

Results from Business Owners' Meeting

Held January 11, 2010 at Harvest Home Park

Overall Themes:

- Business retention and attraction – work with existing businesses while trying to recruit niche stores such as bakery, sit-down restaurant, etc.; better communication between city and businesses; create pamphlet showing all businesses; have business newsletter on website; revamp website to promote local businesses
- Find tenants/new uses for 2 key sites: former IGA and former Frank's Nursery
- Parking – explore options for more parking; create more effective identification of existing public parking lots
- Vacant buildings –eyesores/show disinvestment; take the opportunity to use storefront windows for painting with shopping scenes or display artist works; for marketing, have listing of available buildings
- Business district appearance – streetscape improvements will enhance; keep sidewalks and curbs clean; enforce sign ordinance
- Entryways into Cheviot – highlight entrances to distinguish Cheviot
- Community safety – want more local police presence as well as volunteers such as Citizens on Patrol

Key to the numbers below: First # is total of votes; #s at end are for G-green (do soon) and R-red (important but may take longer) dots.

Top Strategies

- 21-Work with owner of the former Frank's building to find a suitable tenant or redevelopment opportunities: 16G, 5R
- 19-Prepare plan to highlight Harvest Home Park as a visible entryway to Cheviot (perhaps fence similar to cemetery's new fence); consider making entrance to Harvest Home by ball fields off Homelawn, (archway back entrance): 19G
- 13-Create a gateway on North Bend in the concrete triangle area (perhaps similar to 5 point intersection); would need to work with Green Township as some property is in their jurisdiction: 11G, 2R
- 13-Explore re-uses or re-development for the former IGA building (perhaps a thrift store): 9G, 4R
- 12-Prioritize the Streetscape Plan and implement first phase: 12G
- 12-Explore potential for sit-down restaurant locations (e.g., Olive Garden, ethnic restaurants, unique restaurants): 11G, 1R

Strategies for Traditional District:

- 12-Prioritize the Streetscape Plan and implement first phase: 12G
- 10-Transform vacant storefronts by painting windows of shopping scenes or displaying local art: 6G, 4R
- 8-Entice more sit-down restaurants, cafes, coffee shops, etc: 4G, 4R
- 6-More parking: 6G
- 5-Need to clean up after busy weekends: 5G
- 5-Create an overlay zone district to retain the neighborhood business district character – consider a moratorium to delay development until overlay is adopted by Council: 4G, 1R

- 5-Accentuate small storefronts in Glenmore Building (Harrison & Glenmore): 4G, 1R
- 4-Create entertainment district so more liquor licenses, thereby attracting restaurants: 4G
- 4-Music and live entertainment: 4G
- 3-Coordination for incubation office, service sector or studio: 1G, 1R
- 3-Wireless internet: 3R
- 3-Need more police presence: 3G
- 3-Reinstate traffic light at Lovell – 3G
- 3-Need loitering laws (too many panhandlers): 3G
- 2-Bring numerous shops together: 2R
- 2-Take down used/bad buildings: 2G
- 2-Paver blocks at crosswalks: 1G, 1R
- 1-Need coffee shop bakery: 1R
- 1-Concentrate on vacant buildings: 1G
- 1-Have coordinated planters and window boxes – the more green, the better
- 1-Shops not accessible – people will walk to cute shops & coffee shops: 1G
- 1-Have more bars serve food: 1R
- 1-Create parking lots from willing sellers: 1R
- 1-Vacant store fronts – make incubator offices: 1G
- 0-Additional parking, raze vacant buildings
- 0-Need better night lighting for safety
- 0-Late night restaurant hours
- 0-More accessibility to building department (hours):
- 0-Develop theme for city and advertise on web site
- 0-Attract quaint shops, niche business, i.e. jewelry and delicatessen
- 0-Centralize business, is not walkable like it once was
- 0-More parking needed (off Everett Street, the condemned building behind funeral home could be replaced with 11 parking spaces

Strategies for North District:

- 19-Prepare plan to highlight Harvest Home Park as a visible entryway to Cheviot (perhaps fence similar to cemetery's new fence); consider making entrance to Harvest Home by ball fields off Homelawn, (archway back entrance): 19G
- 13-Create a gateway on North Bend in the concrete triangle area (perhaps similar to 5 point intersection); would need to work with Green Township as some property is in their jurisdiction: 11G, 2R
- 13-Explore re-uses or re-development for the former IGA building (perhaps a thrift store): 9G, 4R
- 11-Consider the use of NSP (Neighborhood Stabilization Program) funds to demolish commercial eyesores (e.g., Classic Gas): 6G, 5R
- 7-Evaluate medical office potential North Bend and Westwood Northern: 3G, 4R
- 5-Identify more use opportunities for Harvest Home to increase City revenues: 3G, 2R
- 4-Tax abatement for large development-IGA replacement: 2G, 2R
- 3-Noise ordinance needed: 3G
- 3-Harvest Home Park is unsafe at night: 3G
- 2-Need concerts, movies, fireworks: 2G,
- 2-Convert old IGA to family oriented occupant, similar to Westwood town hall: 2G
- 1-Need ornate identifiers (like street lights): 1G
- 1-Move Westfest to Harvest Home Park: 1G

