

Question 2 -What do you think will be the single most important issue facing the City of Montgomery during the next five years? (Please provide specific detail or an example, if possible.)

Increased traffic through Montgomery north and south.
Keeping downtown "old" Montgomery thriving. It needs more shops and restaurants, family friendly--Graeters, bagels--places that would get residents there. It seems to be almost all office buildings and so-so stores. It is kind of depressing to see the empty buildings.
Loss of affordable housing (under \$200K) due to purchase of land by "investors" for tear-downs and construction of "McMansions."
Real estate Overdevelopment eg: Zig Zag Road, Cooper, Campus. These new \$850K+ houses are changing the character of the community.
Rebuilding in all areas, traffic.
Traffic
Traffic! Enforce no parking 4-6 p.m. downtown. Enforce speed limit during morning go-to-work hours. Eliminate left turn southbound at Cooper Rd. No reason for this whatsoever. Causes delays when one car elects to turn left during rush hours.
Traffic control -- Montgomery Rd. and Pfeiffer need help.
1) Ever increasing property tax due to school district. Obscene as compared to similar places, local and state, 2) lack of leadership of council; and 3) poor and tardy communication to residents.
Issues related to homes being torn down and larger homes going in. Home owner uncertainty.
The increase in traffic.
Montgomery road expansion.
Traffic congestion! Nothing can be done except widening roads which takes away existing property. The city has become very urbanized with the addition of Twin Towers Retirement Complex.
Continuing the services provided by the city without raising property taxes.
Traffic.
Montgomery road--auto mall.
Too many car dealers on Montgomery Rd. are a problem.
Issues as Montgomery tries to keep its residential character while commercial growth continues around the city-- most important issue is excessive and speeding drive-through traffic. Traffic from other areas that creates problems eg: the traffic going through Adventure Lane from business parks in Blue Ash to get on I-71 is really changing the character of our neighborhood.
Overcrowding -- too much traffic on Montgomery Road (already an issue). Big houses built practically on top of each other.
Traffic (1) timing of lights (2) lack of two lanes from Schoolhouse to Pfeiffer -- eliminate the median.
That city leadership will needlessly spend our limited tax dollars on frivolous pet projects and not on core municipal government services, because it's hard to say "no."
Improve Montgomery Road and traffic flow.
Retain tennis courts at Swain Park.
Redevelopment - tear downs. As new homes are added, it needs to be enforced that drainage, storm water and sewer management do not affect neighboring homes and also construction mess is limited or cleaned.
Growth -- I don't know how well we're doing. It seems traffic hasn't improved on our thoroughfares in years. I don't know if the city manager/planning commission has a coherent plan.
Changing the character of the city. Demolition of older houses, traffic, car lots, shopping malls for Indian Hill types.

How to keep satisfactory services without increasing taxes. The city seems to be dependent on revenue from traffic enforcement to balance its budget. Needs to find an alternative to this -- suggest cutting the police department in half.
Proliferation of mega homes on "tear down" lots.
1. Taxes, particularly school taxes, are getting way too high. 2. There's too much opposition to retail. We get car dealerships (NOT pretty!) because we drive away more retail shopping, restaurants, all the time.
Knocking down all of the ranches and building "McMansions". Soon there won't be anywhere to buy starter homes.
A plan to restructure and add to the business district with better retail, office and housing options.
Montgomery Road traffic problem -- too much at peak times.
High taxes.
Appearance of Montgomery Rd. corridor -- too many auto dealerships.
Traffic.
Auto traffic lanes.
Traffic through neighborhoods one due to congestion on main arteries.
Remembering to help its citizens standard of customer service, in particular. Example: despite promises we still have not received new residents info (we moved in over ten months ago).
Keeping the streets in repair!
Determining what kind of community Montgomery will transition into in the next 5-10 years. Specific examples: Look at what's happening on Zig Zag Road and in Jones Farm. Is this concept viable -- can't be sustained?
1. Would like to have leaf collection at curb in fall season. 2. Need to have more older houses removed and new ones built.
1. Traffic flow on Weller / everyone coming across Kemper from the east uses Weller instead of going over to Montgomery. 2. School tax rates are too high and getting worse.
Traffic "improvements" on Montgomery Road -- eliminate "bottleneck" areas between Cooper Road north to 275.
Traffic congestion, particularly on Montgomery Road.
Maintaining great schools while keeping property tax increases down.
Maintaining control of finances maintaining its character.
Commercial overdevelopment OR the wrong kind of commercial development.
Commercial clutter on Montgomery Road -- it's getting as bad as Colerain or Beechmont.
Keeping more auto agencies off Montgomery Road.
Considering the proposed new commercial development with underground parking. Downtown at that point shall offer the opportunity to consider rezoning of property along Cooper (north side) to allow for denser housing i.e., condos, garden units for empty nesters. Approximately 7+ acres exist with existing units 50 - 70 years old. Approximately 35 - 40 new housing units could be added in a garden-type setting that perhaps could be tied into the present business club and could be tied with downtown. As well as the Swaim Field Park with a walk way bringing more walk-in traffic to the shops as well as the city park. This should be taken into consideration very soon due to land speculation among the older housing being replaced by new housing. As a resident of 30 years on Zig Zag Road (near Cooper), I have turned down several offers to sell my property. Due mainly to the thought that (along with six other properties) this could be developed into a unique development that Montgomery could be extremely proud of!
Keeping it a charming place where people want to live. This means updating Montgomery's downtown shopping along with Montgomery Rd., parks, etc. They are in competition with other areas.
Montgomery Road traffic.
1. Tear downs! (Negative unless controlled.) 2. Commercial development (careful management needed).
Traffic on Montgomery Road. Problems parking downtown.

Cost of energy: consider timing of traffic lights to save on gas.
Too much commercial development along Montgomery Road. We need to keep the green space and small houses along Montgomery Rd. -- no more car dealers or strip malls.
Finances -- with the lose of inheritance redevelopment -- architectural review property maintenance.
City planning.
Controlling speeding in residential neighborhoods. One thousand cars use our street each day, many using it as a cut-through to-and-from work. Average speed is 7 mph over the posted speed limit. Rarely see a police stop.
Traffic on major streets.
Maintaining what we have and updating our assets to keep the quality of life that most of us enjoy.
Traffic on Montgomery Road.
Future construction and remodel issues.
Traffic - During certain points of the day
Traffic.
Car dealerships and unloading zones on Montgomery Road. Traffic.
Limiting commercial and car dealerships between Old Montgomery Road and Schoolhouse Road.
Water run-off issues caused by bigger houses. The cement to soil ratio is decreasing substantially.
Speculative buying of homes to tear down the property deteriorates and affects adjoining values. Montgomery should require better transitions and prevent distressed appearance.
Property taxes continuing to increase to fund schools.
Need traffic light at intersection of Pfeiffer and Deerfield.
The tearing down of older homes in the neighborhood and building of bigger new homes. Will this raise our taxes? It keeps the neighborhood nice and brings in younger people but raising taxes is a concern to us as we are retired.
Overcrowded. Ex: traveling downtown Montgomery during rush hour. Too many cars and not enough lanes. Too many businesses. (Car dealerships -- NO MORE!) Too many "McMansions": the fear that a new first time average homeowner could never afford to live here.
Keeping the tax base affordable to all income families. Responsible spending of our tax dollars.
Potential for property devaluation and negative changes in quality of life from growing number of car dealerships.
Reducing property tax.
Stop the car dealerships.
Excessive tax rates. Traffic on Montgomery Rd. due to the high number of units built in Twin Lakes.
Control what kind of buildings are being put up in the historic district and along Montgomery Rd.
Business development and control of businesses along Montgomery Rd.
Funding for Sycamore Schools. Quality of schools impacting property values. Aging population base who won't pay for school funding.
Managing business expansion. Controlling and educating our teen (misbehavior.
Street repairs
Maintaining residential character including limiting traffic and development -- do not want traffic/office development, etc. Line Blue Ash has.
Tear Downs - a little is good but over 50% of a street is bad.
Limit LARGE commercial development -- e.g. Audi Agency. It's become BEECHMONT Montgomery Road!

Limiting commercial expansion.
Traffic bottleneck both during & after triangle development at Main Street & Montgomery roads.
Dealing with heavy traffic during peak traffic hours such as 8-9 a.m. and 5-6 p.m., esp. during construction.
aesthetic growth; maintaining the little charm that remains; keeping historic significance.
Traffic.
Keeping property taxes from rising. Enjoy the increased revenues from teardowns but do not try to overtax the citizens.
Traffic problems. Please, no more car dealerships.
How many big expensive houses are going to replace affordable ones?
Providing services without increasing taxes. Stop adding business with no parking.
Traffic along Montgomery Road. People driving TOO FAST in residential areas.
Attracting small businesses due too the high property taxes. I think the Montgomery Auto Mall is an eye sore in an otherwise charming city.
Getting rid of the car lots -- better zoning, or is it too late?
Schools Traffic
Increased property taxes.
Traffic problems. Montgomery Road goes from four lanes down to two lanes without proper lines on the road showing the lane ending. People don't look up at the sign showing the lane ending. They are looking at the road. I've seen MANY "close calls" for accidents there.
Traffic.
Montgomery Road traffic along with excess car dealerships.
Planning so there are no more car dealerships on Montgomery Rd.
The variable price ranges for homes being eliminated with \$600,000+ homes being built.
Wasting money on beautification.
Limiting commercial development -- risk losing city's quaintness.
Traffic.
Traffic on Montgomery Road. Be fiscally responsible.
Pricing out middle class with mega homes.
*Tear-down homes near downtown/Historic District/Montgomery Square Area. Also too many car dealerships on Montgomery Rd. *Small homeowners being crowded out by LARGE homes. Montgomery admin only seems interested in realizing more tax value per lot.
Hospital sprawl at Beth. North Hospital. Noise at Beth. North Hosp. Traffic on Montgomery Road.
Tear downs and their effect on property values. Abuse of builders in existing neighborhoods. Street damage, etc. with heavy equipment.
Too many cars on Montgomery Road.
Balancing the budget.
Traffic
Tear down houses! Needs to addressed. Zoning??
Keeping apartments and condos from being HUD units. Also keeping out any more car dealerships. It looks like Reading Road and Colerain Avenue.

Eliminate excessive residential development, especially multi-units and multi-family types, causing increased population density.
No opinion.
Turning Montgomery Road into Colerain Avenue! Tear downs of small ranch homes pushing out older residents - - Bigger homes = more TAX DOLLARS!!!
Traffic restrictions.
Commercial building on Montgomery Road. Please NO MORE CAR DEALERS.
Resisting the urge to raise taxes.
Zoning.
Maintaining property values with surge in move to Mason & West Chester while school levies fail.
Maintaining current level of services without raising taxes.
Avoid unnecessary spending and keep property taxes down.
Need to attract younger families -- population is aging.
Traffic on Montgomery Road. There should be NO parking at anytime in downtown Montgomery Road.
Traffic; particularly Montgomery Road.
Tear downs and their effect on neighborhoods, development of Montgomery Rd.
Traffic on Montgomery Rd., declining enrollment in schools, not being met by expense reductions, deer population.
Too much congestion / crowding.
Development of Peter (<i>unintelligible response</i>). Congestion in Old Montgomery.
Taxes! There will be a backlash unless citizens feel that their monies are being used wisely.
Develop downtown / people-pedestrian friendly / designate a "Southgate/Northgate/Eastgate/Westgate" landmark.
With an aging population, probably know how to keep Montgomery attractive and satisfying for all age groups (young, old and in-between). Balancing these concerns from people who have different incomes, opinions and needs will be challenging across the board from development issues to creating new services while keeping taxes affordable. Since you can't be all things, this survey is great. A first step to setting or assessing priorities of our community. Kudos to you.
Widening Montgomery Road.
Neighborhood and park security.
Traffic and environmental issues (especially flood control) as suburbs and businesses expand around Montgomery.
Tear downs & high taxes (real estate).
Needing more parks/playing fields and bike paths.
More 'lifestyle' activities -- Montgomery seems to cater to seniors. We are in our 30's and always leaving the area to eat and shop. Would like more of a 'center' on Montgomery Road with unique options.
Construction / growth - both residential and commercial. Tear downs - allowing any green space to be developed.
Car dealers turning Montgomery Road into another Colerain Avenue.
Monitor growth of car dealers on Montgomery Road.
Traffic issues on Montgomery Road. It would be fantastic if NO PARKING was allowed in the downtown area on Montgomery Rd. EVER!
Traffic.

Basic city services, police, fire, schools are all good. Also, maintain the city's beauty; parks; streets; shopping.
Keeping property taxes down! School levies down, etc. etc. 70 or Older citizens should get "REDUCTION" in property taxes vs. school levies.
Maintaining excellence in schools (tax base for) Montgomery Rd. traffic -- need four lanes whole to 275.
An important issue to us in our neighborhood is the deer. They eat all our flowers and some trees and some shrubs. Can anything be done? We live in the reserve of Montgomery.
Property taxes. City needs to cut expenses and economize but continue to support quality schools.
Snow removal and pot holes.
Traffic flow. Too many places on Montgomery Road have two lanes merging into one. Too many semi's delivering cars during "peak" traffic times. (Too many car dealers -- why not nice restaurants?)
Either lack of confidence in the school district or car dealerships on Montgomery Road.
Traffic on Montgomery Rd.
Traffic coming into and out of Montgomery (Montgomery Rd. - Pfeiffer Rd.)
Competition with other suburbs like West Chester. We need more restaurants.
Traffic control. Making it easier to go up and down Montgomery Rd.
Traffic congestion on Montgomery Road north of I-275.
Stopping commercial development (I.e. auto dealers) before we lose our residential identity.
Traffic on Montgomery Road and residential streets.
Not building no dealerships.
Traffic -- when Twin Lakes is at capacity, traffic in and through Montgomery will be bumper to bumper. Also, need to find a way to attract and keep tenants downtown. Speeding on neighborhood streets is out of control!
Traffic grid-lock on the Montgomery Rd. and Pfeiffer Road corridors.
Keeping Montgomery Road from looking like Colerain Avenue with all its car sales shops. Too bad we couldn't stop Joseph Chevrolet from moving in.
Police and fire services.
Keeping property values up.
The tearing down of homes to build very large homes.
Maybe not an issue but leap pick up would be nice.
Traffic on Montgomery Rd. Wider roads.
The traffic flow on Montgomery Road. Need to find a possible solution to gridlock.
Traffic. Growth.
Maintaining the quality of education given upcoming financial constraints.
Montgomery Road is turning into Colerain Avenue car lots everywhere. When will you stand up to Joseph's and listen to residents?
No more school levies. No tearing down all small homes to build large ones.
Expense control - taxes are higher for us residents now -- do not get over commercialized (and too crowded).
Zoning - (no more commercialization of Montgomery Rd., or large office buildings on Pfeiffer Rd.)
Traffic control on Montgomery Rd. due to Twin Lakes community.
I.e. Stopping any further car dealerships on Montgomery Rd. Montgomery's own city integrity as stated so many times in past surveys.
Maintaining historic Montgomery atmosphere.

