




**Plan Park Hills
Amsterdam Valley
OPEN HOUSE**



Tuesday December 5th, 5:30-7:30PM
The Gardens of Park Hills
1622 Dixie Highway, Park Hills, Kentucky



Your Ideas, Our Future.

Acknowledgments

Thanks to the many Park Hills residents who volunteered their time and talents to organize the Plan Park Hills open house, especially:

Economic Development Committee

Howard Nemeroff, Dominic Froelicher, Lisa Stamm,
Anthony Conrad

Parks, Beautification & Recreation Committee

Jim Pfaller, Krista Morrison, Stella Snowden

Thanks to the Park Hills city officials who directed and supported this effort:

Mayor Matt Mattone, City Clerk Julie Alig,
Councilmembers Jason Reser and Karl Oberjohn

Thanks to **The Gardens of Park Hills** for hosting the event.

Finally, thanks to all the Park Hills residents who participated in the event and shared their vision for the city.

The area known as "Amsterdam Valley," comprised of the green space between the old and new Amsterdam Roads, from Trolley Park down to the Covington border at Montague Road, is a vital gateway to the City of Park Hills.

Amsterdam Road is a heavily-traveled corridor by residents and non-residents alike, yet much of this space is undeveloped and unsightly. The City owns a major portion of this land and is in a prime position to influence its development and beautification.





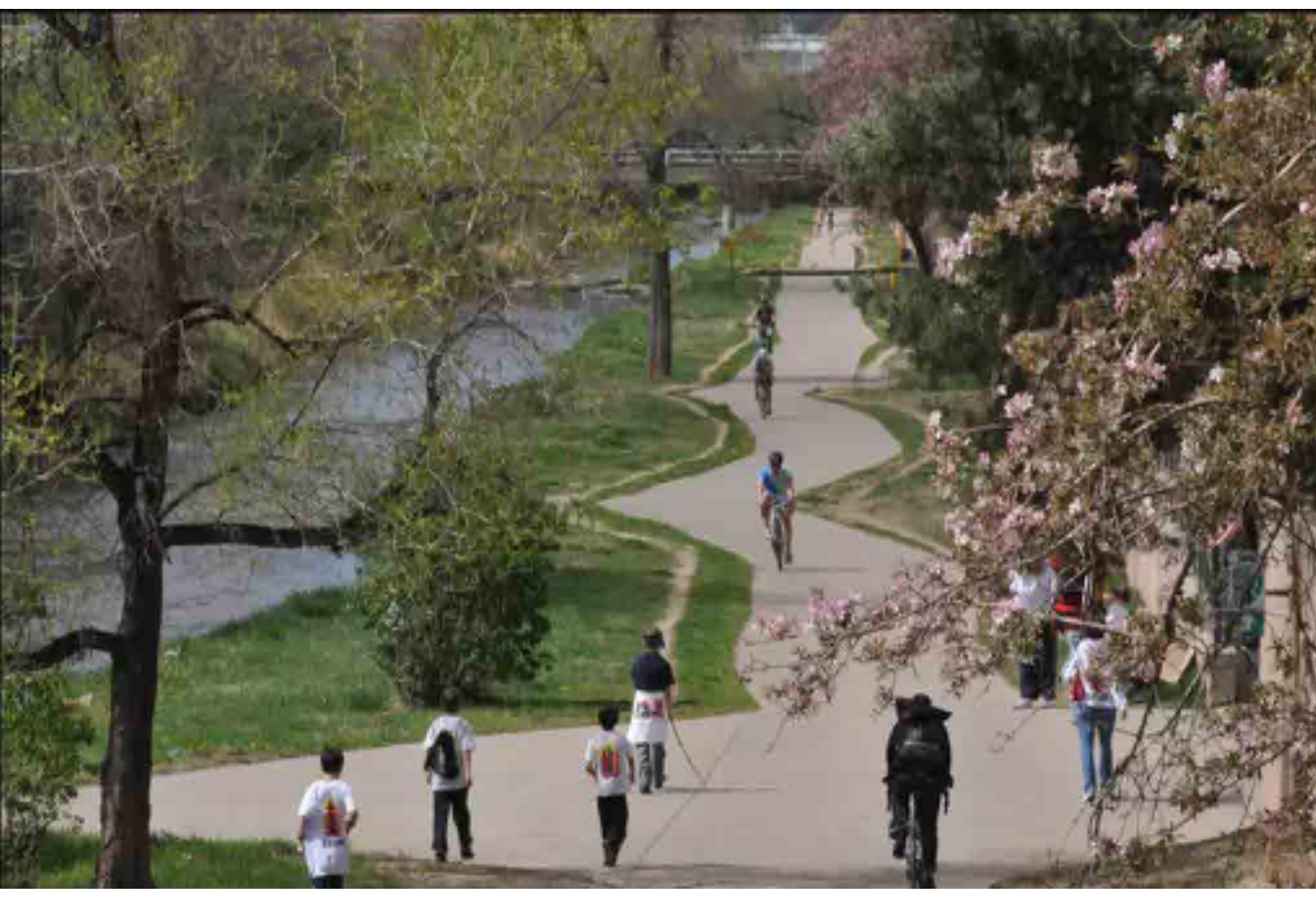
The process of gathering public input began in July 2017 with the "Plan Park Hills" public forum. Interested residents were divided into small groups and brainstormed ideas for beautification, place-making, and infrastructure for Amsterdam Valley. The Economic Development Committee compiled the responses and generated a wish list of the most common suggestions.



