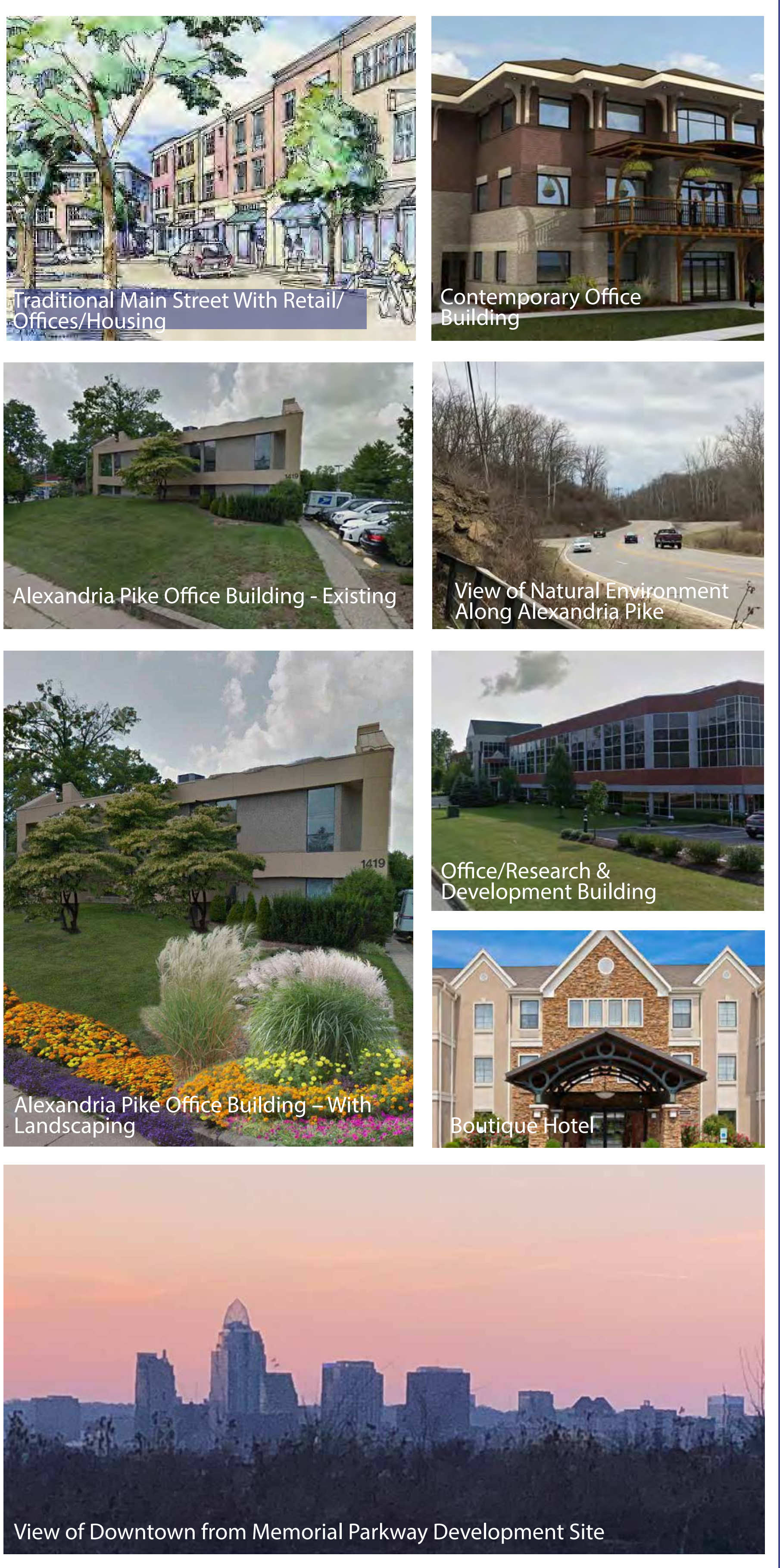




Priority Development Objectives:

- VISION STATEMENT**
To be a community with welcoming residential neighborhoods and vibrant mixed-use business districts with central gathering places, that takes advantage of economic development opportunities in strategic locations (such as Alexandria Pike) to enhance our tax base, and which is well-known for its history, distinct character, quality design and natural beauty.
- PRIORITY OBJECTIVES**
1. Continue to strengthen the Town Center with a family-friendly focus (See Focus Area Maps)
 2. Continue to build on the successes of the Midway District with an entertainment/recreation focus (See Focus Area Maps)
 3. Enhance secondary business districts, utilize design guidelines to create distinctive places
 4. Coordinate with neighboring communities (KYTC, Southgate, Highland Heights, and NKY) to maximize regional economic development potential:
 - Attract high-quality construction and high wage jobs to increase tax base
 - Provide flexibility in permitted uses (focus more on building form)
 - Maintain and enhance appearance along corridor—develop design guidelines, plant more trees, screen parking lots, prohibit outdoor storage
 - Enhance mobility and embrace "complete street" concept; See Regional Collaboration and Transportation stations
 5. Continue to strengthen Fort Thomas Plaza; promote site for new hotel, fill vacancies
 6. Promote development of site as opportunity to build a distinctive landmark building that contributes to the image of the City:
 - Encourage construction of mid-rise building to take advantage of views
 - Require quality architecture and landscaped front yard
 - Retain a significant percentage of site as open space
 7. Preserve natural landscaping along roadway
 8. Develop branding strategy that includes recommendations for streetscape treatment, banners, signs, etc.

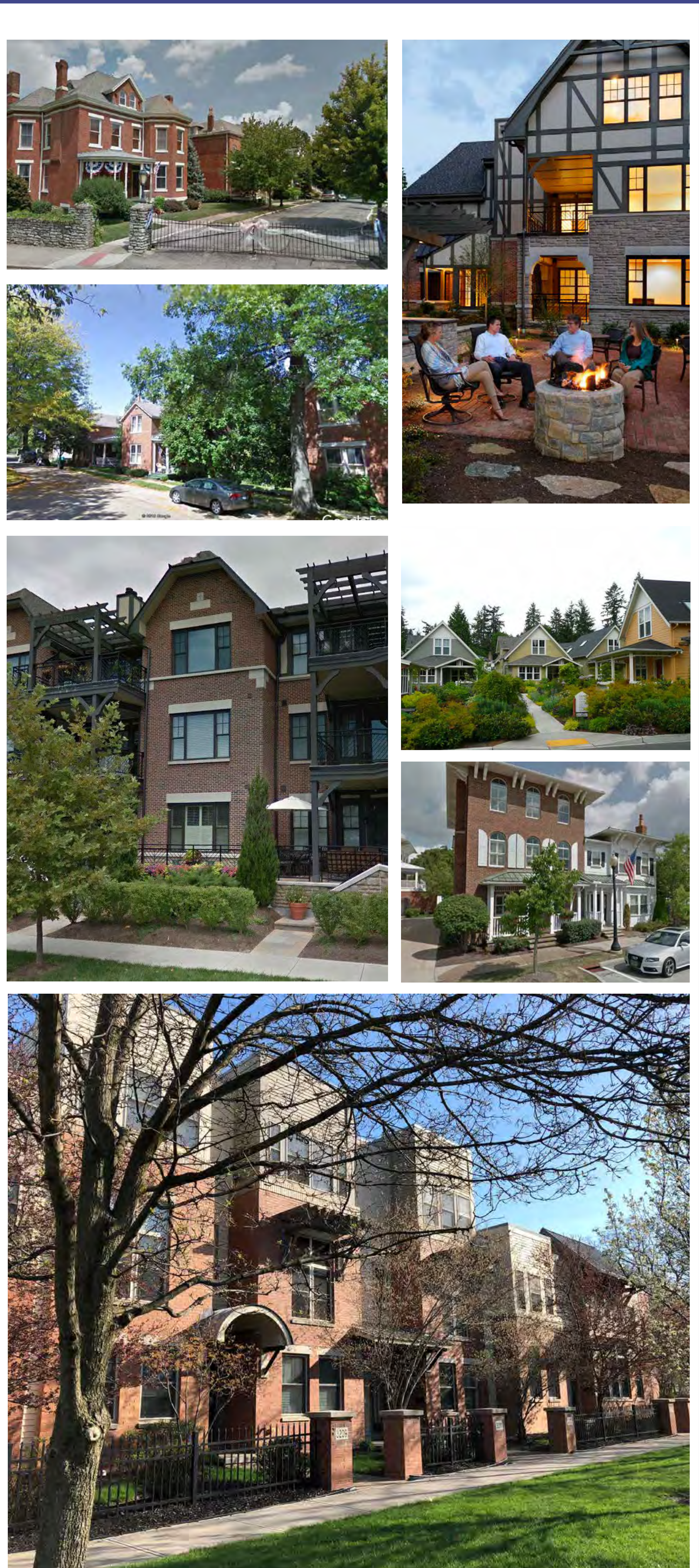


Development Priority Comments: What do you think?