Montgomery Rd. expansion. We would like to very limited growth.
Budget -- costs -- spending
Controlling growth on Montgomery Rd.
Traffic.
Keeping services up and taxes down. I would like more leaf collection in the fall.
School levies School levies School levies
Traffic
Bringing in business that will create revenue to balance the budget that will diversify the services, employment keeping Montgomery viable.
Traffic: Ridiculous timing of light for south bound flow at Montgomery & Cooper and timing at Hopewell & Montgomery.
#1. Lack of "affordable" housing (apartments) for seniors on fixed incomes. #2. Safety/security. #3. Street lights for our parts and ball fields.
Aging homeowner population.
Improving the public schools to keep students from going to private schools.
Road repaving especially in cul de sac streets.
Money, taxes.
Keeping costs in line in order to maintain a budget in line with inflation and not go crazy in spending on unnecessary projects other than police, fire protection, garbage collection, etc.
Maintaining the residential environment without causing or allowing the cost to live here to rise above what the current residents can afford.
Traffic congestion along Montgomery Road.
Balancing the needs of an older population with the needs of families with children at home is most important. The families who helped create a great suburban community have matured. They will want a community that serves the needs of older folks. Meanwhile, younger families continue to look to the community to support their efforts to raise children.
Traffic and business development on Montgomery Road.
Retaining the character and cohesiveness of neighborhoods targeted for "teardowns."
Increase in cost of services provided.
Property tax increases will drive away residents in older homes.
Keeping schools strong.
Maintain or improve quality of lives and environment -- in neighborhoods and along the eroding Montgomery Road. We were not happy to hear that another large auto dealership is going up on the Chester property.
Living within a budget, reluctance to control runaway property taxes. Schools are too big for our aging population. Unfair attendance to the senior citizens' concerns and wishes.
Maintain quality of care -- keep businesses like car dealerships out.
Traffic on Montgomery Road - Zig Zag Road alternate - A Montgomery Road by-pass but a terrible injustice to those on Zig Zag who probably want a more quiet, less-vehicled street in front of their homes.
Traffic - north of Bethesda to Kemper.
Not enough middle income housing for baby boomers.
Traffic on Montgomery Road.
School levy and higher property taxes.
Keeping business alive in downtown Montgomery. Parking in downtown Montgomery.
Quality of schools, teacher and curriculum.

Increased taxes.
Not letting in more car dealers and large homes where builders destroy OTHER PROPERTY.
Planning Montgomery Road from downtown north to facilitate traffic and improve looks by putting utilities under ground.
Traffic -- horrendous now and all hours between Fields Ertel and Cooper.
Traffic on Montgomery Road.
Traffic -- getting from one end of the area to another.
Taking away from the character of the city by tearing down all the older homes.
Traffic on Montgomery Road, will need four lanes.
What traffic on Montgomery Road will be. Do we need four lanes?
"Tear downs" Traffic
Sycamore schools -- everything rests on this, the new homes, the parks/recreation; how to hold the line on costs (now, mainly salary) while maintaining excellent schools.
Traffic congestion on Montgomery Road.
Preparing residents in the event of a nuclear or terrorist attack.
Extending the Cross County Highway east through Indian Hill, relieving Montgomery traffic congestion.
To me, the most important problem is to correct the damage being caused by the deer that roam through the neighborhoods. The deer cause much damage and effort should be made to reduce the number.
Maintaining high property values in real estate climate where our houses are aging and undesirable. Supporting and financing Sycamore Schools is essential to maintaining high property values. We and many other were outraged that Montgomery City Council did not publicly support the property tax for Sycamore Schools. We were outraged that a former city councilmen organized nasty campaign against levy.
Too many car dealers. Too many high-priced homes.
Traffic on Montgomery Road and Pfeiffer Road.
No more auto dealers.
City service department is totally inadequate. Roads and streets are patched, lines are rarely painted, streets seldom (if ever) are swept or cleaned. Landscaping in median on Pfeiffer is old, forgotten and many plants and TREES are dead or dying. Does anyone care? Fountain on Pfeiffer Road is not working. Montgomery Rd. grass on side of road full of weeds and dandelions every year. Some streets have paved sidewalks, others do not. There is no uniformity in this city. Parts of streets have curbs, others have rolled curbs.
Will razing existing older homes to build new ones make our property value go down since our home is about 35 years old?
Maintaining aging infrastructure and enforcement of zoning codes.
Although it is being addressed, traffic on Montgomery Road, serious problem. Tear downs. Nicer, affordable houses.
Building on land available, including tear-downs.
Continue trying to keep the "quiet" feel of the city. Not expanding Montgomery or Weller Roads., keeping up bike paths, tree planting, etc., and parks.
Keeping taxes down to keep people from moving out of Montgomery.
Traffic going north of Montgomery Road.
Keep streets in good condition at all times! Getting street lights!

To be able to go shopping in Montgomery, there is too much traffic and the cars parked on Montgomery Road are a hazard and I avoid the area as much as possible. I don't like the auto agencies and all the tearing down of houses that have character and replacing them with monstrosities that are ugly.
Do something with increasing traffic on the Montgomery Road. Direct it to I-71.
Over-commercialization of Montgomery Road. Too many auto dealerships.
Schools Roads Competition from more progressive surrounding towns--who are very progressive and ambitious in developing attractions for people to live there.
Traffic -- especially along Montgomery Road.
Security, safe place to be. Good educational opportunities. Responsive city government.
Property taxes and Sycamore High School expansion!
Less tearing down of smaller, economic housing to be replaced with expensive new replacements as it was fine home they continue to tear down.
Keeping Montgomery Road esthetically pleasant and not yielding to more car dealerships or businesses that will detract -- no Colerain Avenue or "strip."
Managing traffic through the city.
Keeping up the older properties. Attracting younger families. Keeping congestion off Montgomery Road.
Traffic.
No tax (re) increase.
Traffic and zoning. Montgomery Road traffic volume should be addressed. Corporations will seek land along Pfeiffer and Montgomery Road, I.e., Ohio National Insurance.
Traffic.
Entrance - Exit at Tollgate -- during rush hour can be very frustrating to get out. Might be worth considering a traffic light.
Will new development projects along Montgomery Road add to and enhance the character of the community or will it look like anyplace USA.
Development along Montgomery Road.
Proper traffic control. It is much easier to get around in Blue Ash than it is Montgomery. I have been enduring that 90-second delay light coming out of Mitchell Farm onto Montgomery Road for 20 years. I think it's time to do a better job on entries onto Montgomery Road, at least during the off-peak traffic hours. Another problem is where two lanes merge into one, specifically at R. Regan Highway on Montgomery Road N., people are not yielding to the right-of-way lane. Also, how about a traffic light on Cooper and Zig Zag Road?
Traffic on Montgomery Road. Zoning issues. Taxes.
More and wider lanes on Montgomery Road!
1. Prevention of further car dealerships. 2. Addition of large businesses, such as Twin Lakes which further adds to our already congested roads.
Congestion - Montgomery Road.
Flooding / loss of property / loss of life associated with Polk Run water shed.
Maintaining balance between business and residential space. Montgomery Road is turning into a "Kings Auto Mall" look! Yuck!
Traffic at Montgomery Road, mainly in the one lane parts. Montgomery Road needs to be at least two lanes. TRAFFIC!!!
Develop some businesses so our property tax can go down. Taxes are too high them Blue Ash.
Zoning of businesses. Traffic on Montgomery Road from 275 to Ronald Regan.

Demolition of good (but smaller and older) homes for construction of mega-expensive homes, resulting in mismatched neighborhoods and polarization of neighbors.
Traffic on Montgomery Road.
Loss of historic character of city as a result of the "snow balling trend" of homes being torn down and being replaced with enormous homes that all look the same, like in Mason.
Keeping the residential character of the town and not having Montgomery Road become another Colerain Avenue (the same would apply to not widening Pfeiffer Road).
New commercial businesses (used car lots for example) on Montgomery Road north and south of our "downtown."
It is important to keep our city beautiful and to preserve older buildings -- we have enough businesses. Also it's important to keep the village feeling in downtown Montgomery. You are doing a good job.
Don't know.
Widening Montgomery Road.
Maintaining businesses; traffic bottleneck on Montgomery Road.
Crime from hospital.
The widening of Montgomery Road. Including traffic control and economic impact (during and after construction).
The competitiveness of the city relative to other nearby cities in the area relative to an active lifestyle -- leisure time activities.
Not having Montgomery Road turn into an eyesore if it's not already too late. No more development. No more car dealerships.
Traffic
Control spending, especially on downtown Montgomery area . . . MORE attention should be directed to neighborhoods . . . Streets, sidewalks, etc.
Nothing comes to mind.
Traffic on main roads. Funding city improvements.
Police protection / safety. Our neighborhood has had several break ins; we had our car stolen out of our driveway which was very distressing given that our community seems so safe?!?
Traffic control.
Lack of ANY economic diversity and/or school issues.
Controlling costs and services so taxes don't have to be raised.
? Only here three months -- do not know!
Safety of residents while maintaining a good standard of living in the area.
Traffic
Providing attractive newer housing choices to attract families and keep the Sycamore School District enrollment from declining.
How we will survive the influx of hundreds of retirees into Twin Lanes who have no incentive, or inclination, to vote for levies to maintain family oriented necessities (schools) or amenities.
1. Widening of Montgomery Road. 2. Sensitizing police. My children have been ticketed several times where we had to go to court with an attorney and the cases were dismissed, at no consequence to the policeman.
Traffic congestion.
Safe and calm.
School taxes are too high. Maintain the historical character of the city.

TRAFFIC -- Pfeiffer Road; Montgomery when it narrows to one lane south of the hospital. NOISE - we have a teen "hot rod" who revs up at ALL HOURS including 2:20 a.m.
Traffic -- all main roads. Especially Montgomery - Kemper Roads.
If school enrollment declines support efforts to prevent further decline so property taxes maintain.
I think the biggest issue is the "city" realizing the "residents" need to live within their means. With the economic and tax forecasts public money is going to be tight. VERY VERY VERY conservative fiscal management is required.
Traffic on Montgomery Road and Schoolhouse.
OVERDEVELOPED Traffic bottlenecks almost all day on Montgomery Rd.
Traffic control, road maintenance.
Gateway/entrance to Montgomery Road @ Main Street and balance of Montgomery Road. Downtown -- through ALL the auto dealerships.
No more room for any expansion for homes, due to the amount of businesses in the area.
No more car lots. Try to maintain what we have! Just take care of what we have. Too many projects you do NOT take care of!
Making provisions for more housing for older adults since many of the smaller houses are being replaced with monsters that they can't afford.
Business growth.
Quality of schools.
Traffic on Montgomery Road from volume of people. Continual interruption of traffic -- the huge, new car, transport trucks that instead of pulling into car lots, for some reason park and unload in the middle of Montgomery Road!
Heavy traffic.
Traffic and parking.
1. Montgomery Road between CVS & City Hall (Municipal Bldg.) looks trashy -- businesses need updating. 2. Public school system has bit off more than it can swallow regarding "Special Needs" and low income. Middle class kids are forgotten.
Economize -- send only one bulletin or post card per address -- we received two.
Aging population.
Keeping taxes under control while maintaining services at an acceptable level.
Maintaining a residential environment.
Growth control.
Handling the huge increase of residents from the new retirement community.
Keeping taxes down.
Traffic up and down Montgomery Road and Cooper Road causing traffic to go through neighborhoods that have stop signs that are not observed nor speed limits.
Roads -- road repair. Growth.
Raising taxes.
To get the car dealers off Montgomery Road. They make it look like skid row. Truly! I realize they pay taxes, but there should be a better way.
Traffic congestion on Montgomery Road.
Providing for well-planned, up-scale residential development and well-planned commercial development as well.
Safety.
Some of the roads are in bad shape. When was the last time that the roads in Montgomery Woods Subdivision were paved?

North bound traffic on Montgomery Road.
Commercial growth on Montgomery Road. The historic character of downtown "makes" the entire Montgomery community. Commercial interests will want to exploit the character of historic downtown Montgomery. The challenge will be to control commercial growth along Montgomery Road.
Traffic flow.
Traffic along Montgomery Road, too many car dealerships, unloading cars on Montgomery Road. Two lanes to one lane going north from Cooper past Kroger's. Must improve!!
Emergency medical / police protection.
The school system needs to spend wisely!
Traffic
Public safety (police and fire) and traffic.
Growth along Montgomery Road -- adding more traffic and more car dealers in the short distance between Remington and Hopewell.
Street maintenance - Thumbelina Lane is like a washboard.
Traffic on Montgomery Road.
Over building, with auto dealerships just for tax revenue -- this does not add to the beauty of Montgomery.
Lack of quality housing. There is not enough good places to rent in, plus no new property to buy within means.
Traffic congestion on Montgomery Road.
Traffic problems from city hall north on Montgomery Road to I-275. I-275 on Montgomery Road south to city hall.
Land development.
Dealing with the ongoing traffic, especially after the Schoolhouse -- going to one lane and the left lane becoming the one to yield ----
Control of traffic on Montgomery Road.
Maintaining an excellent school system.
Auto dealerships.
School system -- quality of, while maintaining excellence.
I think it will be important to keep the business area clean and occupied -- no empty stores. Keep the traffic moving. Keep the city safe. Also, continue the flower pots and baskets.
Growth -- use of the land that is still available.
Police protection.
Attack the deer problem. This is a POORLY DESIGNED SURVEY as I am unable to give my ORIGINAL opinions except for this ONE question. Obviously, we must keep schools at the highest excellence.
Traffic control on Montgomery Road between Ronald Reagan and I275. We live in Hartfield Pl. just north of RR Hwy and we have a TERRIBLE time getting out of our dead end street onto Montgomery Road. We have to get into the right turn lane if going north, before we can meld into traffic. It is dangerous.
Tear down of older homes in Montgomery and replacement with large (for lot) expensive homes on Zig Zag, Mitchell Farm (?) to come (?), Jolain, Remington, etc. Will become too "expensive," yuppie community. No entry level for normal middle class. These large homes built side-ways look absurd -- purely built, designed to fit too small lot!
Traffic on Montgomery Road.