- 1-Clean up Camvic Terrace: 1G
- 1-Service station: get new use – reference North Bend at Homelawn: 1G
- 1-Create warehousing spaces – 1G
- 1-Need a business directory: 1G
- 1-Post Office should stop using all available parking – bad for new businesses: 1G
- 1-Realistic property values/worth/unrealistic: 1G
- 0-Would like to see a Trader Joe’s at IGA
- 0-Public parking lots need signs identifying free parking
- 0-Sponsor antique and flea market at Harvest Home Par

Glenmore District Strategies

- 8-Work with WestCURC (Westwood Community Urban Redevelopment Corporation) on T alignment on Glenmore: 6G, 2R
- 7-Explore opportunities for development of large church (currently for sale) for artist space or possibly professional office (has great parking): 2G, 5R
- 5-Promote office conversions (such as house at Glenmore & Herbert): 4G, 1R
- 5-Secure funding for street surface improvement: 4G, 1R
- 2-Identify potential and parameters for an arts district: 1G, 1R
- 2-Encourage pop up businesses: 1G, 1R
- 2-Make everything look better: 2R
- 2-Restrict door to door permits, raise fees: 2G
- 1-Expand Franks-IGA-Tom Building as distribution center or satellite adult education center: 1G
- 1-Clearinghouse list of properties that are available, (address, square feet etc): 1R
- 0-Need niche shopping:
- 0-Need additional parking beyond what’s available on street
- 0-Landlords should lower rents

Strategies for West District:

- 21-Work with owner of the former Frank’s building to find a suitable tenant or redevelopment opportunities: 16G, 5R
- 12-Explore potential for sit-down restaurant locations (e.g., Olive Garden, ethnic restaurants, unique restaurants): 11G, 1R
- 10-Market area for well-designed strip mall with stores of the scale and character such as AT&T, Cincinnati Bell, etc.: 4G, 6R
- 7-Encourage Frisch’s to renovate: 2G, 5R
- 7-Assess public transportation, (don’t extend to Bridgetown): 7G
- 6-Crime and safety: 6G,
- 5-Need police presence (walking the beat and being seen): 4G, 1R
- 4-Focus on helping existing businesses and keep them alive: 4G
- 2-Health food store: 1G, 1R
- 2-Need better parking and traffic flow: 2G
- 1-Add “L Turn” to Francis from Harrison: 1G
- 1-Need state store - grocery and Liquor: 1G
- 1-Encourage shopping in Cheviot: 1 R
- 1-Need plant shops: 1G
- 1-Need industrial tax base – wholesale distribution & liquidation: 1G
- 1-Elks lot on Harrison could be green space or parking: 1G

- 1-Identify potential for PNC site when it merges with National City: 1G
- 0-Do business of the month
- 0-Have wi-fi provided throughout city, provided by Time Warner
- 0-Need citizens on patrol:

Overall Business District Comments at Business Meeting

Build on the great local atmosphere	Recruit grocery store to Cheviot
Promote community safety	Assess parking needs
Change signs that CWCA has on poles – they’re too busy – make them simple with style & class	Have a yard of the month contest & a sign to put in winner’s yards – local businesses donate gift certificate
Enforce sign ordinance	Have a local business newsletter on website
Create booklet for businesses in Cheviot & have available at all stores	Check why business signs are in residential districts
Have concrete garbage cans on corners	Vacant buildings are eyesores & give appearance of “dead” area
Have local businesses clean their curbs for curb appeal – keep streets free of trash	Develop stronger link for communication between city and businesses
	Use the signboard outside city hall to post a “word of the month” - something positive

Traditional District Strengths & Weaknesses Identified in Business Meeting

Strengths	Weaknesses
Good service from own police and fire	Vacant buildings & building upkeep
Entertainment	Crime potential from bus line
Location	Parking lot with gate is eyesore
Flexible zoning	Less owner occupied housing
Parking area municipal lot next to NYPY	Need more family attractions
Walkability	Too much competition
	Electric lines
	Difficulty in obtaining commercial loans
	Lack of recognition for assistance to city
	Visible drug deals on streets

North District Strengths & Weaknesses Identified in Business Meeting

Strengths	Weaknesses
Free parking during December	At Wardall & N.B., intersection vision impaired
Harvest Home is a beautiful park	Police don’t ticket meter violators
	Empty business are a deterrent

Glenmore District Strengths & Weaknesses Identified in Business Meeting

Festival increase pride	History does not support art district
Pub crawl is a good thing	Coordinate street and utilities
Residential area is comfortable	

West District Strengths & Weaknesses Identified in Business Meeting

Strengths	Weaknesses
Community with character – park and walk – good things to eat and purchase	(Comment: Frank’s has indoor soccer once a week)
Room for development and re-development	Not enough parking
Street paving finished	
Specific businesses bring people into Cheviot, thereby increasing exposure to other businesses	
Visual appearance ok	