- Storage facility does not create high paying or very many jobs. (just submitted to council)
- Storage facility does not promote vision of care of the communities
- New Development in CBD
- Do not support high concentration of Apartments. Blend through community.
- Change zoning on Town Center so North Flexible on first floor uses
- Please feel free to post a comment
- Would love to have places to sit & gather outside, in the shade. We have some now. Keep it. Improve it. Enhance it.
- Love boutique hotel idea, mixed with some Air B&B allowance.
- Love research and Dev. business idea. Riggback on local strengths professionals, medical personnel, school staffs. What about remote workers? What impact?
- All love the idea of single story 1 & 2 bedroom homes, townhomes, and condominiums for empty nesters.
- Agree with the need for one story living
- Division still exists btwn North & South School district. does a good job to eliminate
- Grand/Highland Could see redevelopment of Grand Ave/Highland Plaza European Flavor Make it a unique living/mixed use area

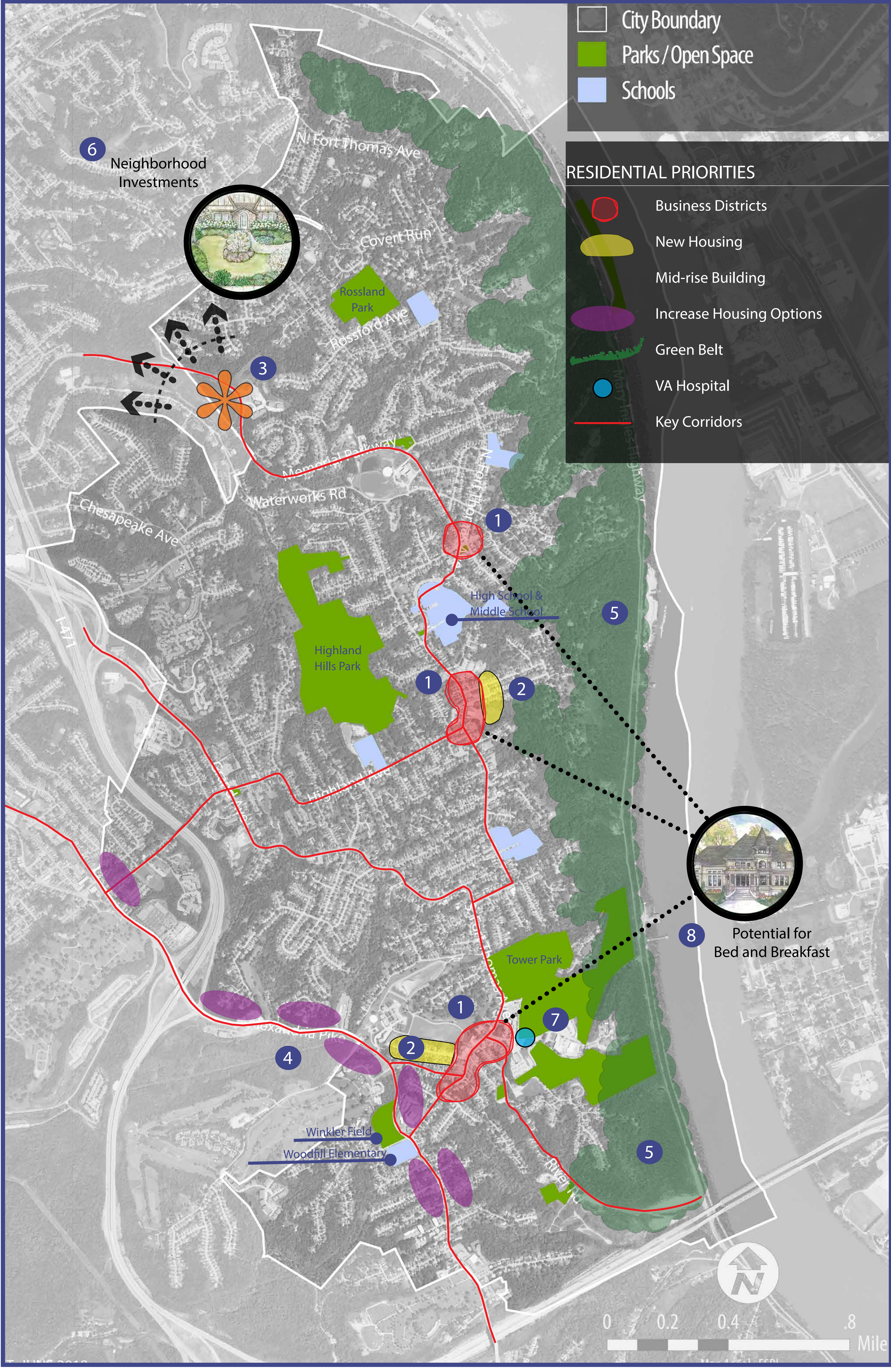
Residential Objectives:

- VISION STATEMENT**
To continue to be primarily a residential community that is a desirable place to live and invest in, with good schools; visually pleasing, well-maintained neighborhoods that retain and contribute to the City's history and distinct character; a hometown feel that fosters community engagement; and a variety of housing types to accommodate the different needs and preferences of the population, from young professionals to older residents looking to downsize.
- PRIORITY OBJECTIVES**
1. Allow housing in business districts—upper floors of retail/office buildings and freestanding residential buildings at edges of district
 2. Encourage new housing redevelopment adjacent to business districts (see Town Center and Midway Focus Area Maps)
 3. Encourage construction of mid-rise residential (or office) building to take advantage of views
 - Require quality architecture with suitable design guidelines
 - Retain a significant percentage of site as open space
 - Will require proper construction techniques due to site conditions, and revisions to zoning (currently zoned R-5)
 4. Encourage more diverse housing options along Alexandria Pike targeted to empty nesters and young professionals as part of regional economic development initiative
 - Corridor is targeted for smart city improvements and complete streets (multi-use paths, enhanced crosswalks, and connections with neighborhoods so residents can safely walk and bike to local destinations) See also Regional Collaboration and Transportation stations
 - Create standards and design guidelines to ensure quality building and site design, landscaped front yards; residential buildings that are compatible with the non-residential development that is expected to dominate the corridor
 5. Continue to preserve green belt along Ohio River
 6. Promote neighborhood investment and encourage maintenance, renovations compatible additions and new infill construction
 - Provide design resources to assist in housing renovations and additions
 - Ensure that new housing is Compatible with the character of the neighborhood
 7. Consider reuse for housing if VA Hospital leaves. See also Utilities and City Owned Facilities station
 8. Explore the possibility of allowing bed-and-breakfast inns



Residential Comments: What do you think?

- Any new multi-family units should be 55 or older only.
- Do not allow anymore general apartment complexes.
- #7 is VERY important.
- One thing discussed in the communities that I don't see here was the idea that the zoning in certain areas that contain "non-conforming" properties goes back & so only be adapted to reflect what's already there, rather than imposing
- Downsizing - Would prefer to own else would be there - Don't want apartment style - Desires \$200,000 - \$225,000 for 1 bedroom
- Whats the new apartment complex total unit count? What does it do for the Johnson School District?
- VA Hospital - looking at the back of the bldg





Town Center Objectives:

VISION STATEMENT

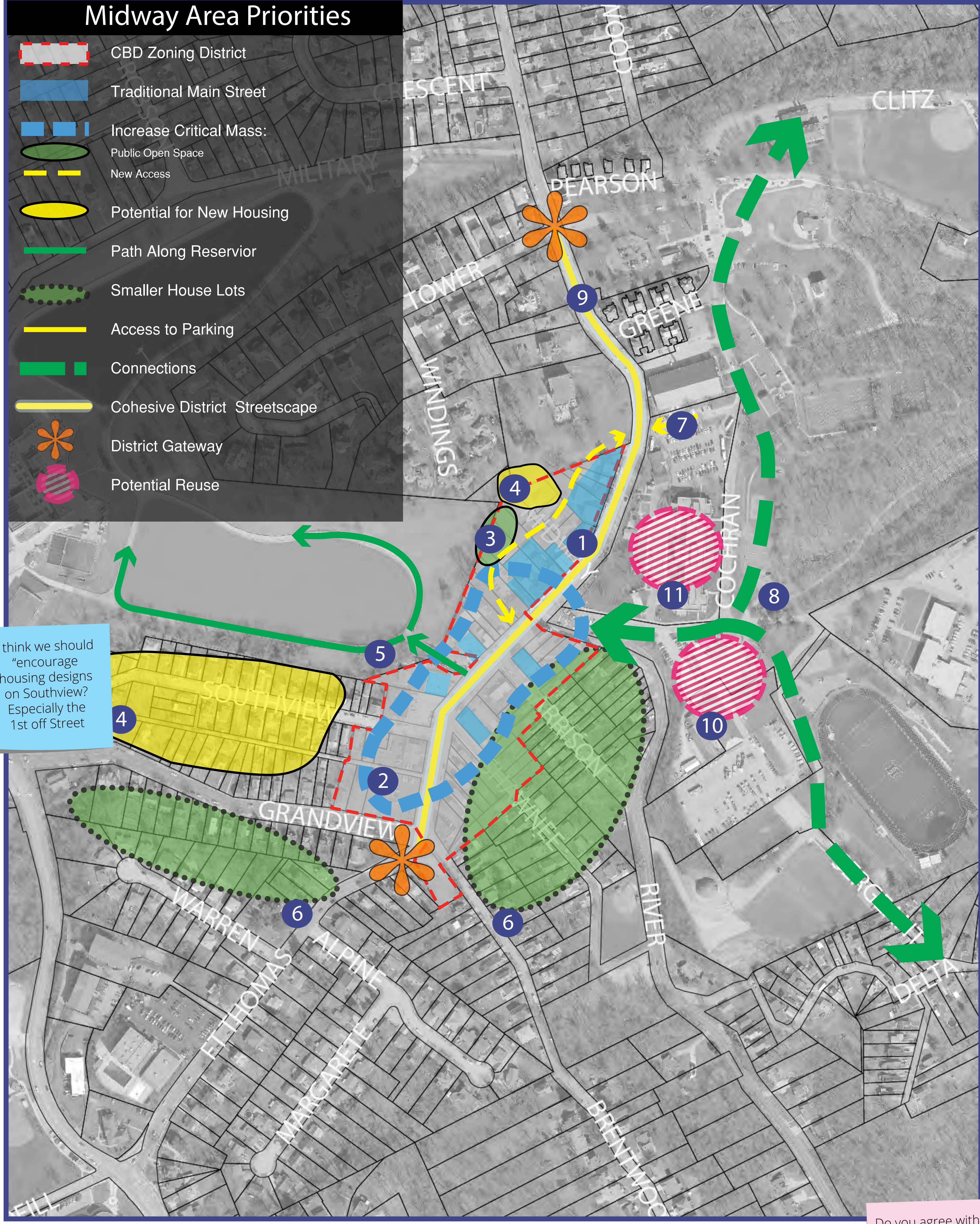
To be a compact, thriving and family friendly town center with a critical mass of restaurants, convenient goods, services, and other uses that meet the everyday needs of nearby residents, area employees and visitors, and a gathering place for after school events.

