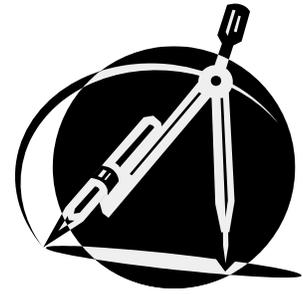


The Compass



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From the Desk of Bill Viox



Move over conventional zoning codes; there's a new kid on the block. Form-based zoning codes are beginning to crop up all over the Greater Cincinnati region. (The City of Covington now has two form-based zoning districts). Some professionals are declaring form-based codes to be the answer to providing for green and sustainable development. Given such high accolades, it may be worthwhile to take a closer look at the mystique of form-based codes.

Form-based codes differ from conventional zoning by focusing on form over use. In other words, whereas conventional zoning regulates how land should be used, form-based zoning regulates the physical form of the building on the land and its relationship to the street

and surrounding neighborhood. Conventional zoning regulates land use, density, floor-area-ratio (FAR), setbacks, and parking ratios. However, form-based codes focus on building placement, build-to requirements instead of setbacks, pedestrian safety requirements, building height limits, and parking placement. The use of the site is secondary to the building aesthetics and its relationship to surrounding buildings. Form-based codes are regulatory, not advisory, and can be adopted in small areas or districts or by whole cities or counties. In short, form-based zoning codes can be used as tools for achieving a specific vision for a community.

As form-based codes are a newer concept in this region, only time will tell if these codes become standard in more local municipality's zoning regu-

lations. They are already making an impact across the country in cities such as Denver, CO, Flagstaff, AZ, Fort Worth, TX, Fort Myers Beach, FL, and Gulfport, MS. All of these cities established form-based codes in order to establish and maintain a distinctive character and purpose within certain neighborhoods or districts.

A formal welcome and "thank you" to two new clients: McLane Foods and CMT, Inc. McLane Foods started as a grocer in 1894, McLane then became a distributor and now a supply chain service leader. CMT, Inc. (Construction Management Technology) is a Dallas-based firm specializing in commercial design and construction. We are pleased to be working with these companies. Viox & Viox takes pride in all our clientele! We couldn't do it without you!

Employee Spotlight: Marc Gloyeske

We are delighted to introduce our new employee, Marc Gloyeske. Marc is an Engineer-in-Training (EIT) who started working with us at Viox & Viox in June.

Marc is originally from Jackson Center, Ohio. He is a 2007 graduate of Jackson Center High School. He attended college at the University of Cincinnati and graduated in 2012 with a degree in civil engineering. During his time at UC, Marc worked as a co-op at VS Engineering in Indianapolis and

Jacobs Engineering in Cincinnati. Marc's main interest in the field of engineering is storm water quality and control.

Personally, Marc has been busy planning his August 2013 wedding to his fiancée, Heather. In his free time, Marc enjoys being a basketball official. He has been a licensed official in Ohio since November 2011, and he is currently working on becoming licensed in Kentucky.

"Viox & Viox is a great company to work for," Marc recently stated. "The

thing I enjoy most about working here is being able to work on a variety of projects. It seems like I am never doing the same type of thing two weeks in a row."

Thank you for your hard work, Marc. Welcome aboard!



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Viox & Viox employees volunteer at the World Choir Games

The World Choir Games has been referred to as the "Olympics of choral music." Recently, Greater Cincinnati welcomed choral groups from 64 countries to this exciting event. Here at Viox & Viox, several of our employees volunteered their time and energy in the choir games providing support and assistance wherever needed.

Sandy

McMillan, our office manager, volunteered at the CVG airport at the welcome

center for the choir games. Sandy assisted incoming participants, providing them with drinks, snacks, help with baggage, and even escorting them to their buses and on to their hotels. During the second week of the WCG, Sandy worked at the Parade of Nations, handing out flags and leading the parade participants in patriotic songs. Sandy said of her experience, "Knowing I was part of a once in a lifetime experience makes me proud."

Two other members of our staff here at Viox & Viox also volunteered at the games. **Aaron Duesing**, civil design technician, operated the sound board for a friendship concert

that took place at his home church, Mother of God in Covington. This concert featured choral groups from Venezuela, Czech Republic, Australia, and Mason, OH. **Marc Gloyeske**, EIT, worked at the Duke Energy Center helping to organize the choirs for the Parade of Nations. He also worked in the participant lounge, answered questions, and helped to direct the visiting participants.

