

THE 
DISTRICTS
of Taylor Mill

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Investing in the Future

Kentucky is investing \$67 million in road improvement funds in Taylor Mill, including the upgrade of the I-275/KY-16 interchange and the realignment of KY-16 to improve access from I-275 to the city of Taylor Mill, Independence and Southern Kenton County.

The realignment of KY-16 will provide a unique redevelopment opportunity for businesses.

Commercial and office developments will benefit from high visibility and easy access for motorists and pedestrians.

Taylor Mill is a thriving community where people want to live, work and raise their families. It's a place where citizens can live their lives with access to the services they need and want, where businesses want to locate and where people want to work. Taylor Mill embodies a strong sense of community and civic pride — from the friendly people, to the neighborhoods, to local businesses — it is a city "Taylored with Pride".

Public Commitment

Taylor Mill recognizes this massive public investment presents a great opportunity to revitalize the community. City officials realize the potential for tremendous commercial growth and have taken steps to attract quality, traditional development to Taylor Mill.

- Taylor Mill has defined its visions for The Districts by establishing guidelines for traditional downtown redevelopment.
- Taylor Mill has formalized its commitment to commercial and office development by adopting zoning for The Districts.

Demographics

The Cincinnati Metropolitan Statistical Area (MSA) consists of Boone, Bracken, Campbell, Kenton, Gallatin, Grant and Pendleton counties in Kentucky; Brown, Clermont, Hamilton and Warren counties in Ohio; and Dearborn, Franklin and Ohio counties in Indiana.

Cincinnati has the 24th largest MSA population in the United States and the largest in the states of Indiana, Kentucky and Ohio. There are currently 2,192,269 estimated to live within the 15 county Cincinnati region.

Demographic Statistics for Cincinnati MSA

2011 Population	2,192,269
2016 Projected Population	2,258,179
2011 Households	855,473
2016 Projected Households	881,256
2011 Average Household Income	\$67,977
Land Area (Square Miles)	4,398.22

Source: Nielsen 2010 Data for PCensus Geographic Summary and Table of Contents

Quality of Education

Taylor Mill offers quality education choices for preschool through 12th grade. Schools include Taylor Mill Elementary, Woodland Middle School, Scott High School and St. Anthony Grade School.

Employers in Northern Kentucky take full advantage of one of the area's greatest assets – a motivated and educated workforce. Taylor Mill is within close proximity to a number of public and private colleges and universities that provide educational excellence and job building experiences including Northern Kentucky University, Thomas More College, University of Cincinnati, Xavier University, Miami University, University of Kentucky, University of Louisville, Gateway Community and Technical College and Cincinnati State Technical and Community College.



“Taylor Mill is a vibrant community poised for economic growth and expansion.”

Great Things are Happening in Taylor Mill

2012 Largest Employers in Northern Kentucky

Employer	Number of Employees
St. Elizabeth Healthcare	7,211
Fidelity Investments	3,800
Internal Revenue Service	3,500
Boone County Schools	3,348
Citi	2,400
Delta Air Lines Inc.	2,200
Northern Kentucky University	2,043
DHL	2,000
Castellini Group of Companies	1,500
Toyota Motor Engineering & Manufacturing North America Inc.	1,233

Source: Cincinnati Business Courier 2012 Book of Lists; Kentucky Business and Industry Information System (KBIS), 2012

Business Incentives

Kentucky Business Investment (KBI)

Tax credits for job creation

Kentucky Reinvestment Act (KRA)

Tax incentives for new or expanding operations

Kentucky Enterprise Funds and the Kentucky Innovation Network

Assistance for fast-growth, high-tech companies through grants/loans

Kentucky Enterprise Initiative Act (KEIA)

Sales and use tax refunds on building materials

Bluegrass Training Skills

Investment credits for skills training projects. Northern Kentucky and the Cincinnati MSA profit from a robust and diverse IT environment

in Taylor Mill

Workforce Employment

Taylor Mill is the proud home of many diverse businesses, both private and public. In addition, many of the region's largest employers are within a 10-mile radius of Taylor Mill including Fidelity Investments, The Kroger Company, Procter and Gamble, Toyota Motor Engineering and Manufacturing, Fifth Third Bank, Ashland Inc., Cincinnati Children's Hospital Medical Center, Federated Department Stores, Omnicare, St. Elizabeth and Western & Southern Financial.

Rewarding Local Businesses

Northern Kentucky offers an extremely competitive business environment thanks to one of the lowest costs of business in the country.

Taxes

Northern Kentucky businesses enjoy a favorable state tax climate that significantly lessens the burden on businesses. Kentucky's business tax climate ranking rose faster than any other state in the past two years, up 15 spots to 19th Best Tax Climate in the Nation. The favorable business climate in Northern Kentucky provides businesses with distinct operational advantages.

Source: Tax Foundation's 2011 State Business Tax Climate Index

Incentives

Through the Commonwealth of Kentucky, Kentucky Economic Development Finance Authority (KEDFA) and Northern Kentucky local communities, a variety of business incentives are available.