PRIORITY OBJECTIVES

1. Preserve/enhance existing traditional main street character with 2-3 story buildings close to sidewalk, storefronts with housing/offices on upper floors; encourage facade improvements and rehab
2. Increase critical mass of retail/mixed uses and housing:
 - Redevelop existing buildings that do not meet contemporary business needs
 - Encourage new empty nesters/young professionals housing at edges of business district
 - Ensure rehabs and new construction contribute to traditional main street character: adopt form-based code; enhance /design guidelines
 - Ensure adequate supply of parking, appropriately distributed in district
3. Enhance circulation and access to development sites and existing parking; install wayfinding signs and landscaping
4. Protect existing neighborhoods from impacts of new development; enhance buffer, limit building height and ensure sufficient building setbacks
5. Encourage property owners to update/ improve existing houses: revise zoning to more closely match existing lot sizes and setbacks
6. Enhance the City Building to be a welcoming community hub with amenities available to the public (see also Utilities and City Owned Facilities)
7. Strengthen identity of district by creating a cohesive image: maintain mature trees; use banners, public art and distinctive gateway treatments
8. Continue to host major events to bring neighbors together, create community pride, and strengthen ties to city



Town Center Comments: What do you think?



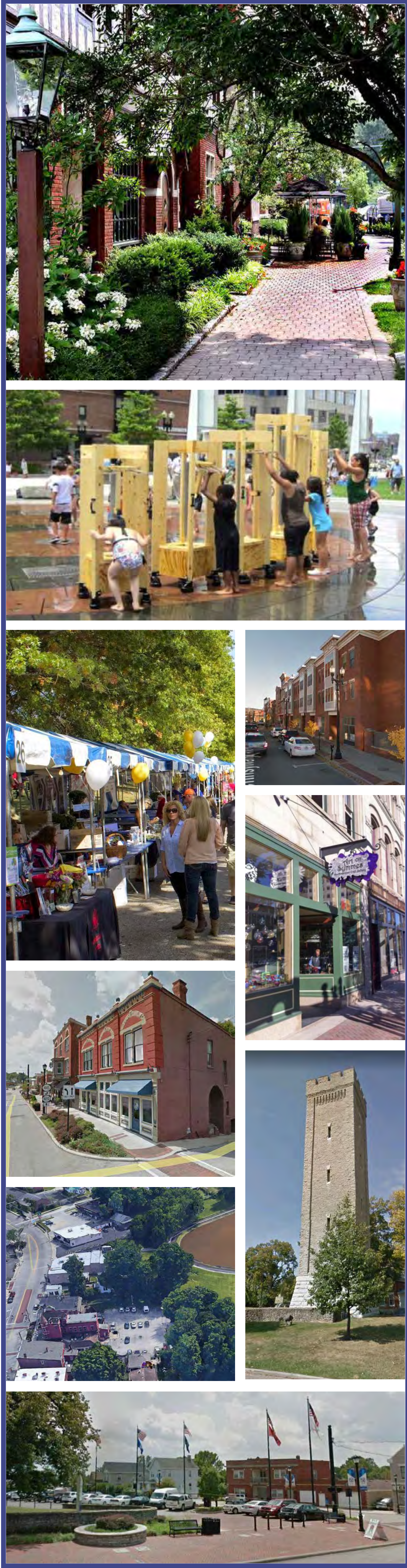
Midway Area Objectives:

VISION STATEMENT

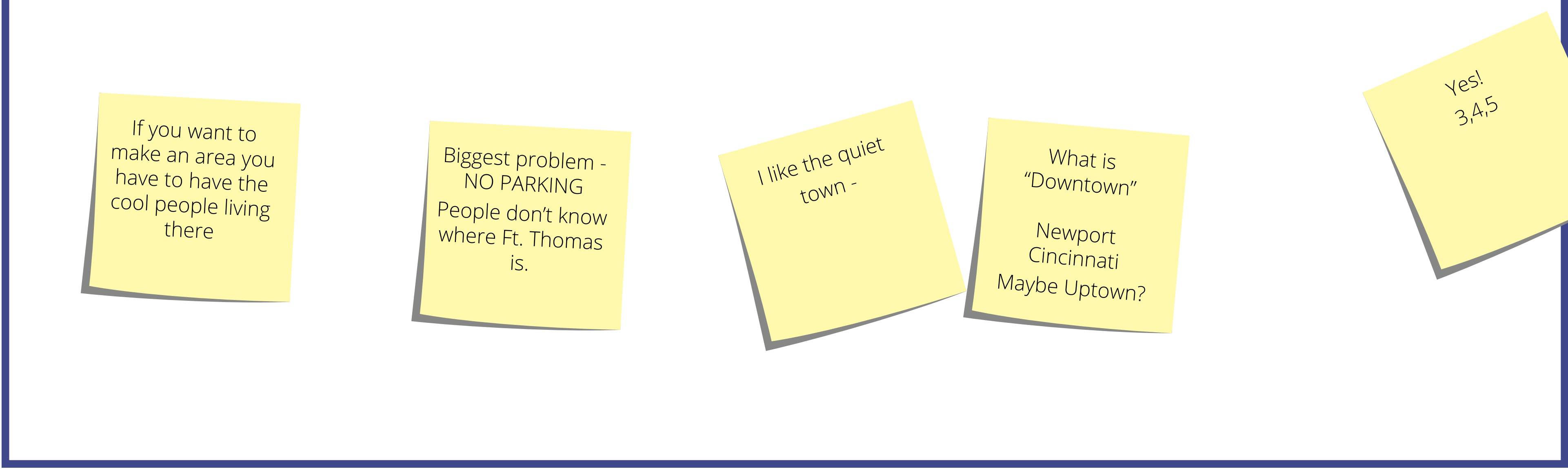
To be an entertainment/recreation destination. Build on existing businesses, community facilities, recreation attractions and special events/programming that draw people to the area.

PRIORITY OBJECTIVES

1. Preserve/enhance traditional main street character with 2-3 story buildings close to sidewalk, storefronts with housing/offices on upper floors; encourage façade improvements
2. Increase critical mass of retail/mixed uses and housing:
 - Fill empty storefronts, use upper stories for offices and housing
 - Rehab existing buildings
 - Encourage new construction to fill gaps along Avenue and replace noncontributing buildings
 - Ensure rehabs and new construction contribute to traditional main street character; adopt form-based code; enhance design guidelines
 - Ensure adequate supply of parking appropriately distributed in district; install wayfinding signs and landscaping
3. Promote new development overlooking reservoir: provide access behind buildings, create public green space, convert driveways between buildings to pedestrian ways
4. Encourage new housing designed with views of reservoir targeted to empty nesters and young professionals
5. Work with Water District to periodically open walkway around reservoir, available via S Forth Thomas Ave entrance only
6. Encourage property owners to update/improve houses: revise zoning to more closely match existing lot sizes/setbacks
7. Increase access to parking between VA Hospital and Armory
8. Improve connections between neighborhoods and business district
9. Strengthen identity of district: create cohesive image; incorporate more trees and walls that mimic historic walls, banners, public art and distinctive gateway treatments
10. Encourage reuse of Stables building as food/ entertainment venue (see also Utilities and City Owned Facilities)
11. Encourage reuse of VA Hospital for housing, redesign front lawn for public gathering space
12. Continue to host events to bring neighbors together, create community pride, and strengthen ties to city



Midway Comments: What do you think?



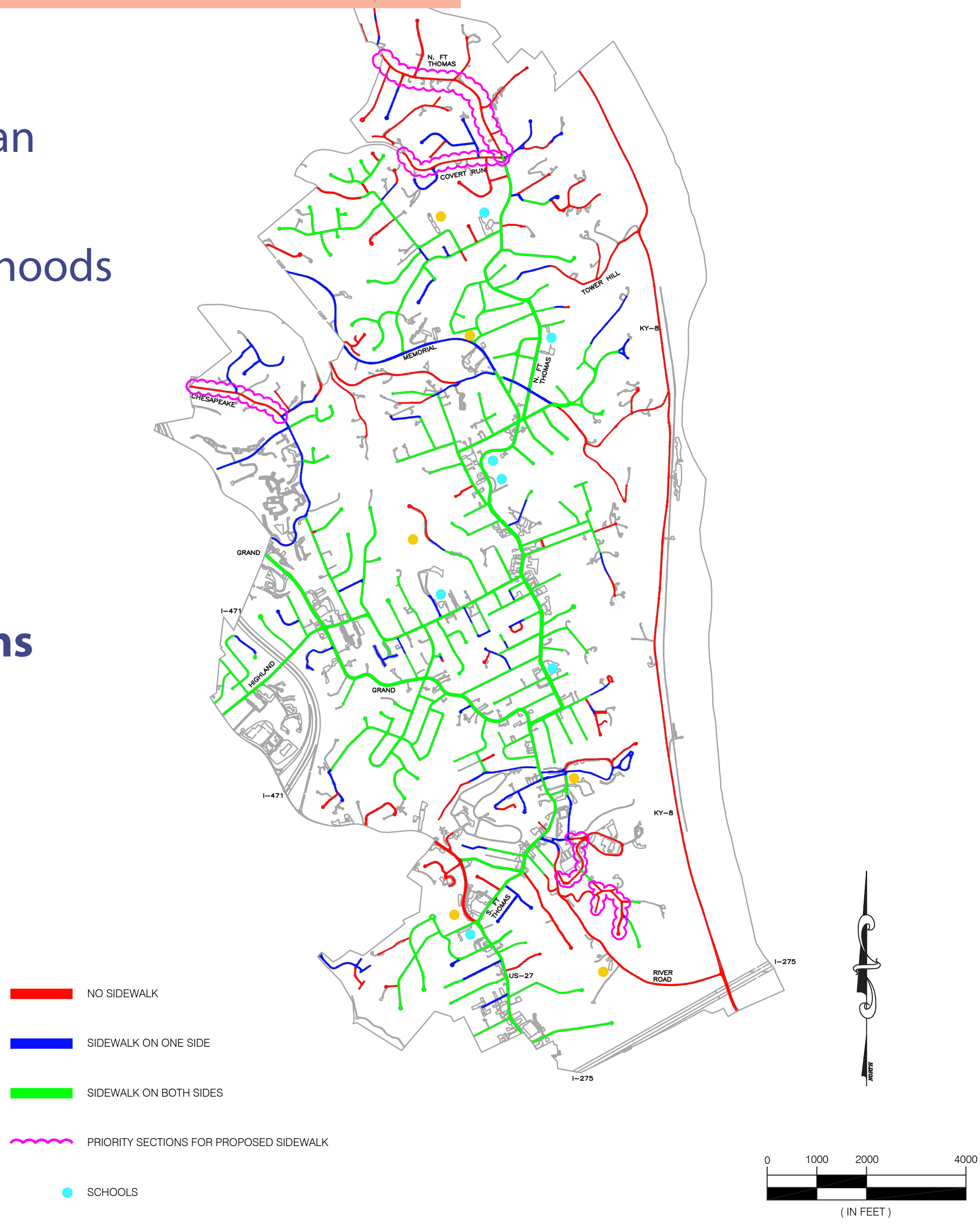
Sidewalk Network

Goals & Objectives

- Provide safe pedestrian walkways in the city
- Connect all neighborhoods in the city with safe pedestrian walkways
- Connect to the adjacent community sidewalk network

Identified Priority Sections

- N. Ft. Thomas Ave.
- Covert Run Pike
- Chesapeake Ave.
- Sergeant Ave. / Army Reserve Rd.