All three of the volunteers, Sandy, Aaron, and Marc, agree this experience at the World Choir Games was a unique experience they will never forget! Thanks to all of you for your service. We are proud of you!



Top: Sandy McMillan, 4th from the right, with the choir team from Romania. Bottom: Sandy, 2nd from left, and volunteers with Mayor Mark Mallory.

Alexandria welcomes Arcadia residential community

Located in Alexandria, Kentucky off U.S. 27 about a mile and a half south of the AA highway, the residential development, Arcadia, is beginning to take shape. (The Drees Company and Fischer Homes created a partnership, Tollgate LLC, to develop this residential community.) Arcadia will eventually include approximately 1200 residences featuring a mix of home styles to suit every buyer including townhomes,

patio homes, and single family homes.

There will be many amenities in Arcadia for the whole family to enjoy. Most of the homes will have a spectacular view of the surrounding valley. The property will feature a scenic creek and wooded areas allowing for walking trails and plenty of green space to explore. Other amenities planned for Arcadia include a pool and a clubhouse. This development will also feature several miles of sidewalks which will connect to U.S. 27. These pedestrian walkways will allow residents to access restaurants and shopping along U.S. 27 by foot or by bicycle.

Viox & Viox is proud to be part of this exciting residential development in Campbell County. Our engineering and surveying services include grading,

storm water control, sanitary and storm sewers, water mains, street design, and construction staking. The project also includes a mile long sanitary sewer transmission line and force main and a new regional sanitary sewer pump station. According to Justin Verst, a senior design engineer and partner at Viox & Viox, "The construction of Arcadia is particularly exciting to me because the location is so close to my own home in Alexandria."

Construction of the first phase of Arcadia is fully underway. M&W Excavation Company has been contracted by Tollgate LLC to perform the clearing and grading portion of this project. M&W will also perform the construction of the streets in Arcadia. Lots could be available for potential homebuyers as early as Fall 2012.



Top: A map of the Northern Kentucky area showing the general location of Arcadia in Alexandria.

Bottom: Equipment ready to grade the property at the future Arcadia in Campbell County.



Employee Happenings

Viox & Viox Employment Anniversaries

The following employees are celebrating employment anniversaries this summer:

2 years

Nassim Daher (6/14/10)

7 years

Jason Thorwarth (6/6/05)

12 years

Caroline Weltzer (7/7/00)

14 years

Greg Larison (8/12/98)

16 years

Ricky Faulkner (8/13/96)

25 years

Jimmy Viox (6/1/87)

38 years

Dean Tanner (6/5/74)

Summer Birthdays

Carter Dickerson - June 4

Tim McNeely - June 4

Margaux McGlasson - July 6

Greg Larison - July 24

Michael Miller - August 30

Announcements

Welcome to our new employee, **Marc Gloyeske**! Marc joined Viox & Viox in June.

Congratulations to **Jimmy Viox** who is celebrating his 25th year at Viox & Viox!

The **19th Annual NKSPE Golf Outing** was held Monday August 27th at Triple Crown Golf Course.



Top: Marc Gloyeske
Bottom: Jimmy Viox

“Chris had a strong vision. It was fun helping him work out a master plan from which he could build.” —Carter Dickerson

Viox & Viox partners with Country West on residential landscaping project

Our landscape architecture department recently teamed up with Country West Landscape Contractors on a residential landscape project located at the home of Mr. Chris Jackson in Fort Mitchell, Kentucky. Viox & Viox and Country West worked closely with the homeowner to design a family-friendly back yard area offering a great new space for entertaining.

Carter Dickerson, landscape architect at Viox & Viox, designed the landscape plan for this project. This plan included a new outdoor kitchen with landscape walls, paver patio, new landscape plantings including trees and

shrubs, and play areas for the children. The plan also featured new privacy fencing and an artificial putting green that doubled as a clean and safe play area for the kids.

According to Carter, “Chris had a strong vision. It was fun helping him work out a master plan from which he could build.” Carter enjoyed this project and the partnership with Seymour Fisk of Country West Landscape Contractors. Country West performed the installation of the landscaping and design elements.

Seymour Fisk, of Country West, said of the project, “This particular project was a challenge because of the

grade in the yard and the limited space available. I utilized the basement walk-out area on the lower level to connect up to the entertainment area that Chris wanted.” Seymour worked closely with the homeowner to be sure to address all the family’s needs while making the best use of the space available.