Residents at the Public Forum discuss features and concerns in breakout sessions, July 2017

The next step was to synthesize three visual design concepts informed by the feedback obtained from the public forum. The next four pages represent the amenity glossary and concepts shown at the open house in December 2017.

AMENITY GLOSSARY



TRAILS

These corridors of open space are managed for conservation, recreation, and active transportation like walking, bicycling, or horseback riding. They often follow natural land or water features and link nature reserves, parks, cultural features, and historic sites with each other and with other populated areas. **Trails:**

- Increase the value of nearby properties.
- Are proven to lower crime in surrounding areas, since trail users provide “eyes on the street.”
- Make communities more attractive and friendly places to live. Homebuyers rank walking and biking paths as one of the most important features of a community.
- Influence business growth since business owners want to be near areas with many amenities that are attractive to employees and customers alike.
- Reduce community medical costs by encouraging exercise and other healthy outdoor activities.
- Offer more transportation options. Nearly half of all car trips are less than three miles and more than a quarter are one mile or less—walking or cycling could easily replace these trips.
- Provide close-to-home recreational areas, community meeting places, educational experiences, natural landscapes, and beautification for everyone to enjoy.
- Ensure that the community is a place where children can safely walk or bike to a park, school, or a neighbor's home.

COMMUNITY GARDENS

A **community garden** is any piece of private or public land gardened by a group of people organized with either individual or shared plots available for a nominal fee. Gardens may produce fruit, vegetables, or ornamental plantings. Community gardens and their programs:

- Add beauty to communities and heighten residents’ awareness and appreciation for living things.
- Are established by people who eat more fruits and vegetables on a daily basis—and promote healthier lifestyles.
- Promise relatively low costs for community government, since community gardeners can manage the space and programming.
- Provide employment, education, and entrepreneurship opportunities for a wide variety of people.
- Turn vacant space—where litter is more likely—into cleaner, active space.
- Decrease community crime with “eyes on the street.” In Philadelphia, for example, burglaries and thefts in one precinct dropped by 90 percent after police helped residents clean up vacant lots and plant gardens.

DOG PARKS

A **dog park** is a park for dogs to exercise and play off-leash in a controlled environment under the supervision of their owners. Dog parks have varying features, although they typically require a 4- to 6-foot fence, separate double-gated entry and exit points, adequate drainage, benches for humans, shade for hot days, nearby parking, water access, tools to pick up and dispose of animal waste in covered trash cans, and regular maintenance and cleaning of the grounds. Dog parks may also offer wheelchair access, a pond for swimming, and a separate enclosure for small dogs.

What are the benefits of dog parks?

- Dog parks are gathering spots for pet owners to bring their pets to the park, get exercise, and socialize. While the dogs are playing, community members are more likely to build relationships with their neighbors and exchange information about community events and resources.
- As leash laws continue to become increasingly restrictive, many communities are seeing dog parks as a way to let dogs run free without penalty to pet owners or damage to private property. Dog parks also promote safety because the pet owners are not walking on busy streets.
- Public dog parks allow dogs to get ample off-leash exercise and social activity with other dogs. When dogs get more physical and mental exercise, humans often notice a decrease in the level of troublesome or aggressive behavior from their dogs, which benefits the community as well.



