

meeting summary:

March 27, 2018

4 – 6 pm

Fort Thomas Stables

Utilities & City Owned Facilities Committee Meeting

attendees

Ron Dill	City Manager, City of Ft Thomas
Chief Mark Bailey	Fire Department, City of Ft Thomas
David Cameron	City Council, Resident
Will Weber	Economic Director, Kenton Co
Mark Collier	Resident
Tom Fernandez	Resident
Mitch Eberenz	Duke Energy / Resident
Rob Hans	CT Consultants
Robert Seitzinger	CT Consultants
Frank Twehues	CT Consultants
Emily Bills	CT Consultants

discussion items:

- Prior to the start of the meeting, the group toured the existing Stables building.
 - > The exterior of the building appears to be in sound condition. The interior is fully used as a storage facility by the Army Reserve. The adjacent properties include parking, a City owned, independently operated Childcare center and a City owned and operated off-season storage facility.
 - > The property is accessed via Boone / Carmel Manor Rd and is elevated above River Rd and the Highlands High School soccer field.
- The meeting discussion began with a review of the Armory findings (Existing Uses/Opportunities/Challenges):
 - > With the long history of the Armory being a main activity and athletic/entertainment venue, there is a desire to continue with 'Dynamic' uses, rather than more 'Passive' uses better served by the Mess Hall location.
- Stables Building Existing Uses & Condition:
 - > The discussion of the Stables building extended to include the adjacent parking lot, City owned 'off season' storage building and the small brick building currently serving as a childcare center.

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- > The building at the south end of Tower Park links the Sergeant Ave neighborhood to Tower Park. The building sighting overlooks the Highland High School soccer field and is situated on land adjacent to the City owned salt dome, which will remain in use.
- > There is an overwhelming positive response to the potential use of the Stables building. To compliment the ‘Passive’ use of the Mess Hall and ‘Dynamic’ functions of the Armory building there was an overall consensus to maintain the Stables building as a public facing ‘entertainment’ use rather than a limited, private offering.
- > The size of the building and siting of the property along Carmel Manor/Boone Rd at River Rd presents exciting potential to create a gateway from Ft Thomas Ave to Tower Park and the adjacent neighborhood.
- > The site of the property could provide opportunities for a building expansion or a second ancillary building in support of the Stables building’s use.
- > Some consideration will need to be given to exploring locations of a new storage building to support the Armory Reserve needs should the City acquire the Stables building.
- > Location provides opportunity to extend streetscape improvements from Ft Thomas Ave into Tower Park for a stronger connection.

• Summary of Discussion (Existing Uses / Strengths / Limitations / Opportunities):

Existing Uses	Strengths	Limitations	Opportunities
Stables - Storage (Army Reserve)	Unique Building	City does not own the building	Open Air Market with anchor retail
Adjacent building owned by City; leased as Childcare	Prime location	Building lacks any infrastructure (heat/cool, plumbing etc.)	Community Kitchen for start-ups, classes, catering needs
Adjacent building owned by City; used as off-season B&G storage	Adjacent Parking	No restrooms	Brewery/Distillery (support B-Line)
	Historic Building	Timing – how it fits into master planning/development	Self-Sustaining Farm to Table food service/Aquaponics (W 6th Brewery in Lexington)
	Gateway connection	Need to relocate temporary off-season City storage. Where?	Café with unique food offerings
	Size	Need to be sensitive to residents of Sergeant Neighborhood.	Soccer/Sports field support facility (lockers, showers, training gym, PT, classroom)

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Good Exterior Condition	Adventure Center - Equipment education/rental; High ropes course; Glamping support
Proximity to playfields	Senior Classes – Active lifestyle Rotating retail/specialty shops with outdoor market B & B / Overnight lodging combined with special event space Celebration of High school sports (Highland HS Hall of Fame) STEM / STEAM classroom space Theater Group / Performance space City Owned Leased Space (Multi-purpose / meeting)

- Next Meeting: April 16, 2018 at the City Building.

The notes above reflect our best understanding of the conversations during the input meeting. If the above differs from your understanding, please kindly advise.

Respectfully submitted by,

Emily J. Bills
CT Consultants, Inc.