Traffic flow/control on Montgomery Road, especially at 275 and North -- I know for a fact that the congestion deters people from living there and from patronizing those businesses.
Growth, traffic in certain area Montgomery Road. South of Pfeiffer.
Amount of traffic. Road conditions. Many roads need to be widened.
Planning growth and development as well as traffic control.
Meeting needs of growing population of younger population in the city. I'm concerned about my kid--if he will get the services/facilities that our community gives to all kids.
"Traffic" on Montgomery Road.
Traffic on Montgomery Road between Cooper and I-275.
Traffic on Montgomery Road / alternative routes.
Decrease the expansion of building (I.e. Twin Lakes) that is going on. No more auto dealers on Montgomery Road.
I am concerned that young and middle-class people will be priced out of the Montgomery area because of all the tear downs.
VARIED: *Development on Montgomery Road. It is important that the primary artery through our community NOT become like Beechmont Avenue or Colerain Avenue or Springfield Pike. *Meaning less car dealers, more community-oriented businesses!
Montgomery Road through the city will be overwhelmed by traffic. Montgomery Road is starting to look like Colerain Avenue with car lots. How did Twin Lakes ever happen on 57 acres, who will pay taxes to Montgomery? And the traffic increase!
Maintain residential quality and character of city while renewing business district to increase tax base.
Traffic Hard to get on to Montgomery Road most of the day!
Keeping the taxes at a reasonable level.
Staying within an increasing budget.
Tearing down older houses to build more expensive ones.
(1) Preventing community growth to Montgomery Road through the Montgomery city limits. If this is allowed to continue, we will become North Colerain Avenue. (2) Trash pick up.
Watching Montgomery Road business. I have been living in Montgomery since it was a Village and it is losing its charm -- Looking like a used and new auto strip. NO OLD CHARM.
Since the city is full of housing (no space for more) and all new housing will simply replace existing "tear downs" MAINTAINING the quality of services and keep the school district up to its outstanding results without major growth in the real estate tax funding.
Car dealers Traffic
Traffic on major and minor roads.
Maintaining architectural diversity in residential areas.
Possibility of crime / drugs increasing.
Making sure we stand up to car dealerships with hazardous test drivers. Downtown needs to attract more retail for entertainment and dining -- not just commercial businesses. Big name retail stores should be downtown.
development of downtown to be more of a sidewalk shopping district. -Availability of affordable housing.
Taxes--to high, Zoning - new houses too close to lot lines
Montgomery Auto Mall - trashy, conservative design for new buildings, Not the SPA - ugh!, Steak & Shake - ugh!, that pink office building - ugh!
traffic - Pfeiffer, Cooper, taxes - Sycamore Schools
Growth (pressure to add more and more businesses, especially along Montgomery Road)
repairing broken water pipes

Heavy traffic making inconvenient for residents to do basic errands
1) Traffic around the 275 Interstate access ramps 2) Commercialization: Montgomery Road is becoming a used car lot.
traffic
Montgomery Road Business Development
higher taxes
traffic
traffic
schools - less money for schools = less enrollment
zoning - proliferation of car dealerships on Montgomery Road
keeping taxes down - watch spending, Sidewalks in Storybook Acres A ok. "but" long speed bumps would have been better - cut through traffic is heavy!
keeping any more car dealers from locating in Montgomery especially the Joseph Auto Group
the large homes which are being developed and the traffic increase/ taxes and cost of living in Montgomery
revision of zoning to permit homes to be built on less than 1/2/ acre plots. Wise the city continue to let "others" develop Montgomery Road in a way that will create a "Colerain Road" of the East look?
I am most concerned about tear downs (older modest homes being demolished and replaced by new costly homes (and how it will impact our community and home values.
traffic congestion on the major roads, increasing taxes
due to the continuing real estate practice of tearing down older homes we believe that our community will no longer have a range of housing prices to support diversity
traffic on Montgomery Road
traffic, school levy,
rebuilding, employment cost, maintenance, reduction of federal and state aid
tearing down older homes - losing character of the city and even part of its history. It's also a loss of green space because they will replace a home with two or three homes on a lot if the lot is large. This usually results in a loss of trees as well (Zig Zag Road, Cooper Road, Mitchell Farm)
more traffic due to new construction
increases in property taxes due to additional school levies
getting rid of car dealerships
Maintaining/improving Montgomery Road corridor, Not just the historic district but also north of historic district (I.e. from Stratford Jewelers to Kroger and I-275 and north to Harper's Point. Too many car dealers, would be nice to have a farmers market
loss of population due to high school taxes and more handicapped children moving into the district because they have such expensive advantages in our school district
Widening Montgomery Road and Pfeiffer Road (we went to one meeting about our new curbing on our driveway (Peachtree Lane) and no result. Our grandson can't even come up our drive in his car and I've had to have my muffler fixed twice
services and others items should be maintained
fair tax rate - continued services - good schools - good budgets
over development we don't need anymore - taxes
increase in taxes (property and income taxes)
1) hold down expense of operation (except for <u>more</u> police protection) 2) new <u>individual</u> "retirement home"
"fiscal restraint" to prevent runaway tax increases
limitation of commercial development of Montgomery Road - it is becoming another Colerain Avenue
get all power lines underground, there are too many old trees which cause power disruptions nearly every storm

traffic on Montgomery Road
Montgomery the services and well being of the people
the high tax levies being promoted by Sycamore Schools makes it very expensive living in Montgomery and may force us to eventually move out of the district. As 25 yr. Residents we would hate to move but the attitude of the school board thinking they can have whatever service or program they want no matter the cost to the resident must change
traffic on Montgomery Road - congested
business and retail development
1) traffic on major roads, 2) commercial development
controlling teardowns of property and replacement with "McMansions," Concerned about property taxes which are already high - difficult for fixed income residents
traffic control in Montgomery Road Corridor 5:00 traffic is currently unbearable. Increase of population will only increase problem
1) traffic on Pfeiffer and Montgomery Roads 2) once retirees move into twin oaks, support for schools will decline; harder to pass tax levies
<u>zoning</u> - business - auto dealerships
crummy people who live here and their disrespectful kids
traffic caused by business and industrial growth in neighboring communities
traffic in and out of city of Montgomery (one to two lanes into city and one lane out of Montgomery) bottleneck in and out of city
taxes - property over stated
streamlining services and holding costs. We don't need more taxes; there are too many "frills" that cost the taxpayer with very little citizen use, keep it simple!
the new car dealerships along Montgomery Road. We are becoming another "Kings Auto Mall" Also, the tearing down of small ranch houses. We are closing our city to young families just getting started
balancing city budget
no more Twin Lakes! No more Auto Dealers! No more <u>tear downs</u> of homes! Montgomery is losing its identity as a special place!
property taxes
traffic on Montgomery Road - especially Kroger to Bethesda A Recreation Center to host children's programming
traffic on Montgomery Road
traffic on Montgomery Road
the tearing down of perfectly good homes to build huge, expensive homes. If there were not the \$200,000 homes, a single mom like me could not have afforded to live in Montgomery my son is special needs and needed a school like Sycamore
taxes
roads - traffic conditions; state of
commercial development, specifically auto dealerships
we are <u>extremely</u> disappointed that Montgomery does not have a recreation center like Blue Ash, Sharonville, and Evendale - Why is this? Are there any plans for a "rec center" in the near future?
Montgomery Road - business faces and traffic
traffic - but for me I am 62 affordable housing and taxes that are way too high!
traffic congestion
traffic safety
lack of affordable housing, "tear downs" on Zig Zag, Mitchell Farm, and Jolain - \$200,000 homes are torn down and replaced by \$600,000 to \$800,000 homes - people on fixed incomes cannot afford this

maintaining the integrity of the city and neighborhoods
traffic - mainly Montgomery Road
the commercialization of Montgomery Road. If this is not stopped we will look like Beechmont or Colerain Avenues
1) maintaining a high quality school district while attracting businesses to the community
maintaining the excellent schools and community as more community members retire, and doing so without raising taxes for those on a lesser income
taxes
vehicular traffic on Montgomery Road - widening at least north of I-275 and eliminating curb-side parking in business district, with more off-street parking, recognize this is a state route and the city needs to pressure the state to accomplish these improvements within the city
money needed to keep up all the amenities we have here - beautiful street scope, fire, police, pool, etc.
toss up A) tearing down of nice homes to build McMansions B) continued growth of auto dealerships We <u>oppose</u> both of these
make sure all homeowners maintain their yard I.e. mow grass, keep downtown historic and restrict signs, etc.
redevelopment of residential and commercial property (maintenance of trees and character of city)
maintaining the quality of a great residential community and stopping the growth of car dealerships in Montgomery
traffic control allowing Twin Lakes to come with the number of drivers
traffic on Montgomery Road
congestion on Montgomery Road
residential redevelopment - destruction of original homes and replaced by houses that are very expensive
lower taxes please!
stop expansion. Stop building up Montgomery Road. Stop tearing down ranch homes and building huge homes
quality of school district
aging population, along with the aging homes. 30 to 40 year of homes, not historic but the land they sit on ups value due to the tear-downs, and exclusive subdivisions like the Reserve
teardowns/rebuilds
safety: car/pedestrian accidents, burglars, robberies, sexual offenders
population explosion: effect on traffic, educational needs, demand for city services and taxes
development of a viable, useable/pedestrian downtown. Incorporate a pedestrian mall between Cooper and Remington. Provide more off street parking. Reroute traffic from Montgomery Rd. Between Cooper and Remington.
school levy we <u>need</u> to pass the next school in 2009. Will we able to do this with Twin Lake in our community now? Also <u>no</u> light rail system we don't want that in our community
development of businesses along Montgomery Road - issue is whether we will become "developing row" with these incredibly ugly buildings ruining the "look" of the city or if Montgomery can draw businesses that "fit" our culture and help "beautify" the area
traffic
growth, taking down all small houses and putting up larger ones. No room to expand
maintain infrastructure and quality issues without massive property tax increments

trying to keep old charm of the village life and being safe walking, hiking, and other things
traffic on Montgomery Road
traffic on Montgomery Road - narrowing to one lane between Schoolhouse and Pfeiffer and on-street parking between Cooper and Remington
getting control of zoning and planning for Montgomery Road business corridor and adjoining areas. Montgomery is becoming giant Auto dealership. Looks like the Joseph Auto Group has outplanned the sixty and ignores the wishes of the community with its total lack of regard for appropriate designs
traffic
traffic - congestion, speeding, flow, light timing, police are always between Cooper and Pfeiffer but hardly from Kennedy (coming into Montgomery) to Cooper where people fly. Speed limit 25 mph - they go 40 - thru this area!!!
number of cars on Montgomery streets. Details - check rush hour
rebuilding houses on existing lots
traffic - Montgomery Road and Remington Road
maintain quality schools, maintain (or decrease) education expenses (I.e. no new cafeterias, gyms, loud/poorly chosen air conditioners - Greene School) less waste!
1) Maintaining a pleasant residential community without being overrun by commercial development. Prevent further commercial development of Montgomery Road similar to what happened on the Chester's Roadhouse properties. Montgomery doesn't need another car dealer!
traffic; flow on Montgomery Road
school levy we <u>need</u> to pass the next school in 2009. Will we able to do this with Twin Lake in our community now? Also <u>no</u> light rail system we don't want that in our community
traffic congestion and speeding traffic - too much too fast
the demolition of homes for redevelopment of property - the drive toward denser housing and de-forestation will be hard to resist. The village and the environment will have much to lose if we fall over for greedy developers and even custom builders building without regard to proportion.
making 2 lanes both way on Montgomery Road, mainly from school to Pfeiffer Road
schools and housing - too many moderately priced homes being replaced by expensive homes. Will keep out people looking for moderately priced homes - result schools Will suffer
having a mix of housing options so people can live in the community regardless of age or income
preserving historic district, continuing to tear down older homes and build new ones, keeping services/pool/park and rec activities current and useful
traffic flow, especially Montgomery Road
traffic - Twin Lakes will add to traffic
City of Montgomery would provide a trucks for leave collecting in fall would be appreciated our neighborhood
residential and recreational zoning
tearing down nice homes and building mansion
residential teardowns/rebuilds changing the economic diversity and character of Montgomery. Montgomery should not be just for the rich. Property tax collections go up but all lose if young families and senior citizens can't afford to buy or stay.
alleviating traffic congestion of Remington Road east of Montgomery Road when new subdivision increases population
traffic on Montgomery Road
resident satisfaction; keep people from moving out to Blue Ash. School taxes, property taxes (outrageous compared to other communities)

the continued growth of the areas around Montgomery and the ways that growth will effect our city (I.e. increased traffic, use of resources, etc.)
traffic on Montgomery Road
maintaining services without large increases in costs. Try to stick to basic services without a lot of extras
overbuilding -subdividing lots, then traffic load - as a result of overbuilding, then strain on local resources. It cascades
maintain a small-town, friendly atmosphere. Minimize commercial development, especially autos!
dealing with increasing taxes/school levies
1) lack of affordable housing for younger incoming residents vs. tear downs that are replaced with \$600,000 homes. Aug. family with younger children won't be bale to afford Montgomery. 2) car dealerships seem to own Montgomery. 3) How will influx of so many seniors (Twin Lakes) vote on issues?
traffic and street maintenance. Streets are in poor condition.
<u>Traffic control</u> 1) do <u>not</u> establish 2 more traffic lanes for Pfeiffer Road to Ronal Reagan Highway (leave <u>center</u> section "as is") 2) Above all, "no more car dealerships!!! (no more "land sales" to Joseph Family for autos.)
traffic, development
traffic on Montgomery Road - especially going north
taxes! If taxes continue to increase from school levies, people will begin to buy more homes in Mason and Loveland despite the excellent reputation of Sycamore. What will this do to property values? Also: No more car dealerships!!!
traffic flow on Montgomery, Note: an overheard sign is needed on Montgomery Road for traffic north stating: left landed ends. The sign on right side of road cannot be seen by traffic in left lane. This is a continuous contest by left lane cutting into right lane. this is where traffic merges near old city hall.
traffic control
business wanting to expand or build a way that creates taxes but does not add to the resident's quality of life
providing excellent schools without raising taxes!
increased traffic flow of non-residents through residential areas
rising taxes. I regret to say that we are contemplating moving because I fear that we will not be able to afford the taxes 10-15 years from now
traffic congestion and street repair
the major issue is overdevelopment with the impact of (a) services becoming overstretched (b) green spaces of all sizes being eliminated by new construction c) possibly most important the turning of Montgomery into a strip mall of car dealerships
managing traffic on Montgomery Road. The restriction of traffic to one lane southbound to get to I-275 has made the morning rush hour impossible. The city needs to widen Montgomery Road between Mason-Montgomery Road and I-275.
Traffic when Montgomery Road widening occurs
increased tax burden on homeowners
not allowing property taxes to escalate inordinately!
how many car dealers do we need? Preserve character of city of Montgomery? Quit tearing down old homes, changing character
no comment
congestion on Montgomery Road
maintaining the heritage - not letting things like the Joseph Building into our city. We are most unhappy with the decision on that issue.
maintaining or improving property values