BIOREMEDIATION BASINS

A common method for managing stormwater is with stormwater basins. Basins are meant to collect stormwater and slowly release it at a controlled rate so that downstream areas are not flooded. Retention ponds hold water, while detention ponds dry out after storms. Retention and detention ponds have the capacity to help keep SD1 bills lower by slowing the water flow and decreasing the amount of water that must be processed using large storm sewers and sanitary methods.

When stormwater flows over the ground and other hard surfaces, it picks up pollutants like litter, oil, pet waste, and chemicals from fertilizers and pesticides. When the runoff flows into the storm sewer system, the polluted water is released directly into the nearest creek or river. These pollutants affect the quality of the water we use for drinking and recreation, in turn threatening public health and harming aquatic life.

Bioremediation basins go a step further by using soils, plantings, microbes, fungi, and other biotics to break down or absorb pollutants. Advantages include:

- Low-maintenance plantings help beautify the area.
- Retention ponds can be used for fishing if they stay wet year round.
- Detention ponds are dry and pose no safety concerns.
- Water can be directed to community gardens for irrigation.
- Wet retention basins can be used for dog swimming as part of a dog park.

FOOD TRUCK PARKING

A food truck is a large vehicle equipped to cook and sell food. Some, including ice cream trucks, sell frozen or prepackaged food. Others have on-board kitchens and prepare food from scratch. In recent years, food trucks have become popular for serving gourmet meals and cultural menus.

Food trucks:

- Are subject health inspections and taxes just like other food service businesses.
- Bring communities together, encouraging neighborly interaction.
- Encourage event participation.
- Demonstrate vibrancy to potential businesses and residents.
- Co-exist with farmer's markets.
- Can plug into power outlets or run on generators.

SHELTER PAVILIONS

Shelter Pavilions are covered structures that are open on one or more sides. They can be freestanding like a gazebo or built into the landscape or a garden wall. They provide shade, shelter, ornamental features in a landscape, and a place to rest. Some are large enough to serve as bandstands. Larger, higher-quality shelter pavilions can be rented out for weddings, reunions, and other events, which can help offset the cost of maintenance and even provide income for a park system.



STREAM RESTORATION

Stream restoration describes a set of activities that help improve the environmental health of streams. These activities aim to restore the natural state and functioning of the stream system to support biodiversity, recreation, flood management, and landscape development. Typically this includes step pools, brush layering, and rip-rap rocks.

Restored streams:

- Increase community aesthetics and property value.
- Provide learning opportunities and nature play for children.
- Slow water flows during hard rains and decrease the need for costly downstream stormwater devices.

SCULPTURE GARDENS

A **sculpture garden** or **sculpture park** is an outdoor garden dedicated to the presentation of sculpture. These gardens usually include several permanent works of art made from durable materials, set in landscaped surroundings. The installations often have a common theme. Sometimes the land itself is the art—called land art—and includes site-specific sculpture and topiary gardens with trained live plants and living sculptures.

AMPHITHEATERS

Amphitheaters are open-air venues with stadium-style seating that's ideal for outdoor entertainment and performances. Examples include musical performances, children's book readings, and lectures. The stepped seating arrangement allows for visitors to sit, hear, and see over the people seated in front of them.

AMSTERDAM VALLEY

The following diagrams represent one interpretation of the hard work done by the people of Park Hills. They attempt to visualize the ideas put forth during the Park Hills Forum. Please use these images as a starting point for discussion and understanding of the opportunities as they are part of a design process and not a final outcome.

Options Based on the Wish List

Option 01 : FOUNDATIONS

Playspace, pathways, grand entrance/placemaking, plantings/trees, eliminate dumpsite.