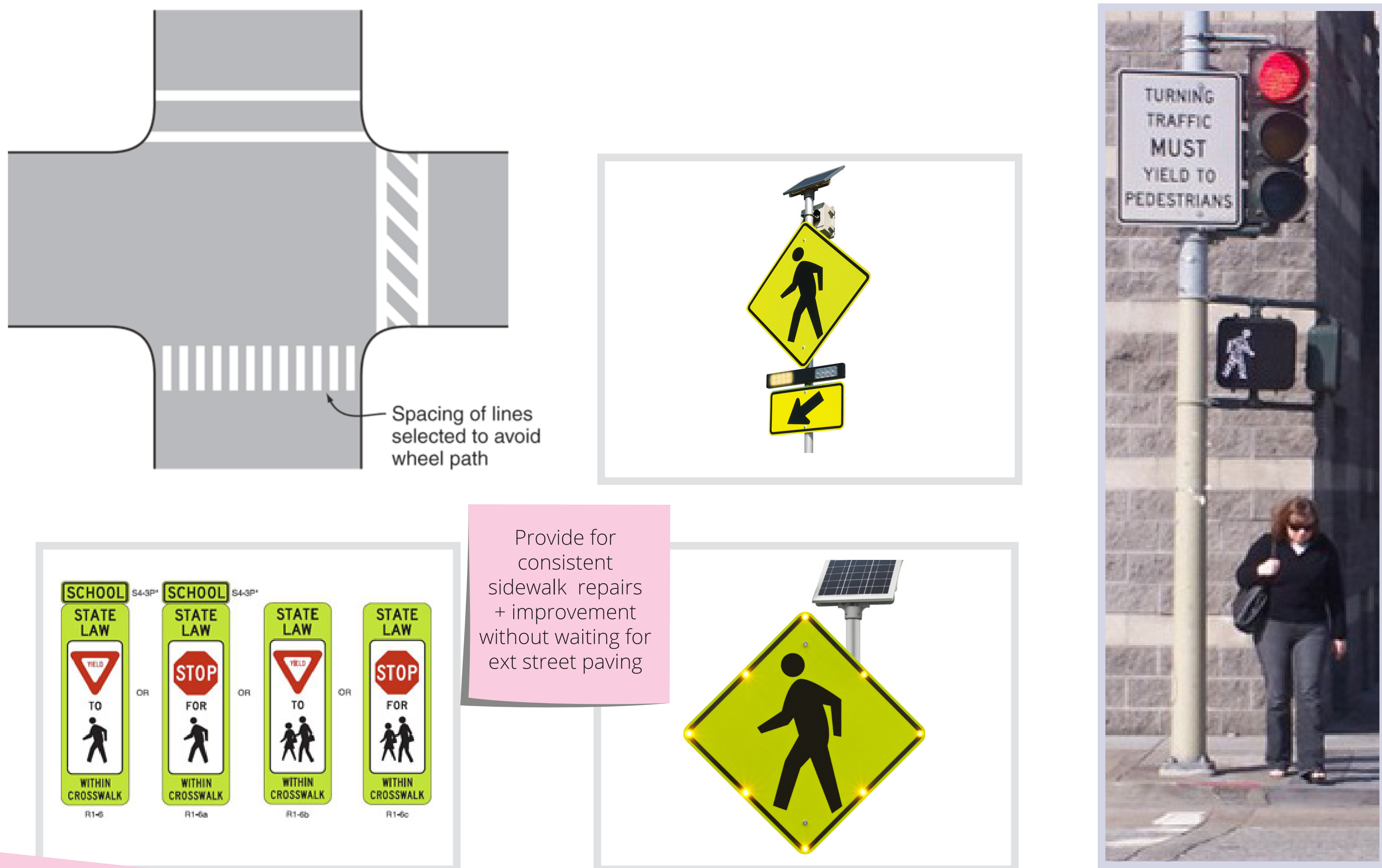


Pedestrian Crossings

Goals & Objectives

- Provide safe, highly visible accommodations at all crosswalks in the city

Possible Options:



Can we make signs that are both functional and beautiful, or at least not ugly?

Provide for consistent sidewalk repairs + improvement without waiting for ext street paving

Wayfinding

Goals & Objectives

- Provide signs throughout the city to give direction and distance to key destinations
- Provide rest locations (benches, drinking fountains, etc) to promote walking
- Identify and mark routes for recreational purposes



Test the sign ideas. Some signage on other cities looks nice but is not easy to read quickly

For better public engagement one simple idea that would help me

Attractive, easy to read yard signs near city entrance routes announcing engagements

New attractive signage would be great

Streetscaping

Goals & Objectives

- Beautify major corridor / routes in the city
- Connect the Central Business District to the Midway District to create cohesive feel along Ft. Thomas Ave.



Love the bushes, trees (shade) and (fall color) flowers

Love our green spaces

Bicycle / Road Diet

Goals & Objectives

- Provide cycling accommodations/ routes throughout the city
- Create bike friendly city
- Evaluate S. Grand Ave. & S. Ft. Thomas Ave. for road diet/multi-use path opportunities

Drivers in the middle of town drive too fast. It's uncomfortable event o sit along the street to have coffee. But of course dangerous to kids, seniors and bikes

Am I supposed to bike on the street or sidewalk? Street I'm sure, but don't feel safe, yet don't want walkers to be unsafe with bikes. Typical problem.

Yes to bikes and Biking!!

Stop sign at Winding Way and Clover Ridge Intersection

Evaluate speed limits and need for speed bumps. IE Riverside parkway reduce speed limits/ consider speed bumps

Still totally against eliminating vehicular lanes from Grand Ave. Bike lane marking for right lane good improvement + good improvement + community peace of mind

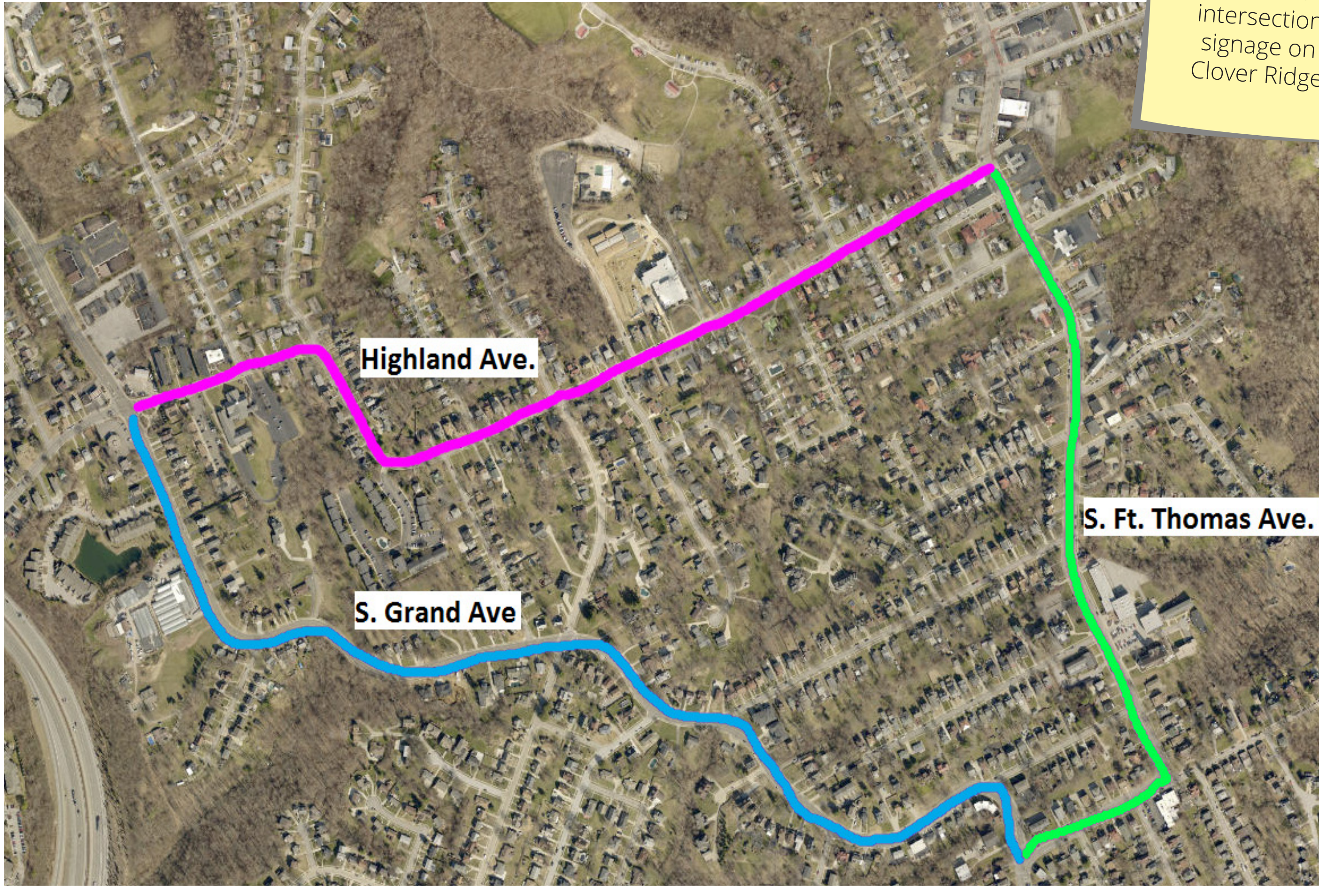
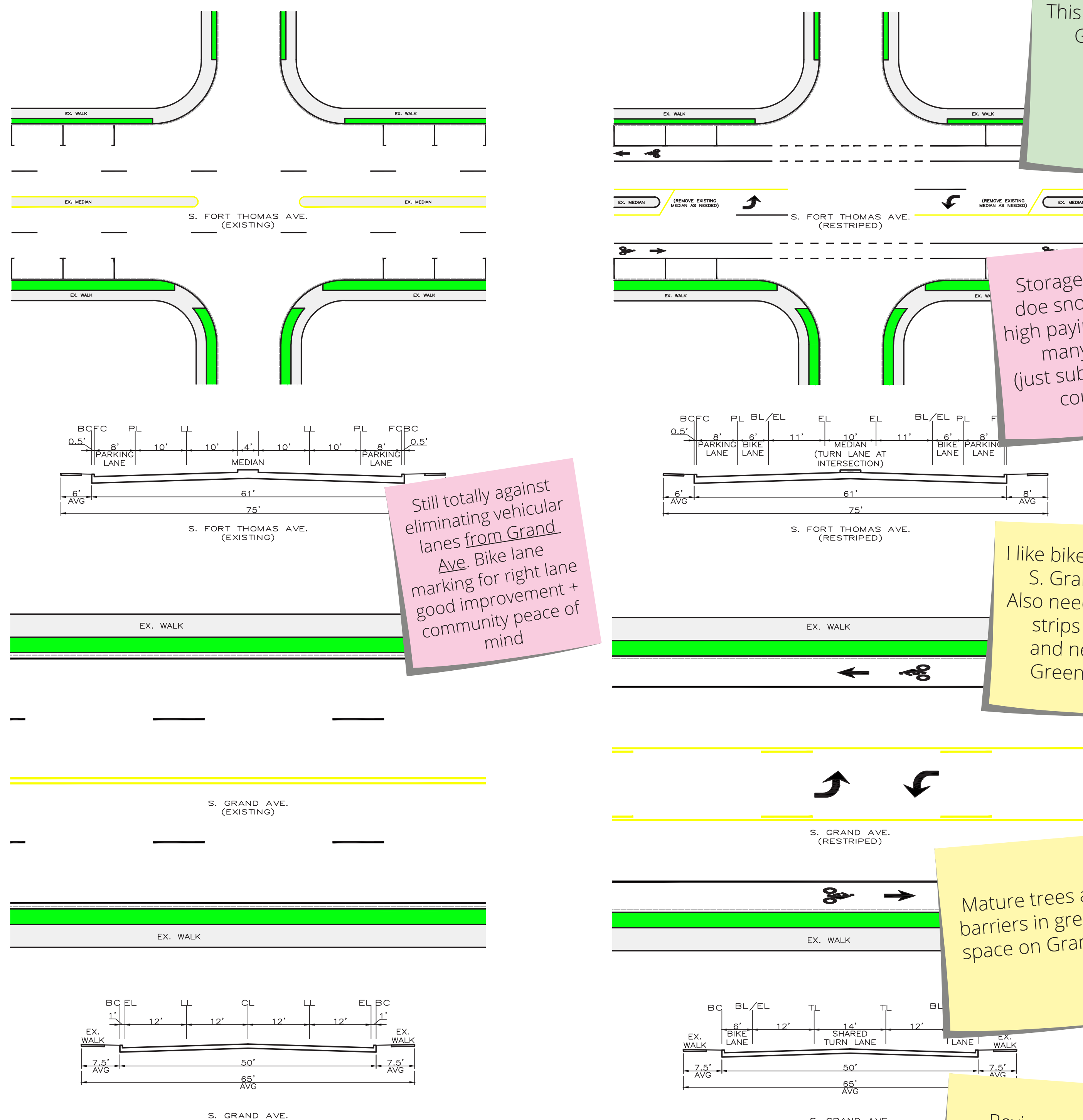
This is needed on Grand Ave.