development of Montgomery Road/Downtown
property taxes
school levies and how they impact our taxes
property tax
traffic! Particularly along Montgomery Road
tear-downs and construction of new homes
taxes. Ohio is a high tax state.
traffic
Montgomery Road development - please make Joseph's the last dealer ever to locate in Montgomery. Montgomery needs to stay residential - note the business district in Indian Hill
reduction on income tax!
need to improve roads, especially the main Montgomery road corridor. Artificially restricting to a 2 lane road creates unnecessary traffic issues
traffic control, fire and police protection, road maintenance, tree control (large trees)
keeping city expenses (and therefore our property values) down
protecting the residential character of Montgomery by passing and enforcing zoning that limits commercial growth
preservation of Montgomery Road (keep character). No more car dealerships.
The rising cost of gasoline may make a need for more regional public transportation - between major destinations. Kenwood Mall, Bethesda North, schools. Some strip malls. Perhaps a park and ride arrangement.
traffic - on Pfeiffer, on Montgomery Road
1) control spending/appropriate use of tax money (avoid raising taxes/fees) while at the same time creating safe environment for all residents, not just those in "chosen" communities (for example: give all residents a chance to have sidewalks to walk on)
growth and traffic management - growth: making sure Montgomery Road corridor does not become too commercial (especially car dealerships) - tear downs of homes, traffic management: growth, especially business, creates more traffic - backups on I-71 cause nightmares on Montgomery Road - need better light timing at school house and Hopewell.
the diminished natural beauty of our neighborhood due to the recent demolition of small homes to put in larger homes on the same amount of land
insufficient housing for aging couples (boomers) - e.g. Zig Zag, Ross, Remington massive numbers of one story homes torn down to put "mini-mansions" on 1/2 acre lots
updating its downtown to match landscaping and technology of other cities in U.S., for example, lights on posts (not swinging on wires)...more crosswalks with flashing lights...to make more accessible, inviting and pedestrian friendly...more central flower beds on Montgomery Road
Montgomery Road access, traffic and maintaining residential character (no more car dealerships)
traffic congestion
control business expansion, "what about the single most issue facing the residents of Montgomery? <u>Ever increasing taxes</u>
lack of city planning or control over developers who are buying up all smaller, ranch style homes, knocking them down, and replacing them with high-end, expensive homes. Montgomery has a nice mix of homes now (in terms of range of cost). I would hate to see this disappear and have Montgomery become a community where only the upper class can live. It should not become another Indian Hill.
increase police patrols to stop break ins, more patrols for Kemper stop sign at Terwilligers. No one stops!!
property taxes; increases for school bonds

lack of open land for further tax base growth!
traffic on Montgomery Road
we need a pedestrian sign by Valley Creek so we could cross and go to butcher
keeping up with fire and police protection
traffic on Montgomery Road. Congestion peak times is terrible and will only get worse as Twin Lakes develops. Get rid of the islands. It isn't worth the aggravation of traffic.
limiting the excessive taxation burden of the citizens - by controlling spending
maintain a good retail mix
1) traffic issues, esp. traffic congestion on Montgomery Road and on personal level: 2) storm water drainage problems due to development at Hopewell and Montgomery Road and changes to original creek bed in Hedgerow, Northwest of Buxton Lane
Montgomery Road traffic, 1 lane roads
development - I don't want Montgomery to be a "King's Auto Mall"
I'm concerned about the number of smaller homes being torn down and replaced by larger houses. When we want to downsize in the future, there may not be any affordable homes in Montgomery
The most important issue is maintaining property values by supporting our public schools and a quality community
we would like to see the city encourage the redevelopment of older residential property into newer housing. This should increase the property tax base for the community. It may also help to offset the drain on city services that will come from developments such as Twin Lakes where the residents are not taxpayers (property taxes)
somehow getting Montgomery's tendencies to extra profligate spending under control. They don't seem able to spend it fast enough. The city manager is faceless to most residents.
maintaining the key services - police, fire, roads maintenance parks maintenance within the revenues provided by current tax levels
traffic congestions - we live at South Twin Lakes. It is dangerous to make a left hand turn onto Montgomery Road from Peran Road - the center lane is hard to navigate.
problem: to keep the area residential and keep the "small town" nature, such commercial interests as Joseph's Auto Sales moving into Old Montgomery against the wishes of <u>many</u> residents are troublesome events
<u>Moving</u> - Council needs to have more backbone to fight to keep Montgomery Road looking like our downtown, not a used car lot. You dropped the ball - big time!!
tear-down houses - not enough smaller houses left for empty-nesters and young people that can't afford huge houses
being a "green community" - this gives a better quality of life, raises property values, and could be a model for other communities.
higher property taxes for Sycamore Schools, I am opposed to more taxes for Sycamore.
The city is turning from older families to younger families. This change also indicates increased needs for family services. Perhaps the recent trend to "tear downs" is related. But, nevertheless, neighborhoods are changing.
police protection - traffic -maintaining proper maintenance to streets, sidewalks - not allowing Montgomery Road becoming an auto mall

traffic, the teardown of ranch homes to build huge homes, ranches are ideal for older people and there won't be a place for them
traffic on Montgomery Road when I-71 slows down - need to widen Montgomery Road to 275
taxes too high
balance of business vs. residential, for tax base or zoning
maintaining the standard in the city, e.g. maintaining neighborhoods and houses
maintaining or improving the numerous services the city offer without increasing taxes (cost control)
Bethesda North Hospital, taxes
traffic congestion on Montgomery Road, magnified by reduced lanes from Schoolhouse Lane to Pfeiffer, medians are pretty but complicate traffic flow
traffic - Montgomery Road
1) what is the strategic use plan for Montgomery Road from I-275 south to the downtown district. It has turned into a string of auto dealerships, 2) property taxes are way too high
Montgomery Avenue turning into "Auto Alley"
commercial development
traffic - Montgomery Road and Cornell 275
traffic between Ronald Reagan Highway at Montgomery Road north to Fields Ertel Road; especially between 4 PM and 7 PM on weekdays
managing the number of older homes being torn down and replaced by much bigger, new homes
changing property values - tear downs...changing the look of the community
car dealerships wishing to expand their property area within Montgomery
services verses taxes
some control/regulation over tear downs/rebuilds
preserving the Montgomery uniqueness and stop letting it become an identifying area of car dealerships
Montgomery Road crowded, heavy traffic especially at Weller Road intersection
taxes
property taxes
property taxes!
maintaining a low tax base rate
housing - the tear downs and the market value of our homes
keeping the best programs intact for the Sycamore School district. Let's keep our schools top of the state!
fiscal issues
1) raising taxes, 2) traffic, 3) too many car dealerships
traffic (with new construction and increased traffic on Cooper/Zig Zag/Mitchell Farm, especially with big trucks)
traffic on Montgomery Road

continuing development of business along Montgomery Road
population shifts - as the 'lower socioeconomic elements of society continue to flee Cincinnati and 'more' up Montgomery and Kenwood Roads - the transient daytime populations of Montgomery will change. This may eventually effect property values
keeping the charm, losing a lot of smaller house with charm and history, for bigger, more expensive home - soon only very rich will be here and transition home buyers
decline in children attending Sycamore Schools, lack of diversity
traffic, traffic, and more traffic and its partner, commercial development. Adding to the problem - Twin Lakes retirement community; the ever expanding Bethesda North medical complex, new automobile dealerships. These may be good for tax revenues, but they are bad for quality of life. City should be more aggressive in fighting development.
more effective downtown shops and eateries, look at Deerfield Township, Union Centre, those areas are attracting people
Putting to many big houses to many people out of work takes lots of money to buy those homes
managing the variety of ages within the community...all the young families coming in and the older resident's needs a community desires. So far, Montgomery does an excellent job.
keeping future city services without taxing homeowners beyond their capacity to pay. Prioritize important needs utilizing business methods of cost containment.
encroachment of Auto dealerships and traffic (I.e. the Montgomery Road "Beechmont Auto Mile") (I.e. the increased traffic on Montgomery Road Kenwood Road and Cooper Road)
beautification, quality of tenants, green space
eliminate auto dealers along Montgomery Road
availability of middle income housing. Also, maintaining a stable community which will feel invested in community resources (schools, facilities, etc.)
aging of population - taxation schools, efficient use of city tax dollars
maintaining or improving services with reduced or flat revenue
affordable family housing, thus encouraging people to live within the community, take part in events, be concerned about issues of present and future. Education (quality of Sycamore schools), enjoying community events, safety of neighborhoods and overall economics of taxes/buying a home of good value all factors in to desire to maintain residency in Montgomery
real estate taxes due to the inefficient school board lack of control of expenses, taxes should <u>not</u> escalate based on increased property value. This is a <u>tremendous burden</u> on senior citizens
the way that moderate priced homes are being torn down and replaced with very high \$ homes
traffic flow (Montgomery Road)
traffic congestion on major roads
traffic on Montgomery Road
traffic congestion. Protecting the residential nature of Montgomery thru zoning legislation and enforcement of zoning codes
traffic!
as homeowners we are concerned with the amount of businesses - car dealerships are taking over. The roads in the city are very busy and noisy. More green space is needed less commerce
to control its contractors to complete work according to scheduled contracted terms and time schedules
widen Montgomery Road
development of historic district and business along Montgomery Road. Street improvements and widening Montgomery Road.
development of Montgomery Road - commercial area
excessive car dealerships on Montgomery Road, it's starting to look like Colerain Avenue
traffic on Montgomery Road (from Cross County to I-275)

our city is becoming too business oriented - I thought this was a residential community. The car agencies (Joseph) are overwhelming and city commissioners are in back-step
traffic!
traffic flow on Montgomery Road especially
improvement of the Montgomery Corridor - traffic!
staying competitive as the community ages. Except for "tear downs," the area is essentially 100% developed. IT has the advantage of a superb location. It must maintain its character as well.
widening Montgomery Road
traffic on Montgomery Road
traffic
over development - drainage - the more (unintelligible word due to bad handwriting) - the less room there is for water run-off - wet basements!
traffic on Montgomery Road
overhaul of traffic on Montgomery Road from the Village North
providing services (recreation, for example) at a rate that can be afforded by all residents, not just the newer, wealthier residents, note - we would <u>greatly</u> benefit from a <u>rec center</u> like our neighboring communities (Sharonville, Blue Ash, Evendale, Mason, etc.)
Montgomery Road widening - I-275 to Kemper - it's a 15-20 minute trip to go 2 miles during rush hour and lunch - it will get worse. Disregard for residents and preferential treatment of Columbia Hyundai is an example of how it will be managed it will be a travesty. Suggestion: 1) do it at night, 2) close Columbia's main drive lane <u>now</u> ; 3) reopen the (illegible response) turn lane!
maintaining our predominantly residential city by controlling business zoning and not allowing business to creep into neighborhoods. Supporting enhancing and maintaining our <u>historical</u> heritage areas
increasing the base by attracting commercial and non-industrial employers with above-average payrolls. Professional builders - like Blue Ash or Ohio Financial
traffic on Montgomery Road
balancing residential and business requirements. It is very obvious that Montgomery needs to stimulate the retail climate as well as protecting residential concerns
traffic
increased traffic on Montgomery Road (eg. Will it create problems for city emergency services to areas like Twin Lakes)
the real estate tax burden is excessive. I pay less in New Hampshire (in a similarly upscale town) despite the fact my house there is worth more and there is no sales or income tax there.
traffic on Montgomery Road!!!
overbuilding - houses - single, condos, businesses making roads/streets too crowded
traffic congestion
Sycamore School District is very expensive
leave pick-up at curb
keep Mrs. Hilvert as city manager
financial soundness
traffic on Cross County to I-275
to maintain the unique and desirable traits associated with the village of Montgomery - beautification program, safety, adherence to building codes
keeping the city a safe place to raise children (families)
traffic along Montgomery Road, especially where it goes from 2 lanes, down to 1 lane

taxes
the Montgomery Road corridor - new contraction in keeping with the "old Montgomery" look - not like Colerain Avenue
safety - police and fire
commercial development - too many car dealers on Montgomery Road - turning it into Colerain Avenue - Joseph Family runs the city \$\$\$ <u>Lowry city council</u>
traffic
the continuing destruction of older homes in favor of newer, <u>much</u> bigger homes (or two) on the same amount of land. In addition to the loss of character, new/remaining homes are not proportionate to one another, and it encourages younger home buyers from buying in another community with excellent schools. additionally, the Enquirer specifically mentioned Cooper and Zig Zag Roads in their article on this practice. Montgomery should be ashamed that is the best example for a town destroying older homes
heavy traffic on Montgomery Road
schools - I have heard the schools and quality of teachers is declining
education, the cuts being made and how it will affect the Sycamore School District
stopping "light rail" - I don't want it at all; not through Montgomery and not through Blue Ash. If its so great put it through Indian Hills
Increase of traffic on thru streets - ominous threat of widening of Pfeiffer Road
Appearance/growth along Montgomery Road
Montgomery Road has become a used car lot. Will we resemble Beechmont Avenue soon?
Lack of character from businesses overrunning the community - from builders tearing down starter homes, homes for retirees, and middle class homes to businesses like Joseph's dominating the land with no acknowledgement of the community. The high taxes will keep retirees, middle class from her, and massively large schools will all contribute to this being just as part of the growing metropolis of Fields Ertel-Kenwood Area until no distinctive flavor of its own. Montgomery will lose its character and culture and will die, scary stuff
car dealerships on Montgomery Road do not fit this historical city! Please stop this from happening
the insatiable appetite the Sycamore Schools have for money will ultimately affect the city's finances. Earnings tax has its limitations because there is little room for business expansion in the city.
finishing sidewalks on East Kemper Road to connect the neighborhoods to the bike paths and safety of residents
cost of living/taxes rising for extra like streetlights and sidewalks - use \$ we have first
affordable housing for families who are <u>not</u> in the top 5% of income nationally since, thru tear-downs, the reasonably priced \$200 K houses are being demolished for \$800 K+ houses
keeping taxes reasonable to maintain current quality of services
traffic in downtown all the way to city hall, especially after the Twin Lake retirement village opens
increased population - enough fire and EMS and police to cover, with Twin Lakes development there is not sufficient persons to cover. Poor planning
taxes - keeping costs down without tax increases
traffic control especially along Montgomery Road north of Weller Road
traffic Montgomery road
tear-down of old houses (particularly neighborhood near Montgomery Elementary) or school levy

keeping downtown a place for families to frequent - not losing more businesses and gaining more offices
traffic management, waste removal (consider increasing frequency 2 X a week Memorial Day - September 1), recycle - do separate runs for paper and bottles, saves separating at Rumpke
car agents - too many car selling lots and show rooms, important to keep the schools up to higher ratings
downtown development
zoning issues - poor traffic control
keeping Montgomery Road from looking like Colerain Avenue, maybe too late, too many car dealerships, dealerships make a proposal - Montgomery accepts but they not do keep the proposal i.e. Joseph said they would only be 12 cars in front there are now 50 (seen from front)
controlling crime as it continues to move out of Cincinnati core
the nature and amount of commercialization along Montgomery Road and pressure to widen and increase speed limits (neither, please!)
fixing the streets
traffic on Montgomery Road
high taxes, industrial sprawl on Montgomery Road, traffic problems, loss of historical significance
traffic flow
traffic congestion
"maintaining unique character of city" - attractive, clean, safe, <u>planned</u> orderly development
too many car sales along Montgomery Road
the budget for the Sycamore School system
trying to keep taxes down while still providing necessary services
traffic
not sure: school district - maintain the quality of our schools and traffic - increased traffic, particularly on Montgomery Road
traffic congestions, need to widen Montgomery Road and have turn lanes (on right and left)
maintaining the character of the community while dealing with future growth changes in demographics
1) maintaining the "character" of the city (not becoming a Colerain Avenue look) while enticing business and people to the downtown areas
traffic congestion and noise from Blue Ash airport
traffic and maintaining the "village" atmosphere. Traffic will also be a problem on the main arteries into the village
traffic - Montgomery Road - down town Montgomery from CVS to Ronald Reagan with stop flow during peak hours
1) Montgomery Road traffic 2) traffic on Pfeiffer Road
traffic on Montgomery Road. We need recreation center which is affordable to senior citizens with limited income
traffic. Montgomery Road already gets completely backed up and Twin Lakes is opening OR Maintain residential area while attracting new businesses (need more tax revenue from business)
protection of landmarks and historic downtown Montgomery
traffic
1) too many car dealers! Looks too commercial, 2) parking on both sides of Montgomery Road in heritage district too restricting to traffic flow excepts for the 2-hour periods banning parking twice a day
traffic flow on Montgomery Road as businesses continue to grow/expand
property tax increase - <u>control</u> school expenses!