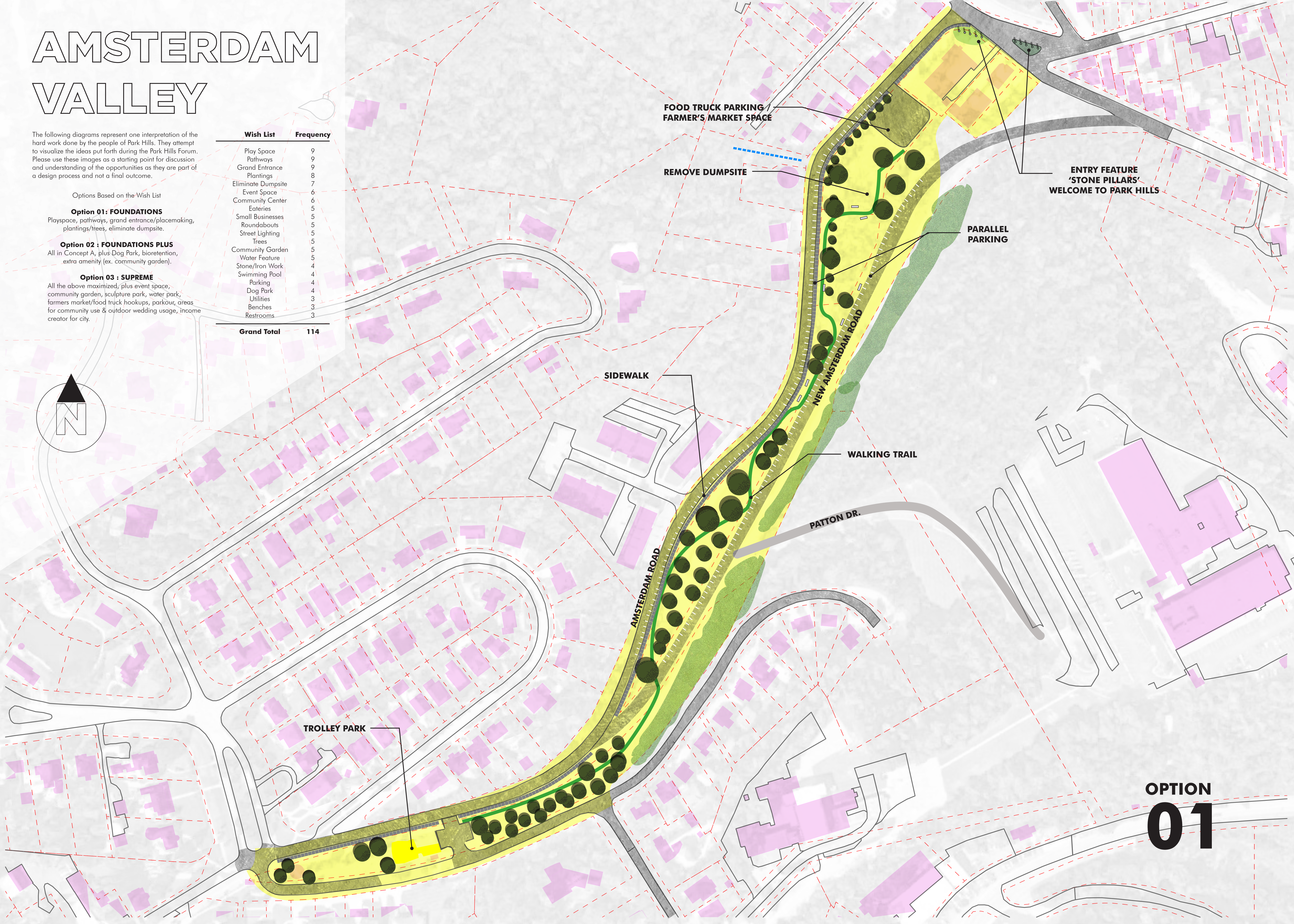
Option 02 : FOUNDATIONS PLUS

All in Concept A, plus Dog Park, bioretention, extra amenity (ex. community garden).