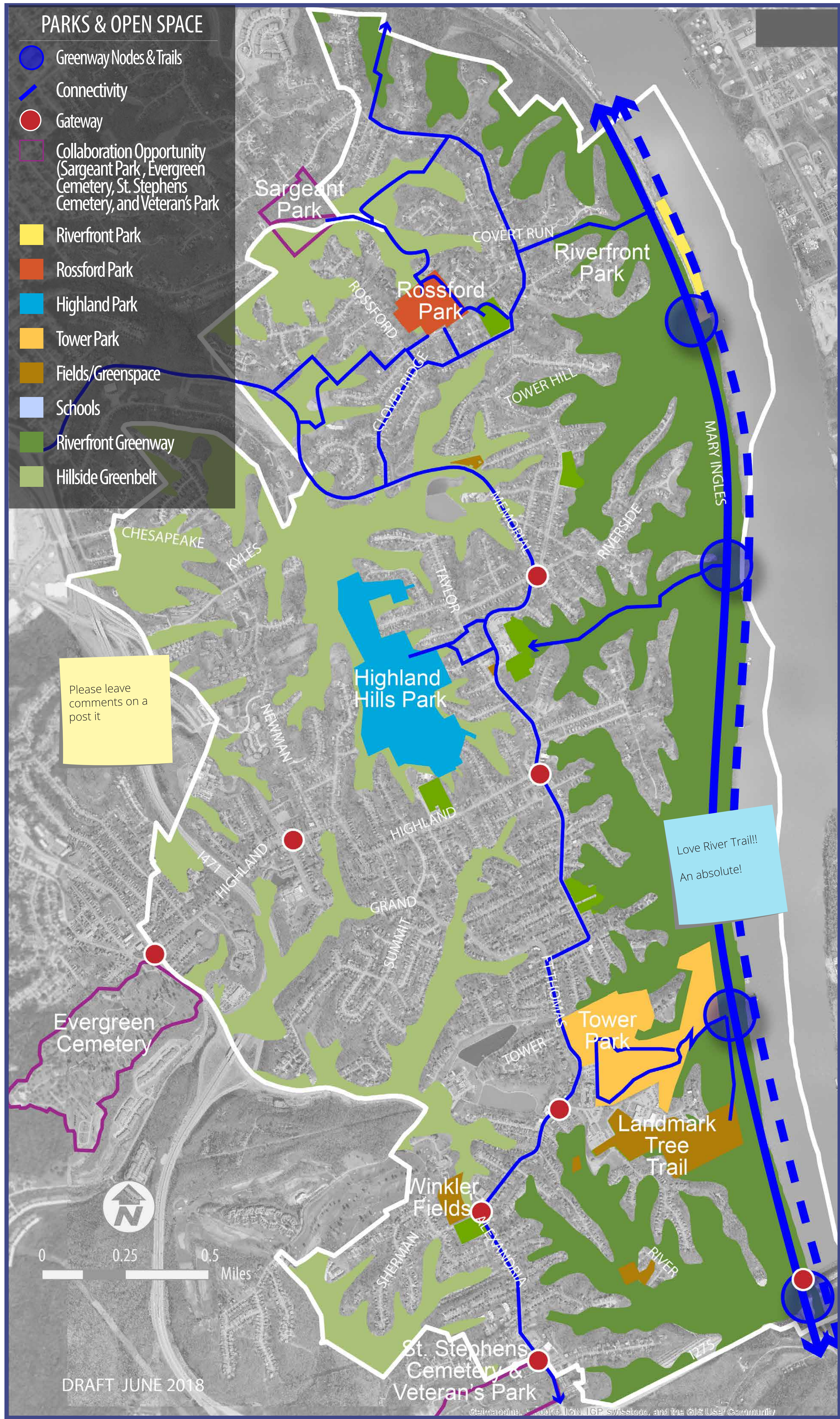
Storage Facility does not create high paying or very many jobs. (just submitted to council)

I like bike lanes on S. Grand Ave. Also need rumble strips at 1st and nearest Greenwood

Mature trees as barriers in green space on Grand.

Review and overhaul intersection signage on Clover Ridge





Park System: Draft Vision, Goals & Objectives:

- Vision Statement:**
 - To preserve and enhance the quality of the environment so that our community embodies a “city within a park”.
- Goals & Objectives:**
 - Continue to enhance the city parks and recreation facilities.
 - Enhance the unique role each park plays in the total experience of Fort Thomas.
 - Explore methods of linking parks and open spaces with schools, commercial areas, civic centers and neighborhoods.
 - Work collectively with the schools and other groups to provide for recreational opportunities.
 - Maximize opportunities to foster partnerships and share investment to enhance parks, trails, and gateways.
 - Identify recreational uses and facilities that are missing from the current offering and collaborate to meet those needs (such as a splash park, zip lines, camping/glamping, ropes course, climbing wall, skate park, pump track, etc.).
 - Invest in Tower Park as a regional destination
 - Invest in the enhancement and maintenance of existing assets (park infrastructure, structures, etc.)
 - Enhance connectivity of and accessibility to community parks for all users (pedestrians, bicyclists, vehicles).
 - Encourage community stewardship through citizen advisory/volunteer groups and a tool to make it easier to volunteer.
 - Encourage stronger social media presence to inform residents of assets and invite visitors to Ft. Thomas.
 - Enhance online scheduling tools so park assets (fields, shelters, etc.) can be utilized/scheduled/reserved more easily and efficiently.
 - Encourage budget allocation for capital and operation (including maintenance, staffing, programming, and fundraising for capital projects).

Work with Ft. T. Forest Conservancy.

They own land that can be merged for a greenbelt between parks

Safe Routes to Parks

- Access to green space ties directly to an individual’s health and well-being.
- Those who are unable to walk to parks are less likely to visit them and are deprived of the many benefits that parks offer. It is essential that parks be easily accessible to all citizens.