traffic - Montgomery Road, please no more car dealers, it has distracted from Montgomery's image
controlling traffic, especially on Montgomery and Cornell Road
need more social commercial venues, example: restaurants, coffee houses, etc. no more Jeweler's, hair stylists, or car dealers
teardowns
tearing down entry level housing and building very expensive housing
redevelopment of downtown with a park-like square and the type of business establishment (see Blue Ash) to bringing people to enjoy the downtown area
costs - on the increase - staffing and questionable expenditures - tax increases
providing the best in city services while keeping tax increases in check
infrastructure
"teardowns," devaluation of existing homes and ultimately pricing middle income families out of the city
continue to control type of business growth on Montgomery Road, to alleviate traffic congestion as well as keeping the city visually appealing, maintaining all city services, particularly police, fire, and medical on a level to lower any growth
commercial development (car dealers, fast food, and apartments)
limiting large businesses in residential areas
the recent practice of buying older homes replacing with "McMansions" and losing the character of the different neighborhoods
planning/zoning
controlling costs
traffic, weak council (ex. Allowing the move of Joseph Chevrolet)
traffic
stopping it from continuing to be an "upscale" auto mall. Other positive opinions: retain the historic district integrity; continue the emphasis on beautification with the tremendous amount of trees and plantings undertaken by city - I'm sure Terry Willenband (?) is instrumental as I am a certified master gardener, in my retirement, and perceive him as dedicated to the beauty of this community
maintaining a solid, attractive commercial district without big car dealerships
control of business development between along Montgomery Road, between Mitchell Farm and the historic district. This stretch of Montgomery Road has too many car dealerships and other unattractive buildings
I don't consider crime to be an issue at this time. As crime seems to be moving from the inner city to the suburbs, Montgomery should be proactive in this matter instead of it becoming an issue
leaf collection
traffic!! And increasing property taxes (which are too high now)
taxes - increased due to school levies, etc.
we are still very angry that Chester's was torn down for a car dealership. We like losing the forman Bery of our city!

Maintaining adequate funding for Sycamore School district - although this probably isn't a truly a city issue. Other issues that come to mind are maintaining the quality and character of the community through the tax base without letting commercial interests override those of the residents. For example, I'm disappointed in the decision to allow Joseph Automobile dealerships to expand and proliferate along Montgomery Road. Another concern: Must we continue to destroy smaller, older homes to satisfy avaricious developers? Is it a bad thing to preserve some affordable housing in Montgomery? I'm also concerned about the impact on the community that residents of Twin Lakes will have once it is complete and fully occupied. Will traffic in the area increase? Will the percentage of senior citizens affect the school district's abilities to raise sufficient revenues?

in-full housing demand

Montgomery Road becoming an ugly strip of car sales lots and other commerce

keeping it a residential community vs. commercial development

stopping more development of car dealerships - they've taken over - making the strip between downtown and City Hall very unattractive

the "tear down" of existing houses. Deal with empty houses/overgrown lawns/demand for additional services to match \$700,000 - \$100,000 price range

traffic

ever increasing traffic congestion along the Montgomery Road corridor

that's easy - traffic- Montgomery Road - mornings, afternoons, not ever friendly, even Saturdays mornings, can be a problem with back-ups prior to noon (other problems roads are Pfeiffer, Cooper, and Kemper)

the maintenance of balance in the housing stock while there are many pluses to the redevelopment happening in some of our established neighborhoods, a successful community needs a variety of housing in terms of cost, size, type, age, architectural style, etc.

not allowing our village to become like "Beechmont Avenue" we could have been everything Madeira is becoming specialty shops, great places to eat, etc...we need to create an unique street scape, and we need to zone signs, architecture...i.e. Winnetka, IL

for Twin Lakes - adjusting traffic light at Mitchell Farm for more frequent ability for a left turn south for city - for city - stopping the car dealerships on Montgomery Road

changing demographics eg older owners of single story ranch homes are moving out and younger wealthier families are moving in

traffic Montgomery Road

Maintaining the bedroom community character of the city while keeping property taxes reasonable

keeping current residents in city (upgrading all the city streets - that's including the cul-de-sacs as well)

1) doing something about the traffic - overcrowded road ways. In the afternoon more and more cars are cutting through our neighborhood and cutting through Montgomery Square. Montgomery Road gets crowded earlier and earlier. One day, I envision just sitting in a car on Montgomery Road unless light rail or some other solution is found

traffic

teardowns - ex. on Zig Zag

traffic on Montgomery Road and the possible need to widen the street

auto dealers and zoning in area between Remington and Hopewell

<u>listen</u> to the citizens of Montgomery as to what <u>they</u> want with regard to zoning. No more gaudy car dealerships
balking against change, keeping down growth of business sites, no more, please!
1) the triangle development, 2) family residence not a car dealership town...embarrassing
maintaining the quality of the school system; maintaining the ambience of the "village" atmosphere of the square; controlling residential and commercial development so that everyone wins and Montgomery does not become a "hodge-podge" of junk
traffic on Montgomery Road from Kemper to Ronald Reagan
<u>redevelopment</u> in the section of Montgomery Road between the Heritage District; Schoolhouse Lane. An historic building was torn down to make way for an auto dealer. Better controls must be in place concerning <u>redevelopment</u>
budget cuts - reducing services
Montgomery Road widening - from Cooper to Kemper
traffic congestion on Montgomery Road
there is no one more important. There are handful of equally important issues...police, fire, trash and recycling
traffic congestion!
tax base - budget. Need more commercial to relieve residential taxes
traffic
encroaching car dealerships cheapen the look of Montgomery Road
excessive auto dealership development along Montgomery Road including loss of businesses such as Chester's and tear downs
traffic congestion = on Montgomery Road and Interstate 71
we believe the most important issue facing the city and surrounding area is air and noise pollution due to traffic (highways and Montgomery Road) that can affect the quality of life in the city
TRAFFIC
1) infrastructure maintenance and improvements (repave streets, sidewalks, street lights, electric lines, gas lines, water mains, 2) maintain Montgomery Road business (don't expand too much), 3) update/improve Mapledale Elementary, 4) find a way to expand Montgomery Road Kroger into a Hyde Park-like Kroger. "Our" Kroger is dreadful
new development - damage to streets from construction traffic - taxes will get too high for some families which will change the dynamic of the neighborhood
the traffic, Montgomery Road is crowded. Suggest making the south bound lane a two lane from Cornell to I-275, also include a continuous turn on the new inside lane (this may not be in the city of Montgomery however).
traffic - Montgomery Road from square going north, besides the need for another lane, there are too many curb cuts
downtown parking and big semi-trucks driving through on Montgomery Road. Traffic snarl has never been solved in 25 years!! Bastille Day Celebration shouldn't close off Montgomery Road - have this affair in the city park in back of city hall
traffic on Montgomery Road
1) I-275 to Harper's Point connection on Montgomery Road is congested most of the time, 2) local residential roads in need of repair, not patch work repair, new complete black top...
affordable housing so that we can have a diverse population!
managing traffic flow on Montgomery Road

school budgets - maintaining excellent levels of education with a reduced budget
keeping the character of Montgomery all along Montgomery Road not just in the Heritage District by setting zoning codes and <u>sticking</u> to them. Making sure businesses keep their property fronts and <u>sidewalks</u> weed free! Making Montgomery citizen friendly and offering restaurants and outdoor vistas for all our new elderly citizens
traffic congestion on Montgomery Road
keeping young families in the district/attracting new families to the district - too many old neighborhoods/depressed housing prices might attract lower income HH's and continue bring housing prices down
traffic/widening of Montgomery Road North
too many homes, smaller yardage and trees, currently huge problem Montgomery Road at 275 to Kemper to past McDonalds
Persuading the Joseph's top give something back to our community - how about a flower harden in front of all their car dealerships! What greed they have!!
the quality of the Sycamore School system as far as teachers and education
control of growth - no more car dealerships! - restrictions on dozing and rebuilding of McMansions. We are losing the charm of the community.
Exodus of young families. The homes being built here cannot be bought by young families - there is no more modestly priced housing. Our school population will dwindle. With fewer pupils, residents will not support schools. Our community will be unsustainable. We need all ages, diverse economics
vitality of historic downtown business district
continuing to keep crime at low levels
seeing so many older (1-story) homes being torn down. Hopefully more younger families will come with small children and fill the schools. We also will have greater traffic on Cooper with there new homes going in.
Montgomery Rd/ old Montgomery development and automobile dealerships. We are looking more and more like Colerain Avenue each year!
We definitely need more retail downtown - many have closed. However, the traffic from Kroger to Pfeiffer on Montgomery Road is tied up at least once a week. The islands and sides should be altered to allow two lanes both ways. If the expressway is full the traffic is backed up through Montgomery. The argument that this will lead to more traffic is absurd. We already have the traffic sometimes when (71) isn't packed.
traffic
traffic control
the tearing down and rebuilding of homes. I.e. Zig Zag Road: is there a master plan?
keeping costs down. Stay at budget many seniors in Montgomery on fixed budget!! Their cola is minimal and possible government will eliminate cola and continue to raise Medicare payments from S.S. payments
traffic flow - Montgomery Road
land use/zoning
no more school tax increases
traffic
total cost per student for each students education
traffic on Montgomery Road, increasing cost of housing and school levies

traffic overload on Montgomery Road (merging from 2 to 1 lane at Montgomery Square, bottle neck of cars making R turn off Cornell onto Montgomery Road. Basically single lane traffic from 275 interchange to Landen. Single lane traffic from 71 interchange (Pfeiffer Road) to Montgomery Road. <u>HATE</u> the car dealerships dotting Montgomery Road.
maintain services without the continual increase in taxes
aging community
budgets - need to manage <u>without</u> increasing taxes
providing choice in education. We should begin the process of separating the <u>financing</u> of education from the <u>administrating</u> of education. The current system is destined for periodic crises.
making business areas localized and not "creeping" into residential communities. Business needs to be courted to support tax base, but location is important
traffic congestion, home tear downs - losing some of the integrity of the community - losing affordable housing
overdevelopment - traffic issues
traffic on Pfeiffer, Montgomery Road near 275
traffic tie ups on Montgomery Road
1) would like an indoor recreation/exercise facility similar to Blue Ash or <u>Mason</u> , 2) would like to see a pedestrian only area in downtown...similar to nearly every town in Europe
traffic congestion on Montgomery Road; especially during the rush hours
the city must stop home builders from the "rampant tear down" of existing well maintained homes just to suit erect large extremely expensive houses. Builders are erecting houses that are not in keeping with the character of the surrounding area. Example: the monstrous "box" erected at the corner of Delray Drive and Cooper Lane, the oversize houses built on Zig Zag Road between Cooper Road and Mitchell Farm Lane...the city is remiss in this regard
1) loss of economic diversity in our residents due to quantity of tear-downs of existing smaller homes, 2) redevelopment of the Montgomery Road corridor, 3) need to ensure that Sycamore continues to be a high rated school district
maintaining services while keeping property taxes from going up too much
maintaining quality of life and public services - makes Montgomery special
to make sure the Sycamore school system stays at the high standard the community has come to expect
management of traffic on Montgomery Road, restore toll road status
high taxes
lack of business tax base
we have older homes, I sell real estate. Younger families wanting <u>new</u> . (going to Mason, W. Chester)
taxes
traffic - police and fire protection
unchecked development causing traffic jams really bad during in the evenings and often at morning hours also; leading to pollution
Montgomery Road traffic and also traffic on Pfeiffer to and from I-71. <u>Please</u> , no more taxes
keeping our city from looking like a "used car lot" with a string of car dealerships - perhaps too late!
too many car dealerships on Montgomery Road!

1) traffic congestions especially Montgomery Road from Heritage District to Kemper, 2) stop light timing at Montgomery Road when turning off of Pfeiffer Road
retaining the characteristics that make Montgomery a nice place to live - quality of schools, historic downtown district, quality housing
do not increase taxes
traffic congestion
maintaining quality of education - raising the level of education to prepare children for their future
a combination of keeping budget under control and to keep property and tax revenues growing. This is especially true if population ages
keep historic residences - no more automobile sales - Enough!
their budget
continued development of Montgomery Road between Ronal Reagan and 275. Need to retain historic city character and landscape. Car dealerships are oppressive. Twin towers is way too large - what is benefit to community of these developments? They only drive up our traffic and our service costs. I hope they are paying heavy taxes to compensate!!!
the continuing success of an excellent school district I.e. passing school levies
traffic, commercial zoning
excessive - traffic congestion on Montgomery Road from E. Kemper south to Copper Road as well as north
traffic
not sure - have only lived here 2 months
taxes: re schools and new house building - concerning present and future residents
retaining the character of our city - This issue is a major responsibility of our <u>elected officials</u> ! Specifically not becoming a Colerain or Beechmont type of business district and keeping a mix of housing (all of the tear downs are moving Montgomery to a high-end only housing)
maintaining a safe community
no more care dealerships or expansions of dealerships
too much traffic on Montgomery road
control of redevelopment in business/commercial district along Montgomery Road - no more car dealerships - too many already!!
traffic - no parking on Montgomery Road at all times - not even for Montgomery Inn between certain hours
schools - quality of schools, including teachers, class sizes, administration, schools including parents in the educational process
new development with tearing down older properties. The city needs to make certain the lots aren't clear cut and the older homes surrounding aren't trampled on
more taxes
traffic flow - most major routes are inadequate, Montgomery Road
keeping the historic district historic, not over developing
maintaining quality police/fire protection, city services and city-wide environment
traffic congestion on Montgomery Road - stores are too high-priced and specialized - very little for the common person (Blue Ash is much more accessible)
city government providing more services with less tax revenue. Ex: less earning tax from baby boomers retiring and requiring more senior "services"
maintaining a balance between seniors and families