Option 03 : SUPREME

All the above maximized, plus event space, community garden, sculpture park, water park, farmers market/food truck hookups, parkour, areas for community use & outdoor wedding usage, income creator for city.

| Wish List | Frequency |
|--------------------|------------|
| Play Space | 9 |
| Pathways | 9 |
| Grand Entrance | 9 |
| Plantings | 8 |
| Eliminate Dumpsite | 7 |
| Event Space | 6 |
| Community Center | 6 |
| Eateries | 5 |
| Small Businesses | 5 |
| Roundabouts | 5 |
| Street Lighting | 5 |
| Trees | 5 |
| Community Garden | 5 |
| Water Feature | 5 |
| Stone/Iron Work | 4 |
| Swimming Pool | 4 |
| Parking | 4 |
| Dog Park | 4 |
| Utilities | 3 |
| Benches | 3 |
| Restrooms | 3 |
| Grand Total | 114 |



FOOD TRUCK PARKING / FARMER'S MARKET SPACE

REMOVE DUMPSITE

ENTRY FEATURE 'STONE PILLARS' WELCOME TO PARK HILLS

PARALLEL PARKING

SIDEWALK

WALKING TRAIL

PATTON DR.

AMSTERDAM ROAD

NEW AMSTERDAM ROAD

TROLLEY PARK

OPTION 01

AMSTERDAM VALLEY

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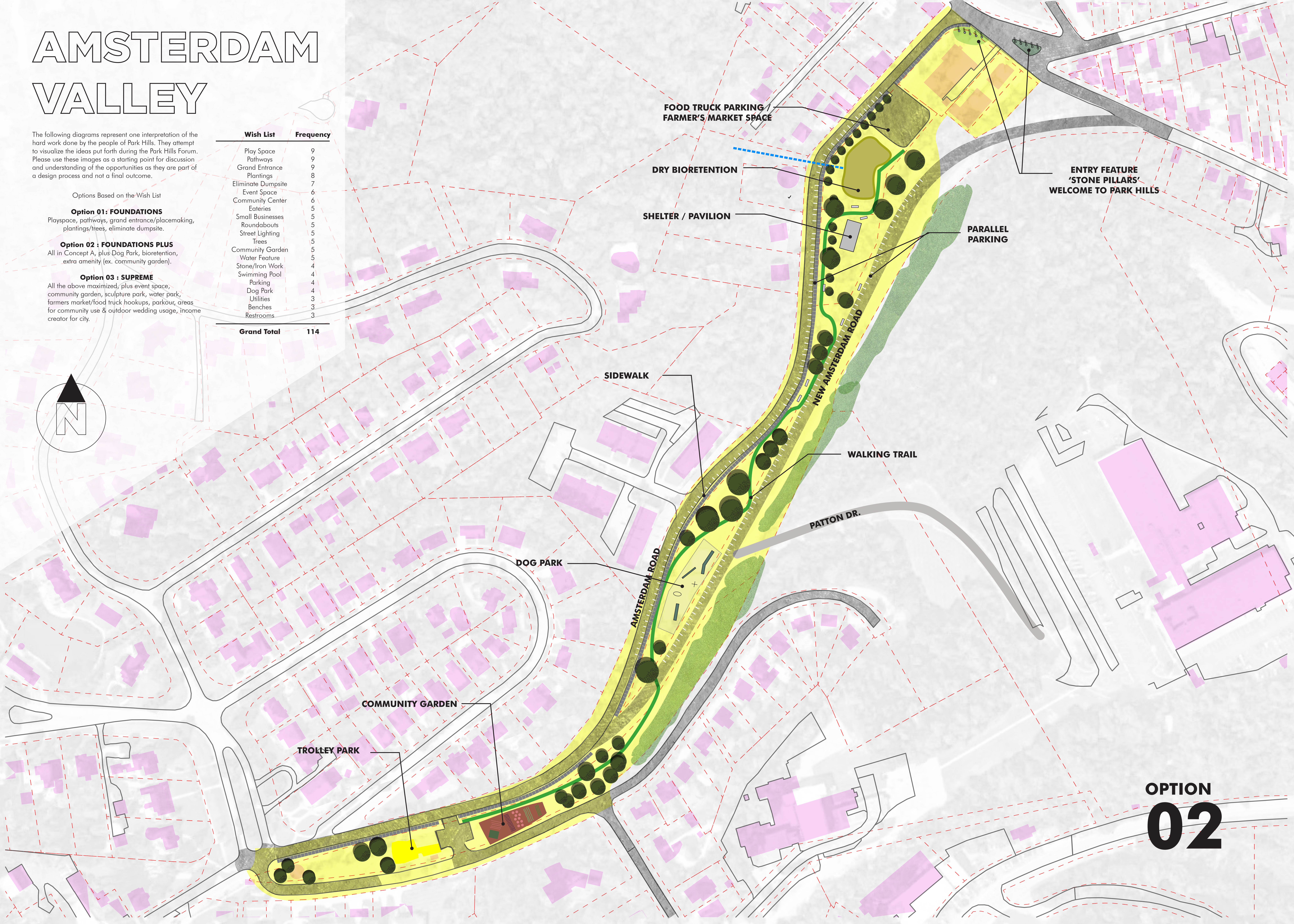
Option 02 : FOUNDATIONS PLUS