This project was a great example of a collaborative approach between the consultants and the client, in this case the homeowner. Viox & Viox looks forward to partnering with Country West again in the future.



Top: The paver patio and outdoor entertainment area.
Bottom: Another view of the backyard featuring the putting green and landscape plantings.

Watershed improvements to Niblack Park Stream in Florence

Viox & Viox recently provided design services for the Niblack Park Stream Restoration Project for the City of Florence. The result of this project will be improved storm water management within the Niblack Stream Watershed.

The project includes a reduction in total culvert length by removing the old and failing pipe and replacing it with

a new shorter version. As a result, approximately 100 feet of stream was daylighted and restored. The new design allows for more flood management volume on City park property, as opposed to adjacent private property, while also having some reduction in downstream flooding. The use of natural stone boulders creates a landscape feature accessible from

the newly opened Niblack Senior Center.

The project also includes a paved walking trail around the restoration area, new plantings, boulder seating, and the re-grading and restoration of a passive park lawn area between the stream improvements and the Niblack Senior Center.

Below: Photo of Niblack Stream Restoration project





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We're on the Web!
www.vioxinc.com

Important Dates and Upcoming Events:

- **August 27 - NKSPE
19th Annual Golf
Outing**
- **August 31 - Floating
Holiday (office is
closed)**
- **Sept 3 - Labor Day
(Office is closed)**
- **Sept. 19-21 - 2012
OKI Regional Plan-
ning conference in
Columbus, OH**
- **Oct. 31 - Halloween**
- **Nov. 6 - Election
Day**
- **Nov. 22 - Thanksgiv-
ing Day (Office is
closed Nov. 22-23)**

Viox & Viox has an experienced staff of professionals, offering services in engineering, surveying, landscape architecture, and planning. Please contact us at 859-727-3293 for more information.

Civil Engineering Services:

Site Services

- ♦ Grading design and earthwork analysis (commercial, industrial, and residential)
- ♦ Residential, commercial, and industrial site plans
- ♦ Industrial park design
- ♦ Erosion control plans (SWPPP)

Roadway Design

- ♦ Rural highway design
- ♦ Basic traffic analysis
- ♦ Municipal engineering, including street rehabilitation and reconstruction

Utility Design

- ♦ Sanitary sewer line design
- ♦ Water line design
- ♦ Storm sewer line design
- ♦ Utility rehabilitation, including water line and sewer line relining
- ♦ Hydraulic analysis of water systems, sewer systems, and storm water
- ♦ Detention/Retention systems
- ♦ Sediment loading evaluations
- ♦ Management Services:
 - ♦ Grant applications and document/specification writing
 - ♦ Project management
 - ♦ Resident engineering services
 - ♦ Plan review services
 - ♦ Site Inspection and Review
 - ♦ Bidding Services
 - ♦ Permitting Services
 - ♦ Easement Negotiation

Planning/ Landscape Architecture Services:

- ♦ Residential community planning
- ♦ Land use study and master planning

- ♦ Zone Change services
- ♦ Landscape architecture (residential, commercial, industrial, municipal, and urban)
- ♦ Streetscape and gateway design
- ♦ Multi-use pathway design
- ♦ Planting Design
- ♦ Tree Identification Plans/Surveys
- ♦ Recreational Design
- ♦ 3D computer site modeling
- ♦ Environmental Services:
 - ♦ Basic environmental analysis
 - ♦ Remediation of contaminated sites
 - ♦ Stream rehabilitation/restoration design
 - ♦ Certified Kentucky Erosion Prevention and Sediment Control Inspection (KEPSC)
 - ♦ SWPPP Books and NOI
 - ♦ Storm Water Quality Design
 - ♦ Post-Construction BMP Design, Maintenance, and Inspection (Bioswales, Rain Gardens, etc.)

Surveying Services:

- ♦ Boundary retracement surveys
- ♦ A.L.T.A./Mortgage surveys
- ♦ Construction surveys (stakeout)
- ♦ Topographic Surveys/Corridor Mapping
- ♦ GPS Control Surveys
- ♦ Condominium surveys
- ♦ Right-of-way surveys
- ♦ Partnering services with other firms
- ♦ Easement Preparation and Negotiation
- ♦ Consolidation/Subdivision platting
- ♦ Records Research/Expert Testimony
- ♦ FEMA Elevations Certificates
- ♦ LOMR (Letter of Map Revision)
- ♦ Utility Mapping/As Built Record Drawings

Creating innovative pathways through progressive design...one client at a time.