infrastructure problems - gas lines, water lines, etc. that need to be replaced.
the downtown area's losing its allure due to the influx of car dealership after car dealership
maintaining the proper mix in the commercial area. No more auto dealerships
keeping our historical charm in and around our downtown area
growth on Montgomery Road (traffic)
Montgomery must find ways to remain competitive with fast growing communities like Mason, Symmes Township, West Chester, etc.
traffic - traffic in general is getting worse everywhere and Montgomery is not immune to this. Specifically, Bethesda's expansion will add to the city's traffic load. I want the city to keep the islands on Montgomery Road. I don't want lanes added to major thoroughfares.
traffic on Montgomery Road - the planted medians should have never been installed
traffic control - every time I have to crawl through Montgomery because of traffic congestion - especially because of the "islands" of greenery - I am furious! I try to avoid them but without much success!
maintain quality of life
traffic - there is tremendous growth in the area with one house torn down and replaced by 6, plus all the traffic going to Blue Ash, Symmes, Loveland, <u>through</u> Montgomery
living environments (including traffic and safety)
Montgomery Road needs to be widened to accommodate increased traffic, we need to be better connected to mass transit
too many car dealers on Montgomery Road - traffic
control of Montgomery Road corridor
development in downtown area. Disappointed in teardown of Chester's. Also concerned with teardowns of older homes to build bigger homes
traffic/congestion on Montgomery Road
keeping the commercial district in check i.e. car lots to a minimum
traffic flow on Montgomery Road and other streets as well
the development of commercial property on Montgomery Road from City Hall going south
keep traffic moving, observe speed limits
the preservation of Montgomery Road between Cooper and Pfeiffer. Stop any further additions of car lots. You have done a horrible job in this area. There is nothing appealing about this area as compared to the past!!! Montgomery Road defines to the public what we are and the present message is out of touch with the <u>community</u> . We <u>chose</u> not to live near the auto lots on Fields Ertel, but it appears that's where we are. Obviously, we are <u>very</u> unhappy with this development!!
maintaining the "charm," especially on Montgomery Road where more and more car dealerships keep going in - it's turn into "auto mile"
controlling # of tear downs
funding and keeping up quality of schools - last levy was very tough
real estate (residential) evolution
traffic congestions on Montgomery Road, especially around Twin Lakes and 275
safety for residents against burglary, homicide
increasing traffic through "the heart" of Montgomery
upgrading electric. Very dissatisfied with the electricity in our neighborhood. Goes out way too often. Unsightly power cables span our yards (Croton Drive)
Montgomery Road traffic
safety, traffic

managing retail development. I don't want to live in the next Fields-Ertel with too many fast-food, retail, high traffic places
1) stop increasing crime/drugs, 2) overdevelopment of business/car dealers on Montgomery Road, 3) too much traffic on Montgomery Road
maintaining a good traffic flow
maintaining the quality of the Sycamore Schools
changing the face of our neighborhoods - tearing down nice but smaller homes and building very expensive big homes - what about young families that need to start out in a nice home in a good neighborhood as a 1st house - or an older couple wishing to "move down" to a nice but smaller ranch
fiscal responsibility - keep taxes reasonable, yet at the same time provide a high quality of life
rising taxes
cost management - government at all levels claim to be financially strained. IT will be challenging to live within projected revenues
lack of tear down restrictions in this community. Builders are building newer homes on lots that do not reflect the community's historic curb appeal. Only <u>one</u> builder does this.
traffic has been building on Montgomery Road; as the I-71 corridor continues to build the traffic will become
overdevelopment and how it affects our city - i.e.. Traffic, loss of green space but at the same time keeping up aging houses (without tearing them down) especially for the aging population of our city
traffic on Montgomery Road and tearing down reasonably priced ranch houses and building very highly priced 2 stories
commercial development, mainly on Montgomery Road. At the very least, make the auto dealers unload off the road and conform to some façade regulations.
traffic control
limit growth as necessary to replace or update space, buildings, etc. do not grow for the sake of growing
competitive nature of the surrounding suburbs with higher quality shopping, restaurants, and better/more quality recreation facilities
traffic and control of auto dealer's expansions
traffic
maintaining current levels of services without increasing taxes
maintaining or improving the Montgomery Road corridor from the historical district to Pfeiffer Road to include protecting the residential area between Schoolhouse and Pfeiffer, plus improving the commercial area south of Schoolhouse
traffic in general
control of costs for city services
traffic on Montgomery Road
infighting over Sycamore Schools
too many car dealerships

<p>a) traffic congestion, b) overbuilding the infrastructure contributing to a decline in the quality of life, single most important issue is congestion and overbuilding considering the infrastructure in place today, a) traffic congestion is contributing to the decline of the quality of life in Montgomery. Specifically, the traffic volume at the intersection of Montgomery Road and Cornell Road and the on Montgomery Road between Cornell Road and Fields Road is too great for the narrow 2-lane road there at present. b) OUTRAGE: the outrageous fact is that land developers regularly attempt to add to the problem by constructing new buildings at the intersection of Montgomery and Cornell Roads. The builders have shown no significant interest in solving the problem and on one occasion, even remarked that an awful situation cannot be made much more awful by the addition of a few more buildings. Fortunately, the builder's request to rezone the land to allow for a large building complex was defeated by the city zoning commission meetings as a result of local vigilance and regular attendance at zoning meetings by outraged community members.</p>
orderly control of the turnover of this aging housing into new homes that are still affordable for young families with children
increasing property tax increased within the city. I suggest residents over 70 not need to pay taxes for schools
rising operational costs and income/property taxes
increasing the number of lanes in the city roads
traffic on Montgomery Road between Remington and Cross County (R. Reagan) Hwy.
increase of heavy traffic (autos, trucks, etc.)
tax rates increasing, traffic
widening of Montgomery Road, need for an affordable rec/gym center (like Blue Ash)
land taxes
keeping the small town feel. There are too many car dealerships, etc.
increasing property taxes, which will force many younger residents to consider moving to...Warren County. Two 50-year olds are not going to support our very high school taxes much longer. Do you think destroying the "modest 4-bedroom homes" that many "families with children" lived in is productive for our school system of city?!
respecting the residential areas and not allowing any more commercial encroachments such as car dealerships
not sure if it applies - but the Sycamore School levy issues will probably still be a concern
increasing the commercial tax-base so that residents will not bear the burden of infrastructure and road replacement costs
widening of Montgomery Road and elimination of on-street parking in business district
maintaining historic integrity and unique character. Too many car dealerships is an issue. Need better protection of old buildings (eg. Chester's Road House). Residential tear-downs are not necessarily bad, but some charming houses being lost in Zig Zag/Remington area.
increase in population of 0-5-year-olds as homes turn over after later generations retire - not enough preschool space and grade school. (may do more zoning so some of Maple Dale to Montgomery Elementary)
traffic congestion getting worse northbound
the annual rate increase on property taxes, especially for the senior citizens on a fixed income
find a way to develop downtown Montgomery appropriately (maneuver the increased traffic on Montgomery Road while preserving the small town charm)
escalating property taxes, unfair income tax
the tax issue - school
traffic
traffic flow on Montgomery Road
availability of housing in a variety of price points (tear downs eliminating started housing)
car dealerships on Montgomery Road

keeping crime out of Montgomery
traffic on Montgomery, Road
finding the right balance of property taxes to keep the city at its finest without overtaxing its residents
traffic
Montgomery Road is turning into Beechmont Av/Colerain Av. How many automobiles and diamond bracelets does anyone really need. <u>Terrible</u> decisions being made - between Oattles and Clossos we are a <u>strip</u> .
traffic because of expansion down Kenwood; maintaining the character downtown
increase in 1% tax
new construction of houses
transportation
too many car lots taking over
dealing with the traffic on Montgomery and Pfeiffer Roads
assuring a smooth flow of traffic
budget and keeping the automobile agencies OUT!
tax increases
traffic on Montgomery Road during morning and during rush hour
traffic congestions on Montgomery Road between Cross Ccounty and interstate highway exits and entrances
finding outstanding people for school boards and to fill the different Montgomery councils for the betterment of all Montgomery citizens. Maintain excellent teachers in the schools.
taxes, cost of living/housing
maintaining history and integrity of Montgomery, dislike growing # of auto dealerships on Montgomery road, large # of older home tear-downs
zoning - especially Montgomery Road. Too many car dealerships! Traffic - especially Montgomery Road - Pfeiffer Road, Taxes - too high!
traffic, new construction - good thing!!
traffic issues related to increased business growth and development along Montgomery Road
Montgomery Road traffic, keep taxes down, continue good services
controlling the invasion of car dealerships along Montgomery Road or anywhere in the city
Montgomery shopping areas are not nice and getting old (except for downtown Montgomery area) example - Plaza where Kroger is on Montgomery Road. It is not appealing and only getting worse.

The single most important issue facing the city of Montgomery is the changing nature of many of its older communities. The "knock-down" phenomenon is currently having (and will continue to exert) a profound effect on these communities and the city as a whole. If left unmanaged - as it currently appears to be - these changes will not be for the better. Drivers, eclectic middle-class communities are being transformed into homogenous upper-class bedroom suburban outposts. Historically, these communities housed a (culturally and economically) diverse population deeply invested in the communities and the schools. Typical residency periods were measured in decades. The "knock-down" effect is quickly eliminating the more affordable housing stock in these communities. The newer residents, is what has happened in other similar communities around the nation is any guide, will reside in Montgomery on average for five years. The profile of these "newers" is to send their children to private school and (due to their already high property taxes) vote against local school levies. The recent Sycamore school levy elections of 2004 is a prime example. From an aesthetic perspective, the re-building of these communities is simply ugly. Each new construction also seems to push both the letter and the spirit of the housing code further and further. When one walks around Ole' Montgomery, one sees very little that is old or quaint. Soaring rooflines, 2+ story front foyers and 4000+ square foot mansions do not invoke the feeling of yesteryear in me or in anyone I posed the question to! What was a "special community" is quickly turning into a cookie-cutter transient executive bedroom community that one can find - and be indistinguishable from - anywhere in the country. Furthermore, the developer's thirst to build is quickly eliminating whatever greenspace remained. IUT is bad enough when our schools move to eliminate green space - the new Montgomery Elementary school traded a soccer field for additional parking to be used a handful of times each school year - but the developers are putting up houses on every undeveloped divot of land. It is hard not to imagine the city government not becoming addicted to the increases in revenue through property taxes. In my own community a developer took a wooded area with a ravine running through it - an old established green space and play/fun area for the neighborhood children for decades - and created a new subdivision that now houses homes totalling \$4 million. The property tax differential for just this one example is huge. Multiply this all over Montgomery and one can understand how easy it is to get addicted to the additional revenue. Furthermore, given the changing demographic of the "re-newers" there is very little additional population pressures placed on the schools. I fear that what might seem like a "win-win" proposition (no additional population pressures for the schools and a tremendous increase in city revenues without having to raise taxes) will eventually and unalterably change the City of Montgomery. We will lose most/all of those qualities that attract the re-newers of the City in the first place. This transformation is creating bipolar communities; the "old-timers" and the "newcomers." Maybe another characterization would be the "front-porchers" vs the "back-deckers." (Many of the mini-mansions are lacking even in a front lawn. The garage is being placed in the front to accommodate the conflicting goals of meeting the driveway setback zoning requirement and the desire for as much square feet as the plot can possibly accommodate.) Furthermore, the "knock-down" effect is already beginning to have a devastating effect on the property values of older homes. The improvements on the land (i.e. the home itself) are becoming meaningless to most of the potential buyers. The goal of these buyers is not to pay top dollar for the best house one can buy, but to pay the least for the house/property since the intention is to just knock down the house. People quite literally send me letters and/or knock on my door asking me if I would accept X number of dollars to sell my property. I submit that this is not the community I moved into years ago. Furthermore, I do not believe such uncontrolled growth/transformation is, in the long run, good for the community.

school levies paid by property taxes

water issues. Rain runoff. Connecting gutters to sewer system. There are many areas that have water problems!

keeping character of Montgomery with growth in surrounding area. Maintaining services at current rate i.e.. No tax increases

require school buses to have some kind of pollution control on their exhaust system

use discretion in any area requiring additional spending and look at present expenses to make sure they are justified and provide a good return

keeping property values high

traffic! Speeding on side streets, like Trailwind Drive

keeping the community fresh and vibrant; one of the most desirable communities in Greater Cincinnati

how to reconcile the commercial development along Montgomery Road with the desires of most resident to avoid such development
traffic
traffic flow
control of growth of businesses along Montgomery Road. We don't want to become an "auto mall" or another overdeveloped stream of retail stores.
tearing down of older homes, affect of property values on those who don't sell pressure on home owners to sell
maintaining essential services without large tax increases
keeping the city of Montgomery a residential area.
pro-development stance city has taken - over development of Montgomery Road corridor; over taxation at County and local level, way too many car dealers (blight); continuing loss of places like Chester's Road House and open land
traffic between cross county and fields-Ertel, ideally needs to be a 4 lane road
an aging population ill require to young families; the issue will be the half acre lots that seem to be out of vogue, also no housing stock for empty nesters
traffic at peak hours especially spots where it narrows to one lane - downtown area - southbound left turn @ Ted Gregory brings everything to a standstill
affordability for younger families and elders. Two major cause: 1) diminishing inventory of lower priced/smaller homes due to tear-downs, 2) increasing tax burden due to out of control school district
taxes that are too high (I think they are too high right now)
quality of education with more kids coming to the area and the problems with school budget, We need to provide more resources to school without overcharging property taxes.
supporting the schools
traffic on Montgomery road from Fields Ertel thru downtown Montgomery to R.R. Highway. My biggest request and desire is that the heart of Montgomery not have on-street parking. IT is hazardous and creates a bottle neck for cars.
rising taxes
traffic on Montgomery Road north of downtown area
traffic - the HW 126 is very narrow at the Montgomery Road. The Montgomery Road is too congested during evening peak hours.
Managing the development of business on Montgomery Road, particularly car dealerships, as not to damage the suburban character of the community.
taxes
traffic pattern and control
1) reducing non-residential traffic esp. Pfeiffer (if Blue Ash airport is developed), 2) keeping out ugly franchises, 3) reducing exhaust from school buses and their traffic
traffic management
no more car dealerships, "Bash and build," school levies
dealing with the movement of traffic on Montgomery Road (especially from fields Ertel to 275)
The timing of the traffic lights - older residents are on the road from 10 - 3, need them to change more often but let the beautiful medians alone, the flow <u>moves</u> , it's over in an hour and half.
adherence to rules governing growth so as to preserve its historic past
business/traffic sprawl - especially new and used car lots. We are looking more like Colerain Avenue every day.
the support of Sycamore schools tax levies. Without the school district, the property value in Montgomery would drop dramatically. The leadership of the City of Montgomery needs to publicly support the Sycamore Schools.
traffic on Montgomery Road
zoning

revenue
1) turning Montgomery Road into Colerain Avenue. No more car lots! 2) taxes, 3) keep crime down by strong police force
zoning
car dealerships - too many - not community setting, traffic lights - too long - Hopewell Road and Radabaugh, traffic in general
1) school levy - operating funds, 2) traffic with Twin Lakes opening
quality
would like to see light rail brought out here. Am tired of driving the freeway to work.
traffic
traffic, car dealers, and parking
maintaining a viable school system that is reasonably priced - levies are not always the answer, fiscal responsibility should be top priority
increasing cost of Sycamore school district.
increase success of small business and flow up people to downtown Montgomery
city limits expanding and more development on Montgomery Road - car dealerships in particular/ which is turning the "main drag" into a Colerain Avenue, Beechmont Avenue and Reading Road (too commercial).
I think the teardown of old homes for use by developers and builders to build larger much more expensive homes should be monitored very carefully
keeping the downtown area vital
traffic
traffic (growth)
2 things come to mind - the amount of traffic on Montgomery Road (can be frustrating at times) and the rapid "replacement" of houses in the older neighborhoods - the "look" of Montgomery is rapidly being changed as these new houses replace the old - I don't want the city to lose its charm and character through a renovation that is unnecessary and in need of stricter regulation.
the transition of Montgomery Road to "car dealership alley" must stop, detract form the quality of like.
traffic congestion along Montgomery Road and business overdevelopment
traffic!
development and traffic management of the Montgomery Road corridor while maintaining a RESIDENTIAL community.
quality of council members. We don't need politically correct jerks.
crime
traffic on Pfeiffer Road - Montgomery Road, traffic - high noise level from I-71, poor in and out access to Montgomery Road from businesses along that road
traffic on Montgomery Road
traffic on main arteries of Montgomery Road and Pfeiffer Road
controlled development on Montgomery Road corridor
get rid of the city's reputation that curtails development, both retail and housing
keep the schools competitive versus schools near Montgomery (eg. Mason, Kenwood)
keeping taxes at same level or lower, traffic congestion
traffic
traffic, high rise buildings surrounding private property, noise, noise, noise
traffic safety. We have some <u>very</u> dangerous intersections in the city, especially the 4-way stops. A high number of drivers <u>consistently</u> run 4-way stops. It is <u>extremely</u> dangerous.
school system