All in Concept A, plus Dog Park, bioretention, extra amenity (ex. community garden).

Option 03 : SUPREME

All the above maximized, plus event space, community garden, sculpture park, water park, farmers market/food truck hookups, parkour, areas for community use & outdoor wedding usage, income creator for city.

| Wish List | Frequency |
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| Roundabouts | 5 |
| Street Lighting | 5 |
| Trees | 5 |
| Community Garden | 5 |
| Water Feature | 5 |
| Stone/Iron Work | 4 |
| Swimming Pool | 4 |
| Parking | 4 |
| Dog Park | 4 |
| Utilities | 3 |
| Benches | 3 |
| Restrooms | 3 |
| Grand Total | 114 |



OPTION
02

AMSTERDAM VALLEY

The following diagrams represent one interpretation of the hard work done by the people of Park Hills. They attempt to visualize the ideas put forth during the Park Hills Forum. Please use these images as a starting point for discussion and understanding of the opportunities as they are part of a design process and not a final outcome.

Options Based on the Wish List

Option 01: FOUNDATIONS

Playspace, pathways, grand entrance/placemaking, plantings/trees, eliminate dumpsite.

Option 02 : FOUNDATIONS PLUS

All in Concept A, plus Dog Park, bioretention, extra amenity (ex. community garden).