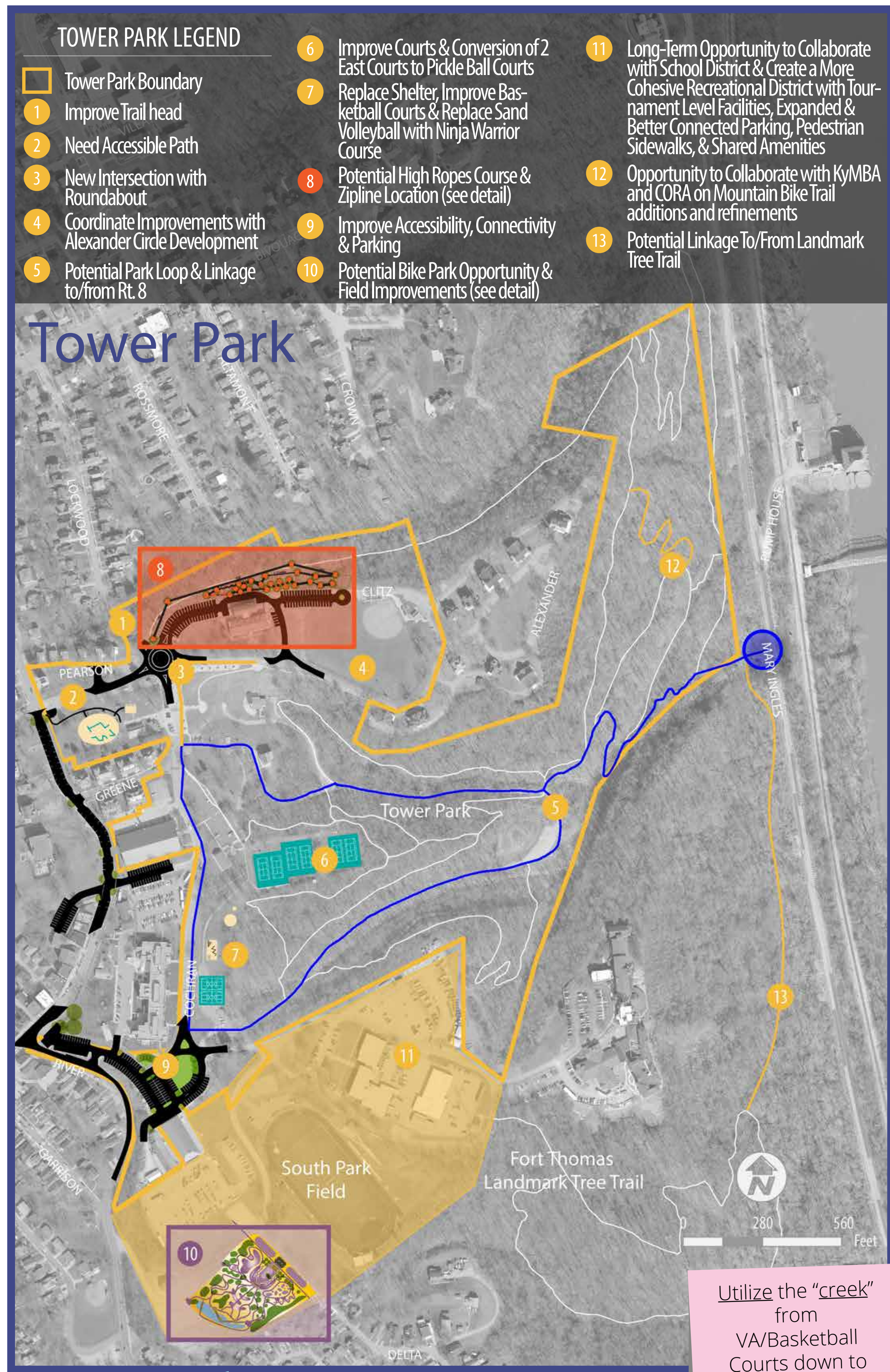
Connecting to river park is GENIUS!

- key to ensuring accessibility to parks is through creating safe routes to parks within our communities.

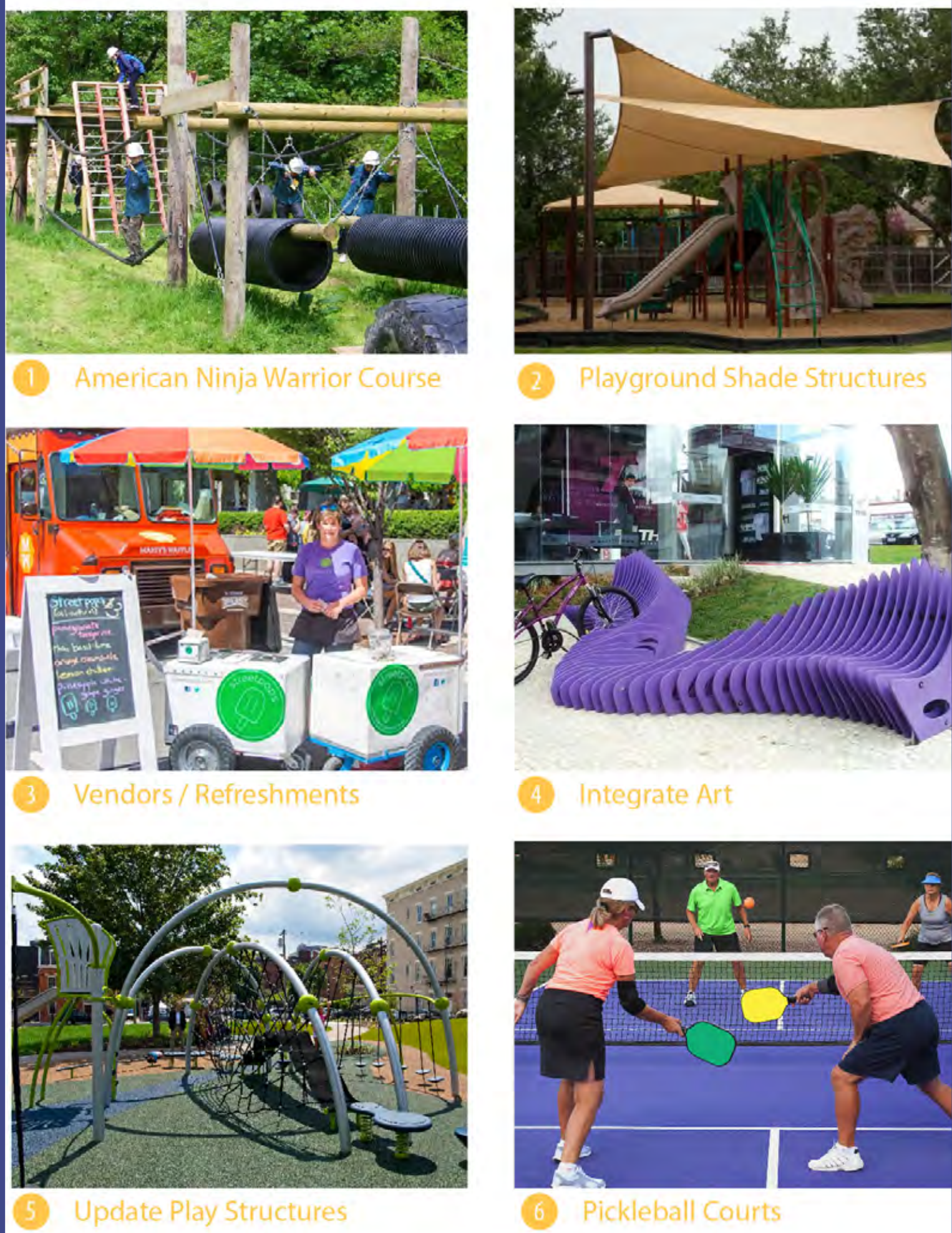
- There are physical and social barriers that make walking to parks undesirable:
 - Proximity (route to a park should be 1/4 mile (5 minutes) and no longer than 1/2 mile (10 minute walk))
 - Lack of infrastructure (i.e., sidewalks)

- Removing barriers and making parks accessible to everyone is a goal that is being addressed by park professionals across the country.

- 31% of Ft. Thomas is within 1/4 mile (5 minute walk) to the closest park
- 70 % of Ft. Thomas is within 1/2 mile (10 minute walk) to the closest park
- 30% of Ft. Thomas can not easily access a park