keeping downtown from getting more car dealerships and other similar businesses
keep real estate taxes stable
maintenance of the overall quality of life of the city by selective limitations on development
taxes for schools
don't know
pressure top spread commercial and retail business along upper Montgomery Road from Schoolhouse to the hospital. Similarly east along Pfeiffer from I-71. We don't want Colerain Avenue. The I-275 interchange is <u>more</u> than enough of that.
traffic
infrastructure maintenance and improvements, plus traffic control/flow
low taxes
redevelopment in commercial and residential areas without 1) due process 2) limited public input 3) planning i.e. <u>comprehensive</u> plan 4) lack of vision by city council and administration that ignores pleas by public for all these priorities
increased property taxes/eliminating the diversity of the city through economic gentrification
traffic flow - 1 lane Montgomery Road does not meet current needs - how can it in 5 years???
loss of affordable homes for young couples starting out
traffic! We would not be real happy if the city decided to remove large pine trees in front of house on Pfeiffer in order to put one more lane to accommodate traffic. For the past 20 years they have managed to resist this effort! People are very courteous; stopping and waving us into and out of our driveway! quite amazing!
city council should listen to the resident (Joseph Deal, etc) at times. I don't think they have the best interest toward the older home owner = everything is geared to the large money homes
the failing economy
increase in number of families moving into area, increase in student population
the impact of recent growth (Twin Lakes) on the sewer system and storm water run-off
knock down houses
heavy traffic on residential streets (because of cars avoiding gridlock on the master roads)
by all means city of Montgomery should make Montgomery Road 4-ways because of heavy traffic
I am watching the Twin Lakes development with great interest
traffic congestion during rush hour, especially on Kemper east of Montgomery Road, Pfeiffer at I-71 and Montgomery Road at the historical district
building expansion and loss of small single family homes in lieu of the very large single family houses. Middle income families are being pushed out or prevented from living here.
traffic
Sycamore school system, traffic - need to widen Montgomery Road
providing an economically diverse community
commercial development on end near Montgomery Road
respect for all neighborhoods in community, not just wealthiest
tear downs - how to replace homes without damaging the character of Montgomery
traffic on Montgomery Road/Symmes Twp. Corridor. It effects in livability and viable business downtown most importantly and outward into all parts of city.
school taxes, traffic on Montgomery Road,. Real estate taxes, planning of Montgomery Road business area

preservation and future development of our land - primarily for residential purposes
maintain small town feel
the recreate center still not established
traffic
lack of revenue due to non-profit retirement project, land use of prime revenue generating parcels on Montgomery now used as car lots
keeping Sycamore HS levies passed. No Sycamore HH, no property value
traffic/congestion on Montgomery Road (also in light of Bethesda's expansion); decisions being made on the type of businesses we allow so as not to continue in our current "Car lot" along Montgomery Road (very unfortunate)
money for schools
better traffic control, lowering property taxes
the problems with traffic in the city. We walk at night and have almost been hit several times by cars. The intersection of Main and Cooper is very dangerous
It has already started - destroying the character of the city by tearing down too many older homes with large 2 story (that look about the same). An area like Hyde Park has variety of homes - adding charm and uniqueness - not a cookie cutter area
destruction of ranch homes and replacement with mega-2-story homes
transportation on Montgomery Road - single lane driving with the island in the middle creates problems, especially for the police and fire departments, lives could be lost because of this.
rising taxes - school levies constantly going up, now possible payment of other's sidewalks
limiting the number of "tear down" of existing properties. IT is important to maintain the character and charm of older areas in Montgomery.
taxes. I do believe Montgomery is a good value, but the overall increase of taxes within Sycamore School District is out of control. We will be forced to move because the house we could afford 4 years ago we can no longer soon afford - all because of the tax increases. Montgomery should re-allocate existing funds from areas such as brush collection (which is currently redundant with Rumpke services) and beautification (Montgomery is beautiful, but the flow bed I volunteered to plant today could easily used half as many flowers) and focus on safety items such as completing and installing street lights - without raising taxes!!
horrible traffic jams 1) on Montgomery Road north during evening peak traffic, 2) only one lane in business district much of the day - should eliminate street parking from Remington to Cooper
keep spending down
accessible parking for the downtown area so businesses stay viable. How to avoid car wrecks when the downtown triangle area is built and cars/people trying to get in and out - it is already band and will get more dangerous
holding down experiences; I.e. city employee payrolls have exploded in the last 3 years. We will not stay in the city if taxes go up. Historically, how much does the city services cost? 16 cents/\$1.00 in property taxes, when?
how to raise money instead of taxing the residents
overpopulation and traffic
the changing "face" of the community is the most important issue. This is due to the large number of home tear-downs and re-builds as well the monstrosity called Twin Lakes. Twin Lakes will have an impact on the city's ability to provide services to all residents. The continuation of "tear downs" will have an adverse affect when there is no longer the ability to provide housing at a variety of price levels.
keeping the tax base, keeping young families in our town
?

maintaining its base of small businesses because 1) the small business are not allowed signage to attract clients while 2) the northern retail section of Montgomery Road is turning into an auto mall . They are loosening the small town ambience.
congestion - . Hospital expansion, Twin Lanes, too many people in a small space - with this comes bad traffic, crime
building those large homes instead of 1 or 1 1/2 level ones. If we ever have a bad recession, a lot of people will lose those homes and w don't need more school aged children or then you'll have to add on or build new schools. Our taxes are too high now.
heavy traffic, esp. Montgomery Road, Pfeiffer Road
development of the business district
increasing tax base so can maintain parks, streets, etc. traffic congestion
traffic on Montgomery, especially with the expansion of Bethesda North Hospital
new construction/demolition of older homes, up in # of residents, demand on city for solution, changing demographics, younger families
Probably the traffic on Montgomery Road and Pfeiffer - also, I believe when the city of Montgomery creates a larger drainage problem for a property owner where a drainage problem has existed for many years by allowing a neighbor to elevate his property and thereby making the problem much worse, the city must correct the problem and not stall year after year. I am fed up with the city of Montgomery. They do not care about the individual property owner!
lower property taxes/control expenditures
don't know
maintain the "status quo" (includes zoning and ordinance regs.)
population growth in surrounding areas will cause traffic problems on Montgomery Road and Pfeiffer Road
overbuilding
traffic
I think the traffic on Montgomery Road is a <u>BIG</u> problem. The road needs to be widened. Doing nothing is not an option.
street maintenance - they are unsightly
property taxes
traffic on smaller roads that are used as connectors by non-residents
1) traffic on Montgomery Road in village, 2) street repair is needed badly
traffic
traffic - Montgomery Road, Pfeiffer Road and others are impassible already
returning control of our city to residents!
services excellence with real cost control
keeping Montgomery Road looking as has in the past - no more big, cold looking, unattractive street urns.
making downtown Montgomery a "place to be" bringing in retail and restaurants that are unique to Montgomery
traffic on Montgomery Road, taxes!
space
business development along Montgomery Road and the negative affect on the "village-look" specifically car dealerships - we fear a Colerain Avenue look to our community. Please!!! No more multiple dwelling complexes!!! Traffic is bad enough and we lose green space.
maintaining a high quality of education for our schools
I'm concerned that the city might allow some residential property to change into commercial space.
for a Twin Lakes resident, Montgomery Road traffic and the number of auto agencies is our most important issue, but we don't see easy answers - we don't want the divided part to be removed to get an extra lane, however!

the traffic both ways on Montgomery Road
keeping desirable businesses in the city of Montgomery
commercial development over-run
controlling growth - traffic jams are a daily occurrence in Montgomery, the corner of Cornell and Snider is ridiculous, teardowns along Zig Zag Road are troublesome - is the middle class going to be squeezed out of Montgomery?
changes in neighborhoods - older homes demolished to put up new 1/2 million to over a million \$ homes. Changes property taxes, no consistency in neighborhoods
city planning - auto dealers <u>zoning</u> , Montgomery Road looks terrible between Ole Montgomery and Kroger's
small business staying in Montgomery
1) the city needs to remain an attractive place for families (of all ages) to want to live. We must continue to draw people of all ages, especially young families with children to our city to visit and live. Improve the draw downtown with shops and quality restaurants. No more car dealerships, please, 2) keep taxes down
1) keeping Montgomery a residential community. Slowing the increase in retail development, 2) traffic flow
traffic - car dealers - housekeeping - sometimes Montgomery is very untidy
how to handle the tear down trend; increasing closeness within the community (I.e. city of Montgomery).
the rising cost of taxes along with the rising cost of housing!
police and fire protection
maintaining a balance between business and residential priorities
city development - how to keep it from changing from town to city. Roads, stores, zoning, tear downs, how to keep clean, keep volunteers, etc.
Montgomery Road development/excessive auto sales. City needs to stay ahead of future property sales/availability possibly purchase property/resell.
Sycamore Schools - people move to our area and stay in our area based on the success of our schools - the school system has to somehow break through the thick-minded residents who are convinced that property value, standard of living and great schools aren't connected
increasing traffic and congestion due to new development. The Heritage District loses all charm when traffic is heavy! Remington Road is always backed up in the mornings.
keeping the police force top notch to prevent crime and traffic violations on Montgomery Road
the lack of a strong industrial tax base. The high property tax rates are making it hard for families to afford Montgomery. Montgomery Road is turning into a Colerain Avenue. Very congested.
we moved in December. SO don't have any specific to write
big business insisting on building along Montgomery Road
keeping taxes down
resurface roads in Storybook Subdivision
TRAFFIC. We would like to spend our money in Montgomery, but we can get to stores in Symmes and Deerfield to shop faster. Two lanes on Montgomery to Fields Ertel. How about 1 way through Heritage District, 1 way Montgomery, 1 way Main
tear downs of middle class housing being replaced by "McMansions." It is changing the whole atmosphere of Montgomery and not for the <u>better</u> !!
curbside leaf collects, protection of our heritage homes, zoning to limit numbers of same businesses such as car dealerships
keeping some variety of life styles. I downsized from a large home in Symmes Township when I moved to a small house in Montgomery when my family was grown. At the current rate of change there won't be any small houses for people to downsize to when they want to.

tear downs - the takeover of auto dealerships - a loss of a charming downtown
control commercial expansion on Montgomery Road - <u>no more car dealers</u>
teardowns changing this city. Reduction of number of starter homes for young families., Modest homes on large lots becoming huge houses too big for their lots. Pricing existing homeowners in Montgomery out of the market - forced to move due to inflated property tax valuation.
the bottleneck traffic north of 275 on Montgomery Road where it squeezes to single lane.
taxes
keeping neighborhood young - turnover to young families from retirees
maintaining a sense of community among growth. keeping residents interested in dining, shopping, investing in Montgomery
traffic on Montgomery Road
Montgomery Road loses its charm and character from Katzovas to the BP Pro-Care before the Kroger shopping strip. Somehow that part of Montgomery Road needs to be beautified.
maintaining the "charm" of Montgomery vs. i.e. car dealerships, replacement of smaller established houses with larger/unaffordable ones and enhancement of "old Montgomery"
keeping Montgomery Road from looking like a car sales lot; in other words, keeping it beautiful
traffic
families will tend to go to other cities such as Blue Ash etc. because of all the recreational facilities and community centers they have to offer.
congestion in front of Kroger, Cadillac, etc. on Montgomery Road. We already turned it into Beechmont Avenue with all the car dealers!
road maintenance (repair and expansion), business expansion and resulting traffic flow, taxes (increases to provide funding for city services and schools)
traffic problems
the most important issue will be the development and growth of our busy roads - traffic control, attractive architecture, <u>limiting the number of car dealerships</u> , and keeping these areas safe for pedestrians and cyclists.
improving the appearance and cohesiveness of Montgomery Road between Mitchell Farm Lane and the historic district
Twin Lakes - increase in medical emergencies, traffic - Montgomery Road, Commercial Development - Old Montgomery
1) traffic on Montgomery Road - take out the islands and put in wide lanes. 2) residential streets and curbs are bad and need fixing.
rising property taxes, traffic congestion on Montgomery Road
the impact of the Sycamore School District Levy (in 5 years) in the quality of the education.
street pavement maintenance, maintaining small city feel
maintain the high quality of life in Montgomery while minimizing taxes
1) keeping the car dealers from putting up any big ugly buildings, 2) traffic control
traffic
traffic congestion on main streets
traffic on Montgomery Road
too many businesses (retail) causing heavy traffic and congestion
traffic on Montgomery Road from Ronal Reagan Highway north to 275
traffic higher % of time wasted each year sitting in traffic stalls (I-71, Montgomery Road, Pfeiffer Road)
traffic due to allowing expansion of car dealers and retirement community
school and real estate taxes
traffic - congestion Montgomery Road and cut-through to the expressways in neighborhoods
It's turning into car dealership alley - really awful!! Make downtown nice and desirable - we moved from Worthington, Ohio - wish Montgomery were more like it.
maintaining the residential integrity of the community.