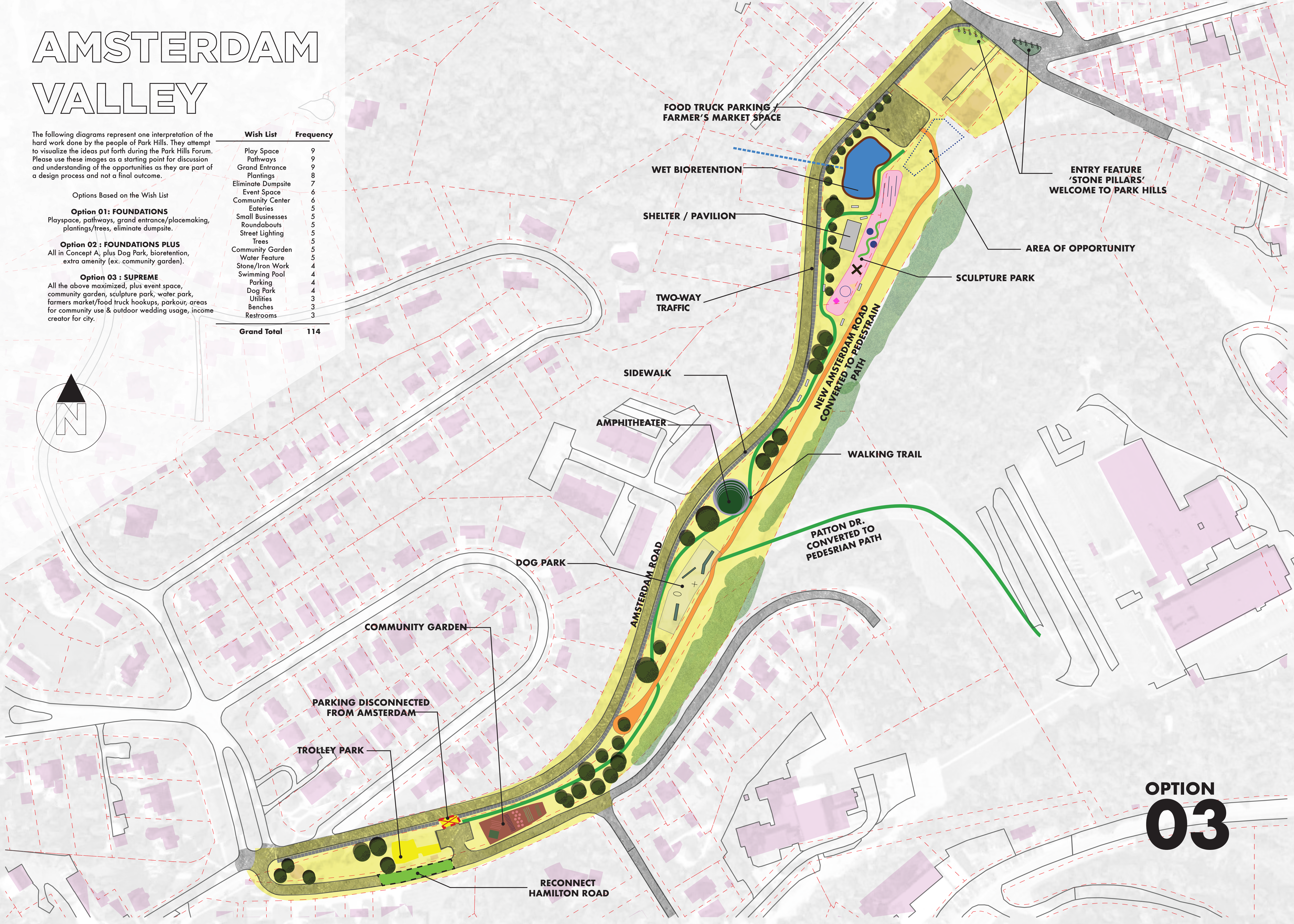
Option 03 : SUPREME

All the above maximized, plus event space, community garden, sculpture park, water park, farmers market/food truck hookups, parkour, areas for community use & outdoor wedding usage, income creator for city.

Wish List Frequency

| Wish List | Frequency |
|--------------------|-----------|
| Play Space | 9 |
| Pathways | 9 |
| Grand Entrance | 9 |
| Plantings | 8 |
| Eliminate Dumpsite | 7 |
| Event Space | 6 |
| Community Center | 6 |
| Eateries | 5 |
| Small Businesses | 5 |
| Roundabouts | 5 |
| Street Lighting | 5 |
| Trees | 5 |
| Community Garden | 5 |
| Water Feature | 5 |
| Stone/Iron Work | 4 |
| Swimming Pool | 4 |
| Parking | 4 |
| Dog Park | 4 |
| Utilities | 3 |
| Benches | 3 |
| Restrooms | 3 |

Grand Total 114



OPTION 03

Results are listed with any personally identifying information removed.

RESIDENT RESPONSE ADDRESSES

| | |
|------------------|-----------|
| Aberdeen Road | 1 |
| Alhambra Court | 2 |
| Arlington Road | 1 |
| Audubon Road | 3 |
| Cecelia Avenue | 1 |
| Cleveland Avenue | 2 |
| Emerson Road | 3 |
| Jackson Road | 1 |
| Lawton Road | 5 |
| Locust Street | 2 |
| Montague Road | 1 |
| Old State Road | 1 |
| Park Road | 1 |
| Rose Circle | 1 |
| Undisclosed | 10 |
| TOTAL | 35 |

Question 1: Project Appetite: 35 Responses

As a resident, is this a project you would like Park Hills to pursue?

| Yes | No | Undecided |
|--------------|-------------|-------------|
| 31 | 1 | 3 |
| 88.6% | 2.9% | 8.6% |