Real Estate

The region offers a unique combination of abundant and affordable residential housing – including competitively priced new single-family homes that are 21.4% below the national average.

Taylor Mill Home Sales

	Homes Sales		Average Price		Median Price		Days on Market	
	Number	% Change	Price	% Change	Price	% Change	Days	% Change
2011	69	1%	131,901	-11%	118,700	-4%	129	36%
2010	68	-7%	148,147	13%	124,150	-2%	95	-19%
2009	73	-9%	131,617	-4%	126,800	0%	118	0%
2008	80	-13%	136,982	-12%	126,600	-15%	118	6%
2007	92	-30%	156,481	6%	148,450	12%	111	7%

Source: Northern Kentucky Association of REALTORS® compiled by CEAD, NKU

Transportation

Taylor Mill is located just minutes from Covington, Newport, Florence and Cincinnati. The traffic flowing through Taylor Mill is heavy yet efficient and will increase over the next 20 years. In 2009, Average Daily Traffic (ADT) reported on I-275 at the I-275/KY-16 interchange was 32,700. The projected ADT for the interchange in 2026 is expected to grow to nearly 50,000.

Average Daily Traffic

	2009	2026
I-275/KY-16 Interchange	32,700	48,800
KY-16 (New Alignment)	–	27,800
Taylor Mill Road	17,500	29,300

Source: I-275/KY-16 Improvement Area Land Use Study

Airport

The Cincinnati/Northern Kentucky International Airport, located just 10 minutes from Taylor Mill, offers travel options of a major city airport without the big city hassles, and is considered among the world's most convenient and efficient airports. The airport offers daily departures to numerous non-stop destinations, including international service.

Quality of Life

The Northern Kentucky/Greater Cincinnati area provides a variety of attractions and recreational activities for all ages and interests including:

- Pride Park and Park Place Community Center is an 80 acre recreational facility located within Taylor Mill and includes a variety of walking trails, playgrounds, and athletic and recreational activities
- Popular family attractions such as Kings Island, Coney Island, Cincinnati Zoo & Botanical Garden, Cincinnati Museum Center, Cincinnati Art Museum, Newport on the Levee and Newport Aquarium, Riverbend Music Center, The Banks and The Bank of Kentucky Center
- Professional sports, including the Cincinnati Reds and Cincinnati Bengals, top-tier collegiate athletics, Florence Freedom Baseball, Kentucky Speedway and Thoroughbred horse racing
- Variety of upscale and casual shopping venues, including Crestview Hills Town Center, Florence Mall, Kenwood Towne Center and Rookwood Commons
- Outstanding and affordable dining and entertainment options



The Districts

The Districts will transform Taylor Mill with high-quality developments comprised of businesses and shops, alongside a synergistic mix of commercial and office buildings, creating a community for everyone to experience and enjoy. The Districts is composed of four unique areas that can be developed concurrently or in multiple phases.



Main Street Area (District 1)

Main Street is the premier district, setting the stage for a traditional downtown in the heart of Taylor Mill.

- Approximately 37 acres
- Innovative site design and traditional building configurations promote a dense, urban setting where shoppers and visitors enjoy pedestrian-friendly, landscaped walkways and common spaces.
- From dry cleaning to coffee shops, and drug stores to copy centers, Main Street serves the daily convenience needs of nearby residents and businesses.
- Main Street creates a community gathering place in the heart of The Districts. The inviting central public spaces, outdoor seating, and outdoor entertainment spaces attract visitors and encourage them to stay.



Off Main Street Area (District 2)

For those seeking more flexibility in design, Off Main Street offers an opportunity for more intensive commercial and office uses.

- Approximately 29 acres
- Main Street's traditional downtown environment is extended into Off Main Street with similar walkways and landscaping.
- Flexible guidelines allow modern conveniences, such as drive-through facilities.
- Off Main Street is within a short walk of the offices located in the Professional Business Hub.



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Hospitality and Retail Row Area (District 3)

The high visibility and larger sites of Hospitality and Retail Row cater to the diverse needs of the commuting public and provide an ideal location for business support uses.

- Approximately 27 acres
- Hospitality and Retail Row can accommodate most any retail or service business, including hotels, conference centers, larger retail stores, and even gasoline stations. Increased height maximums and special signage for hotel uses enable economic viability.
- While Hospitality and Retail Row permits the most extensive range of commercial uses, flexible design guidelines ensure that a mixed use, pedestrian friendly environment is consistent with nearby Main Street and Off Main Street.

Professional Business Hub Area (District 4)

Users in the Professional Business Hub benefit from a synergistic mix of offices and research and development facilities, all within walking distance of the commercial offerings of Off Main Street and Main Street.

- Approximately 64 acres
- A campus-like setting with abundant landscaping and classic architecture create a sense of place and an attractive environment that is distinctively Taylor Mill.
- Whether it is for a quick jolt of caffeine or lunch with a client, landscaped walkways provide quick connections to Off Main Street and Main Street.
- The Professional Business Hub offers flexibility in office design, welcoming one, two, or even six stories to meet business needs.



Developers are welcome and encouraged to contact us.