the development of an ongoing process of dialogue between the City Council and it's City manager with the residents. I haven't had a city manager ask for my input since Jon Bormet left and haven't been in a meaningful discussion with Council since Ivan Silverman led rezoning-request meetings at the Episcopal Church. I am no longer confident that I know where the Council and Manager stand on issues or that I have a way to be heard. I believe others share this discomfort and it may be a part of the reason that meetings which should deal with whether we can and should stop the expansion of Joseph's Auto Mal disintegrate into embarrassing nit-picking sessions concerning architectural details.
the loss of/and/or charm of the older homes and businesses?! Are we mixing and matching too much? Will commercial interests start invading the residential space once Montgomery Road is maxed out? OR is it already?
control spending to keep or reduce property and income tax levels at the same amount
keeping the Sycamore School District a viable and attractive school system to residents and transfers. If the school system starts to fall in performance, the Montgomery community council could suffer as people turn to other competitive school districts with new and affordable housing.
lowering taxes
growth
taxes - older residents live on a limited income
housing (tear downs), traffic congestion on Montgomery Road
the knock-downs are being replaced with housing that only the wealthy can afford. Montgomery is being <u>too</u> elitist
heavy traffic on Montgomery Road
quality of schools, taxes
traffic
that builders are coming through buying current houses, then tearing them down to replace them with much larger, much more expensive houses. I feel am going to be run out of Montgomery. I am not at all satisfied about that. I am angry.
traffic on Montgomery Road during rush hour. Even though it's an attractive median (near city hall), I believe it disrupts the flow of traffic by reducing it to one lane.
hard to narrow it down by maintaining and improving the current high quality of life in Montgomery; keeping it safe, keeping taxes reasonable
traffic flow through Montgomery - beginning south end - Montgomery Road through town to I-275 - need to eliminate parking downtown Montgomery - all day
providing services while keeping property taxes reasonable so that you don't drive away business
#1 Commercialization of Montgomery Road, allowing left turns on Montgomery Road between Remington and Cooper should not be permitted!
the "look" of Montgomery Road between Heritage District and Town Hall, need: upgrade of buildings as they are "sold"
controlling commercial growth. Montgomery Road between Remington and Pfeiffer is becoming too commercialized. We'll soon be another auto mall! Our Montgomery is very unique but we're allowing it to become just like Blue Ash and Kenwood...too busy and not keeping it a "neighborhood." Focusing more on ways to increase tax dollars versus maintaining the residential face.
property renewal with controlled commercial growth
traffic through downtown, property tax increases per annum
managing the growth, zoning issues
traffic on Montgomery Road - especially 275 to Pfeiffer
property taxes taxes traffic traffic
the potential for flooding of private housing

traffic flow and/or reduction
keeping it a desirable place to live as the push to develop newer, better suburban areas build in Warren and Butler County. Keeping it safe, clean, property values high and the schools top notch to attract families. All this without bleeding residents with excessive taxation.
traffic - especially on Pfeiffer Road because of the addition of B North
attracting and keeping business in central business district
traffic on Montgomery, Kenwood, and Pfeiffer Roads
zoning - 1) downtown Montgomery (the car mall), 2) prevent business intrusion into residential areas (Ohio National), 3) residential teardowns (McMansions)
raising taxes - resale of ranch smaller homes are only worth lot value
widening Montgomery Road
congestion - significant increase in traffic with new commercial development and residential houses and Twin Towers
the flow of traffic on Montgomery Road
attracting families with young kids. Really concerned that Mason is attracting more people. This may impact the Sycamore School District and the quality of life in Montgomery
More attention be give to the up keep (curb appeal to) of property owners - one bad apple can spoil a whole street. Fine dog owners who do not pick up after their dogs.
keeping schools fully funded - maintaining quality
save residential district homes, and don't let businesses move into our homes
creating smoke free environments in public areas, providing the community with an affordable rec. center with racquet ball, basketball, workout facilities, etc.
drop in school enrollment, thus lowering home values. Increased traffic congestion
over building, traffic enforcement - see attached - <i>(no attachment available)</i>
traffic congestion along Montgomery Road from Ronald Reagan to N. Border
not enough support for Sycamore School system
keeping downtown with good, useable businesses. Keep <u>safe</u> neighborhoods. (I.e. remove tees from stop sign realize that lots of families do not use public schools - these families should be <u>welcome</u> to use the school programs, and gyms etc... - they pay same taxes!
higher increases in personal property taxes, to support lack of commercial base tax.
The charm and beauty of Montgomery will be lost to its desire for "growth." Ugly retail businesses will clog Cooper and parts of Montgomery Road.
traffic - Montgomery Road, Road - conditions pavement, school bus drivers - not stopping for stop signs, speeding
no idea
maintaining quality of life (housing stock, shopping, restaurants, traffic, parks, bike paths/sidewalks) in Montgomery
keeping Montgomery safe
maintaining some economic diversity with all the tear downs
traffic on Montgomery Road
traffic

controlling growth along Montgomery corridor so it does not overwhelm the residential character. I.e. too many auto dealers - lack of residential landscape in corridor
the recent development that involve the removal of very adequate housing, and replacing it with overly expensive homes. The builders are putting a ceiling on existing housing stocks by only offering what make a profit for them. Thus limiting "free market"
maintaining the residential character of the city, <u>no more car dealerships!</u>
City income/finances. City of Montgomery has a very long history of being hostile to businesses this should change all the schools have problems getting approvals for adequate parking areas.
providing essential services while holding taxes down. This should involved good management and attracting commercial enterprise to boost the tax base.
traffic
zoning appropriate for each area of the city and consistent enforcement of zoning. Current residential zoning is unrealistic and not enforced to best interest of community. Historic aspects of city not adequately preserved or enhanced.
control over "tear-down" type rebuilding of neighborhoods I.e. very restricted vs. "out of control" current level of development
traffic
removal of smaller ranch houses and replacing them with large 2-story houses which changes the complexion of the city/neighborhood
funding for schools to maintain our current excellent reputation and thus keeping property values high (and educating our children!)
providing high quality of city service without increasing taxes, keeping village type atmosphere and expanding business
raising property taxes and increasing property value
developing business to increase tax base
over development; change in community character due to tear downs and new construction of "monster" houses.
limiting the total benefit cost for the city of Montgomery employees to a reasonable expenditure without cutting services to the residents
providing services without raising taxes
redevelopment - business and residential and its impact on traffic - in - cleared and cut through
if the school levy's do not pass in the future, then property values may decline
traffic. The current traffic situation is not good. Decisions such as allowing parking on Montgomery Road in downtown Montgomery only exacerbates the situation. With the addition of Twin Lakes and the expansion of Bethesda North it's only going to get worse. What's the plan?
I think it's helping to keep Sycamore Schools strong. Lose a strong school system and you've lost everything.
high property tax
making downtown Montgomery more people friendly! 2) summer time farmer market. Once a week close Montgomery and invite vendors to sell fruits, veg., cheese, etc. 2) when attracting restaurants, encourage outdoor patio areas (who approved the Big Stone Wall facing Montgomery on the Montgomery Inn!) 3) encourage boutique and specialty shops. 4) Is there a post to build a Findlay Market north? smaller in scale than downtown.
traffic congestion and lack of parking
too much development I.e. tearing down private residences and building monster houses that appear to not be selling and ruining the integrity of Montgomery neighborhoods.
traffic and traffic lights on Montgomery Road specifically in the Montgomery Inn area

working to keep Montgomery Road corridor from resembling Reading Road. Make it appealing, easy to traverse for walkers, bikers
traffic in the narrow streets, lack of public transportation
traffic on Montgomery Road (We keep adding traffic generators, e.g. Twin Lakes and auto dealerships, without adding road capacity)
traffic - especially on Montgomery Road
undesirable commercial development (too many car dealerships), pass through traffic (people traveling through town to other destinations causing traffic jams)
urban sprawl - neighborhood upkeep
taxes and quality of education in our schools
we need to limit commercial construction to reduce traffic
over development; building on every currently undeveloped lot, razing modest homes and building overly large homes and grossly inflated prices.
land use and home "tear downs"
<u>control</u> - car dealerships <u>control</u> builders tearing apart neighborhoods - <u>planning needed!</u> Small houses are nice houses too!
budget balancing
make this city walkable. Pedestrians have the right to have sidewalks. Traffic lights and power lines have to be improved, traffic lights should be like in Blue ash (with metallic poles). Power line and telephone lines should be buried.
The inadequacy of Planning Commission - in particular the current chair - to protect the residential nature of the community (re. Bethesda North Expansion). A level of incompetence at not knowing routine controls typically applied to such expansion in residential areas, nor listening to input of residents who have relevant expertise in such norms.
2) pool should be paid for totally by membership and NOT tax dollars, 1) **downtown - get retail that makes me want to go downtown
traffic - too much traffic and speeding through neighborhoods. Example! Speeding on Weller Road
how to maintain a quality school system
excessive taxation
traffic, school levy
maintain the current, home-town residential feel of Montgomery by avoiding further build-up of commercial properties north of the historic district - worry about hi-density, office buildings, no more car lots; don't widen Montgomery Road; keep the green space between Classon's and the Safety Center.
tax rates without an industrial base. Property taxes will force retirees out.
growth and zoning
keeping property values up
no more car dealers
diminishing returns for the taxes, driving families out of Montgomery
we must keep the integrity of Montgomery in family values and the businesses we allow here. Example: family friendly business. Have laws on the book to keep out bars, <u>strip clubs</u> , <u>pornography</u> , etc.
concerning "tear downs." are there any safe guards in place to protect neighbors as well as the city in the event hat a builder(s) goes bankrupt? If not, there should be.
traffic congestion (mainly) on Montgomery Road

traffic - speeding along Montgomery Road, congestion in business district, road closings for Bastille Day (relocate to one of the parks) and detours, also concerned about expansion of Bethesda North, particularly increased helicopter flights over our house - particularly disturbing at night
roads and infrastructure
new construction of large expensive houses that will prohibit families or owners with small children to move into or live in Montgomery
keeping the schools exceptional and neighborhoods 1st rate
zoning ordinance control re: the epidemic of "tear-down older ranch homes and build big houses on not so big lots." On Zig Zag Road between Cooper and Mitchell Farm, there are 12 such properties in various states of development. Of the completed homes, all but one (a Lucke home) look like "cookie cutter" homes. On nearby streets, purchased homes awaiting development are in obvious disrepair with unkept lawns. Other ranch owners are postponing needed maintenance since a cash offer for their property could be pending. The impact of this "tear down/rebuild big" trend is enormous of the character of established neighborhoods, the demographics of the community and the school enrollment. In 5 years, will this trend result in making Montgomery affordable only to those able to buy an \$800,000 to \$2,000,000 home. There won't be a ranch home available in the city.
street maint. - inc. resurfacing
increased congestion along Montgomery Road, 2 to Twin Lakes, potential new auto dealerships, etc.
building (commercial sites) and appropriate zoning
tearing down and rebuilding of new luxury homes resulting in escalating property values and property taxes
keeping our property values high. School reputation is the answer or the problem.
affordability, all the houses under 200K are being torn down!
increasing traffic
an increase of car dealerships, and a decrease of restaurants with no fast food options.
traffic control, property tax is already too high. I do not want it to be increased for any reason.
traffic/congestion from 275 to Cross County: Montgomery Road and major roads which intersect it (Pfeiffer, Kenwood, Cooper) in that area are very congested at certain times of the day.
Montgomery Road traffic
The change in demographics. Older people moving out, their houses demolished and rebuilt. Younger people in bigger houses move in - a great trend, but will/should change the infrastructure and needed resources.
teardowns
taxes
increase of noise and air pollution (and traffic congestions) from Interstate highways (I-71 and I-275). This problem is already unacceptable and will likely get even worse.
traffic on Montgomery Road
maintaining the quality schools, services and safety without large tax increases.
1) traffic back ups on Montgomery Road and Pfeiffer Road, 2) be sure Montgomery doesn't turn in to an auto mall.
traffic on Montgomery Road
Montgomery Road traffic, e.g. Main St. to Pfeiffer Road northbound and southbound where single lanes presently exist. The Twin Lakes development will add to congestion in this area.
traffic on Montgomery Road and taxes

the influence of the auto dealerships, Bethesda North growth, and possibly Twin Lakes resulting in a degradation of the area. Examples would be late night traffic and activity as a result of hospital business.
traffic - Montgomery Road - car dealerships - Twin Lake
Montgomery needs to become more attuned to the needs of seniors. As residents, we have larger yards than most other communities but we still have to PICK UP each leaf in the fall and place them in containers. Why do you fail to have leaf mulching/sweeping equipment as provided by other communities - Sycamore Township, Blue Ash, Mariemont. folks who have much SMALLER yards. Not only seniors would benefit. Seniors are neglected when it comes to activities i.e. DAY TRIPS.
traffic - particularly Montgomery Road. Exert pressure some way to continue R. R. Highway
reduction of city services, i.e. trash collection, police, fire
"budget" - being conservative. No tax increases.
On Zig Zag Road there are many houses of various size being torn down and McMansions rebuilt in their place. This has displaced long standing citizens of Montgomery and replaced with transients. If I had wanted to live in a neighborhood like Mason, I would have moved there. These houses should be raising the tax base yet we still needed to pass a new school levy. The added abuse from construction will cause Zig Zag Road to need repairs sooner than scheduled. The houses have also caused an inflationary increase in our Hamilton County tax rate. The citizens of Montgomery worked hard to maintain a great community and a few developers are making a killing on us.
increase the commercial base of the city to provide necessary revenue without tax increases on residents, e.g. office buildings to replace Williams and Schott car dealers. Annexation should be actively pursued to the north.
keeping communication going between the public and the school board so the levy passes.
protecting the character of Montgomery, commercial zoning, architectural requirements need to be implemented as well as residential tear-down/re-build guidelines. Residential lots should be required to maintain some trees and homes should not be "cookie-cutter Drees" all in a row like the sprawl of Mason. Hyde Park and Mariemont haven't seen the types of rebuilds that Montgomery has allowed.
over development
keep old Montgomery commercial district viable but restrict zoning and development so it doesn't look like Colerain Avenue
controlling development (business and residential)
traffic, escalating taxes (#1), reduced services
what type of city Montgomery wants to be - rapidly increasing "McMansions" in neighborhood increasingly eliminate reasonably priced homes, thus eliminating a certain kind of diversity
neighborhood continuity - older homes are raised in established neighborhoods being replaced by much larger more expensive homes
maintaining the friendly neighborhood charm with the business expansion and more important urban renewal tear downs/new houses. Traffic gridlock due to Twin Lakes and future major projects.
school taxes as pertains to retired citizens
lack of diversity in housing/population (economically), Housing will be all high end and our community will be even more homogenized economically.
keeping property taxes from soaring
keep the city quaint. The history makes Montgomery interesting. We have just moved to Montgomery. Keeping green space is also <u>very</u> important.
expanding Montgomery Avenue - the traffic is terrible
increased traffic congestion on Montgomery Road
downtown parking - it would be nice to see a retail site that actually attracts new people here (unlike the wasted CVS site)

the issue of tear-downs!! It is disappointing and sad to see the Montgomery that we fell in love with when we moved in, just turning in to a community like the ones up north that we tried so hard to avoid. I don't have as much a problem with the tear-downs or the right of people to sell for that, but there HAS TO BE some guidelines on what is built to replace them!

developers taking property, making the zone changes for commercial property

preserving Montgomery's historic value: stop buildings from being town down, demand homeowners and business take care of their properties

maintaining small town atmosphere - do not want Beechmont Avenue or Colerain Avenue

storm drains and the totally unnecessary flooding of residential homes due to poor planning on the part of the city of Montgomery and then the refusal to correct these problems.

growth (noise, traffic, light) Bethesda North, entrance to Montgomery at Weller and Montgomery, the area at the off ramps to 275 and Montgomery, improve website with meetings, minutes (planning, council)

controlling growth and traffic. Ex. Expansion of Bethesda Hospital and the Gateway area on the triangle property, Twin Lakes, etc. Traffic congestion has never been a problem; I hope it stays that way.

the changing neighborhoods (tearing down existing homes and building new ones on their site). Will it change the character of the area?

zoning - I.e. commercial development, particularly along Montgomery Road

traffic increases. Cross County should be extended to I-275.