| | | |
|---|---|--|
| Because the space is currently underutilized and unattractive | Park Hills residents won't use. It will be taken over by West Cov. Many of these amenities are already offered in Devou Park. | We don't need to develop our green space. Put in low maintenance trees/shrubs. No increase in taxes. |
| It would enhance the city and increase property value | | Money is the big factor |
| This is the entrance to Park Hills. It's now unsightly, wasted space. It's needed | | Doesn't matter. If design 2 or 3 pursued then <u>No</u> |
| I like pursuing concepts generated by residents | | |
| Attract families | | |
| Improve utilization of public spaces | | |
| The "dump" area needs to be improved. The stop sign at the bottom of Amsterdam is awkward. | | |
| Currently under-utilized area. Plans offer great opportunity of residents | | |
| It is a mess in places presently | | |
| Improves the walkability to Covington and back. Great opportunity to eliminate some hard surface and create park space. | | |
| Great resource for our community. Valley is underutilized. | | |
| Like parts of this very much. It will be nice to have a secondary gathering space for Park Hill. VFW needs to go. Relocate food trucks up the hill. | | |
| Helps Lewisburg and Park Hills improve | | |
| To enhance community space | | |
| Because Amsterdam Valley can be so much better and more welcoming | | |
| The city must continue to find ways to move forward and improve. Amsterdam Valley is an area of opportunity. | | |
| Make the city more inviting | | |
| It will add value to the community | | |
| GI and CSO reduction. Beautification. | | |
| Would expand the great areas where families could safely hang out. Also, would help the value of our neighborhood, especially down the road. Love that we are making great use of wonderful property for families to gather | | |
| It's an improvement! Increased connectivity and recreation! | | |
| City needs public space | | |
| Need to utilize what I would consider "wasted" prime space. Beautify city. | | |
| Improve property values, walking/biking options | | |

Question 1: Design Concepts: 32 Responses

Designs for the Amsterdam/ Trolley Park Extension were created from feedback provided by the residents during the Plan Park Hills Forum in July. What is your favorite and why?

| Design 1 | Design 2 | Design 3 |
|-----------------|-----------------|-----------------|
| 11 | 8 | 13 |
| 34.4% | 25.0% | 40.6% |

| | | |
|---|--|--|
| The parking along Amsterdam & food trucks excluded from my vote. I agree to improving appearance & use for residents but not attract traffic, etc. | Lots of dogs in area use old school space. It'd be great to add a dog park. Design 3 is not ideal to change the path to drive through reopen the street and close the current parking. | All look great. Look at phases from 1-3. #3 less a shelter, which may be problematic and not sure of Hamilton reconnect. (did not vote for any design) |
| Development in phases. Complete phase 1 then evaluate next steps. | Actually I fall between 2 and 3. Start with 2 with the opportunity to expand, change, add. | Retention Pond |
| I like the idea of starting with this and seeing how well its utilized. Maybe expand later. | Add to 3 when \$\$ | Start with 1 and move towards 3 over several years. |
| The fewer changes the better. I don't like the parallel parking on Amsterdam. | It would have a good amount of green space and a variety of other enhancements | Like the idea of redirecting storm water run off into a pond. |
| With connector added | It would have a good amount of green space and a variety of other enhancements | Adds more green space, recreation options |
| Start with design 1 then phase into the other designs to be sure residents see it for themselves ~ can evolve. The shelter is far down the road - may attract unwanted activity. Love what all the ideas are about. Great work! | Actually I fall between 2 and 3. Start with 2 with the opportunity to expand, change, add. | 2 and 3 look great. Depends whether need an amphitheater. |
| With addition of going to one road (#3). I worry about maintenance of shelter, rest rooms, etc., given budgets. I don't have a dog so I can't speak to that. | | Opportunity to reduce unnecessary paved road (and associated cost), increase green space, and provide a number of amenities for residents |
| Let's start small and do more when VFW is gone | | Some of 3 |
| Minus the dog park! Could we do all three as a phased plan? | | Brings more opportunities for amenities that bring new residents |
| I like the idea of starting with this and seeing how well its utilized. Maybe expand later. | | There can be a strong sewer smell around VFW up to Octagon house Amsterdam |
| | | Minus amphitheater - seems dated/have one in Devou. Love food truck lot, walking path, stream reclamation |

Additional comments from survey:

I don't think we should develop this too much. I like green space with a few trees - low maintenance. No increase in taxes. I like the idea of an "entrance" to Park Hills. No dog park, no food trucks, etc.

Would be glad to work on plans

Looks fantastic! I'm happy to help if needed!

Another concern is the potential new homes being built by Gateway. If Amsterdam is change to be 2-wy on the one side, what will that do to traffic?

Re: alternative funding...what about dotting residences along the route, tucked near the hill, built to be consistent with Park Hills. Thinking like a Tudor small home community advertising proximity to recreation. Like those planned small home garden communities on the coasts with shared gardens. Maybe profits from sales could pay for improvements. Love 1 street and connecting the road behind Trolley Park. Oh, and don't love the pillars.