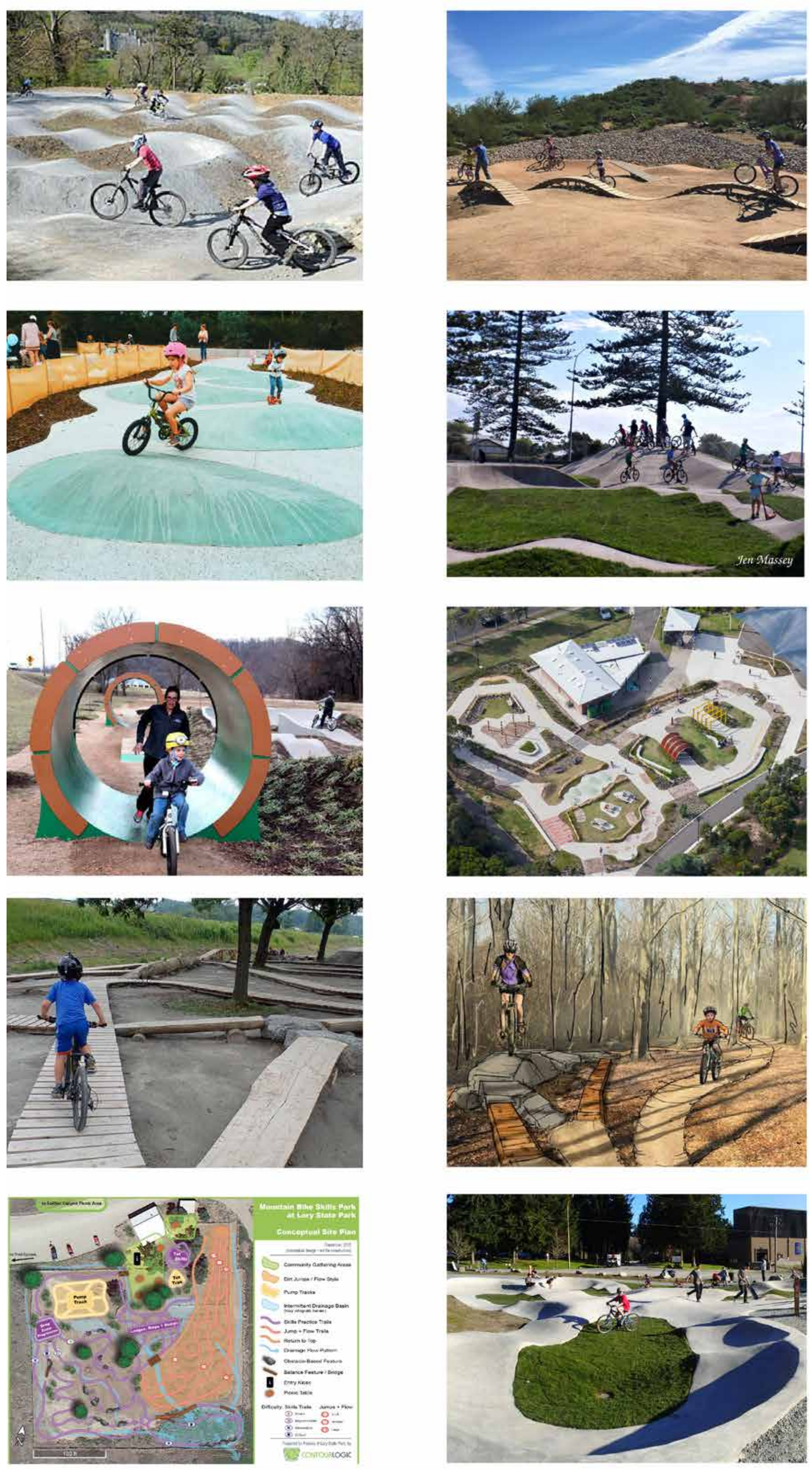
Tower Park New Feature Improvements



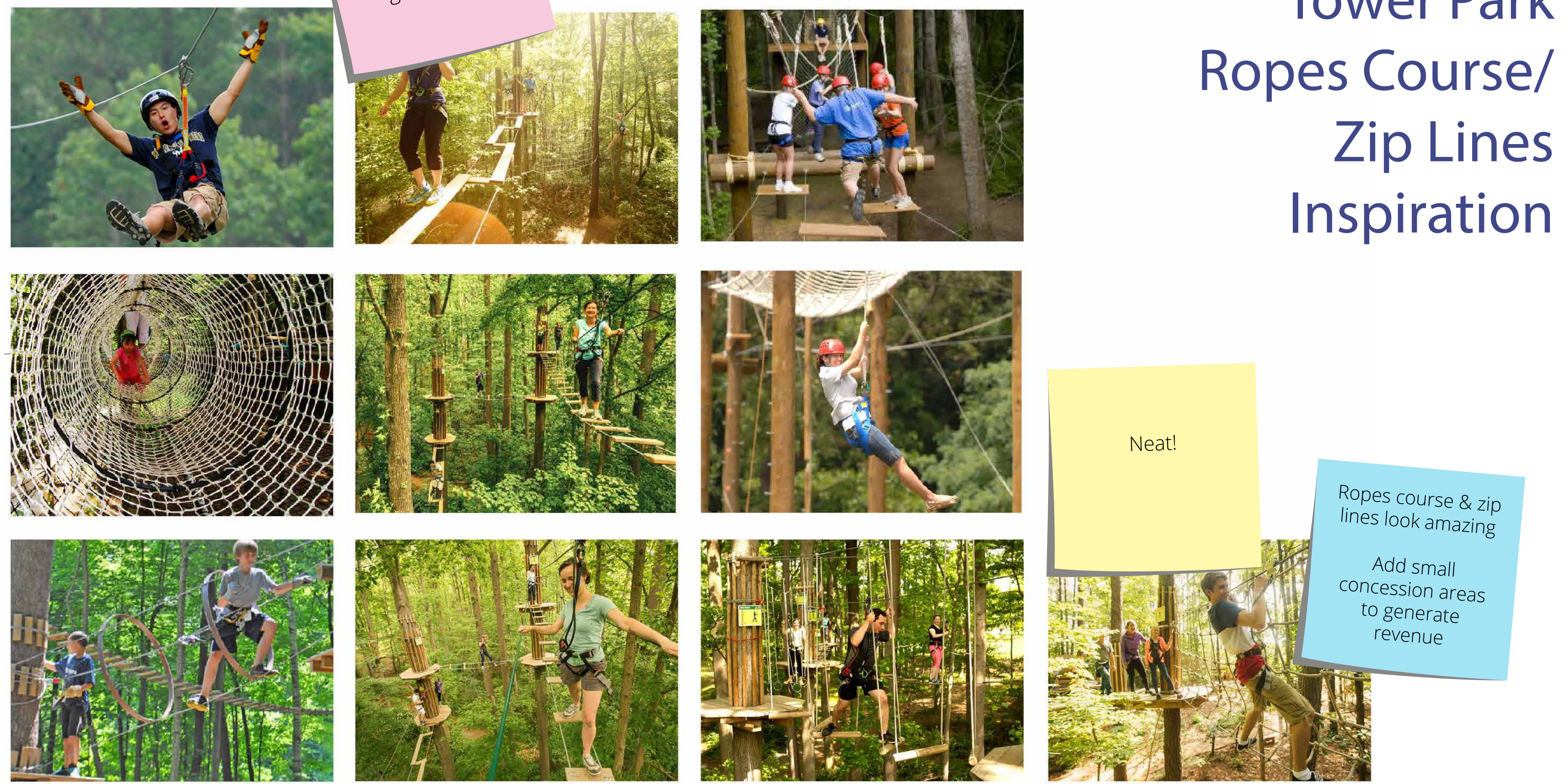
Additional Park Improvements

- Additional Programming/Activities for Seniors
- Additional Programming at Armory, Mess Hall, etc.
- Improved Signage/Wayfinding

Pickleball - yes!



