Resource Preservation Goals & Objectives:
  - Recognize, protect and conserve the natural environment – trees, hillsides, scenic views – that contributes to Fort Thomas’ overall character.
  - Ensure new development and redevelopment is designed to incorporate the area’s physical resources in an efficient and sustainable manner.
  - Ensure that planning adequately considers methods of reducing energy consumption and adequate protection is afforded all energy resources.
  - Promote sustainable development practices that are beneficial for both the property owner and the community as a whole.

What are your issues/concerns?

- Maintain tree canopy
- Like the idea of infill housing and utilizing upper floors of retail and business district for more housing (mixed use developments)
- Trees are invaluable
- Our schools are already at their capacity and can’t support more residents/students
- Need more first floor living for older people who want to move out of their two story home
- If every single unit of each category and type is counted, the number of people needing housing is larger than total number of housing units
- Hard to find Flat Rock or older people and want to move out of their two story homes
- Need more first floor living for older people and want to move out of their two story homes

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What type of theme/niche do you think is appropriate for the CBD to make it unique?

**Central Business District**

Existing buildings in the CBD

2-3 story townhouse condos in/adjacent to retail district

What type of theme/niche do you think is appropriate for the CBD to make it unique?

Preferences Survey

New Development in Business Districts

Traditional main street, generally 2 story buildings—first floor shopping/restaurants, upper floors offices and residential

4 story mixed use buildings—first floor shopping/restaurants, upper floors offices and residential

Midway Business Districts

Existing buildings in Midway

Recently Renovated

What type of theme/niche do you think is appropriate for Midway to make it unique?

Midway Business Districts

Those are all appropriate styles

Town homes with senior living (offices? not likely)

Build at the sidewalk (CBD- Traditional non-multi family housing!)

Need to make CBD a two-sided district (Businesses on both sides of street) to create a sense of place

Passive Businesses

Family oriented dining, after game services

More and better mountain SDKM (summer, winter and community events, bike routes and trails)

PARKING?

Widen and better maintain sidewalks along arterial and community streets (for walkers and cyclists)

Entertainment District?

Attract similar businesses

Fun, live music, Tower Park visitors for food, beer, ice cream