Tower Park Ropes Course/ Zip Lines Inspiration

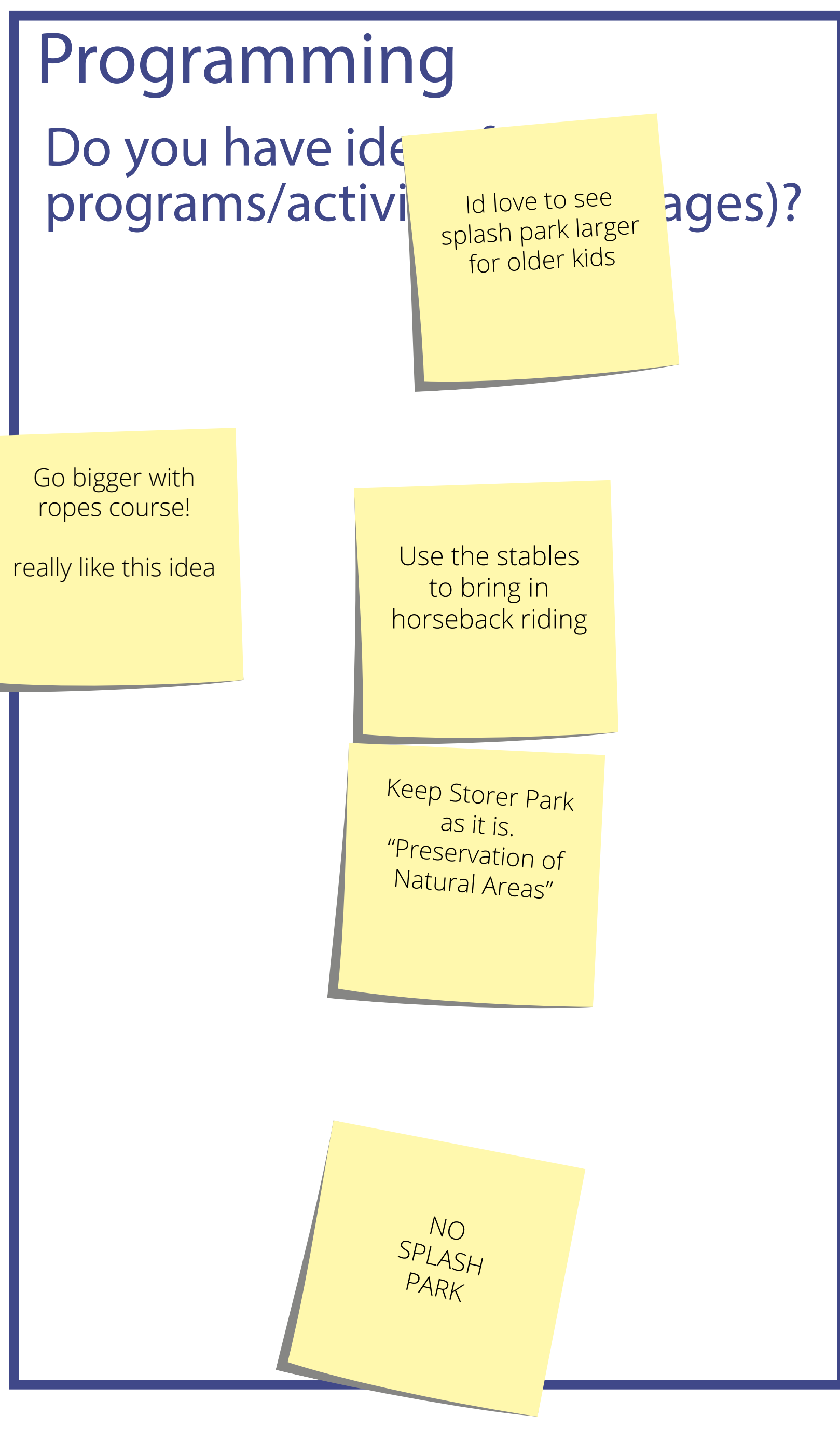
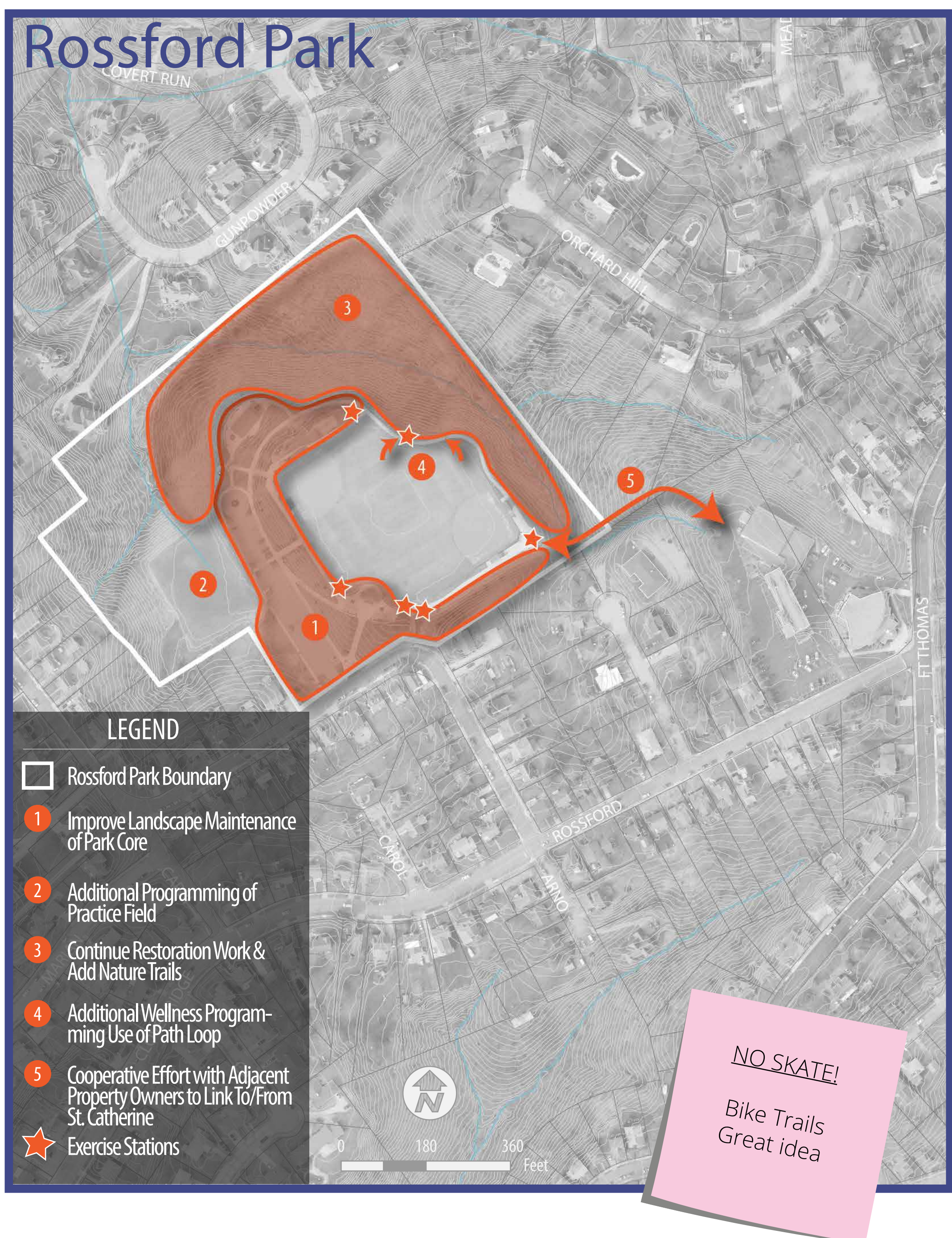
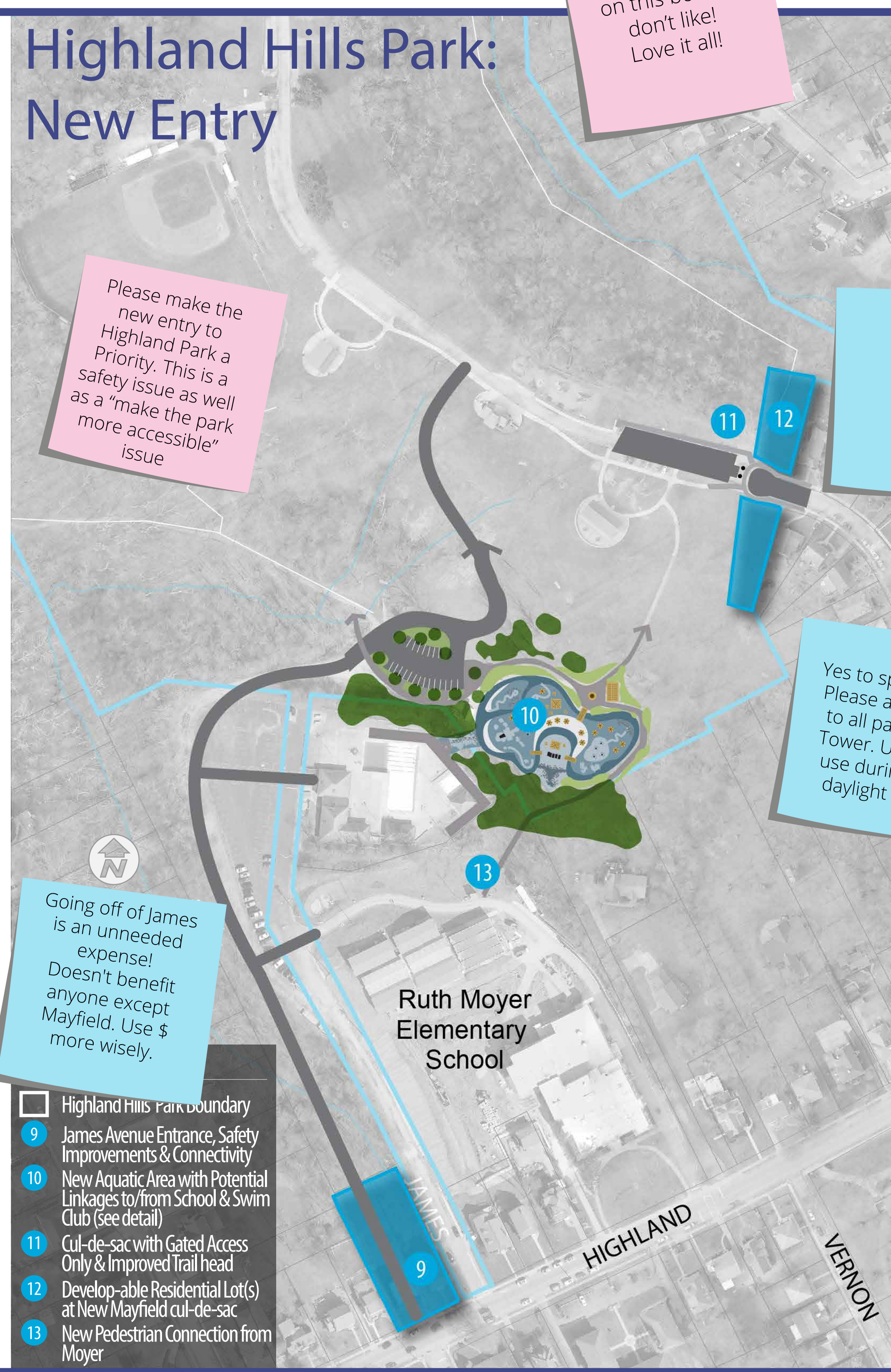
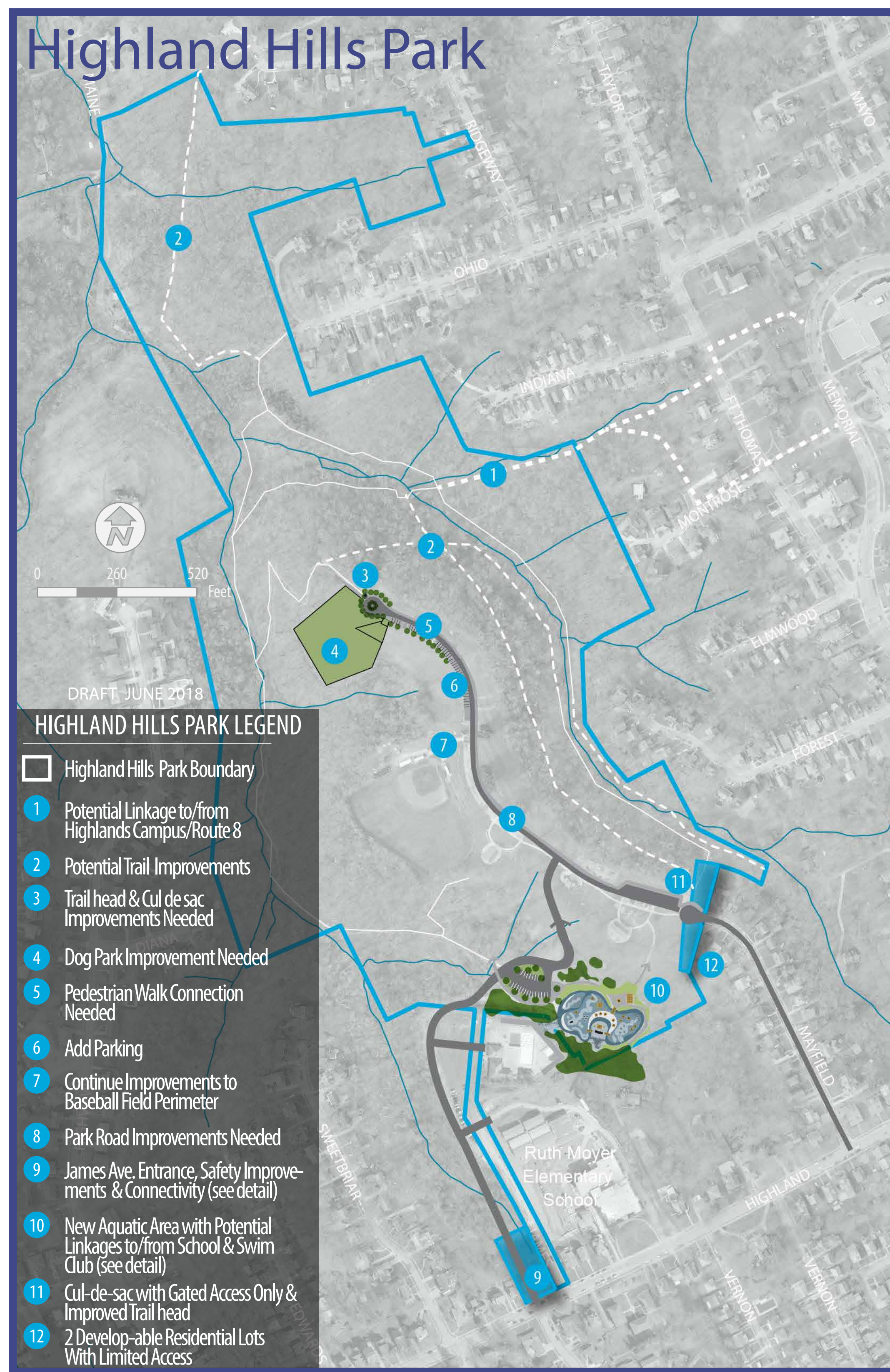
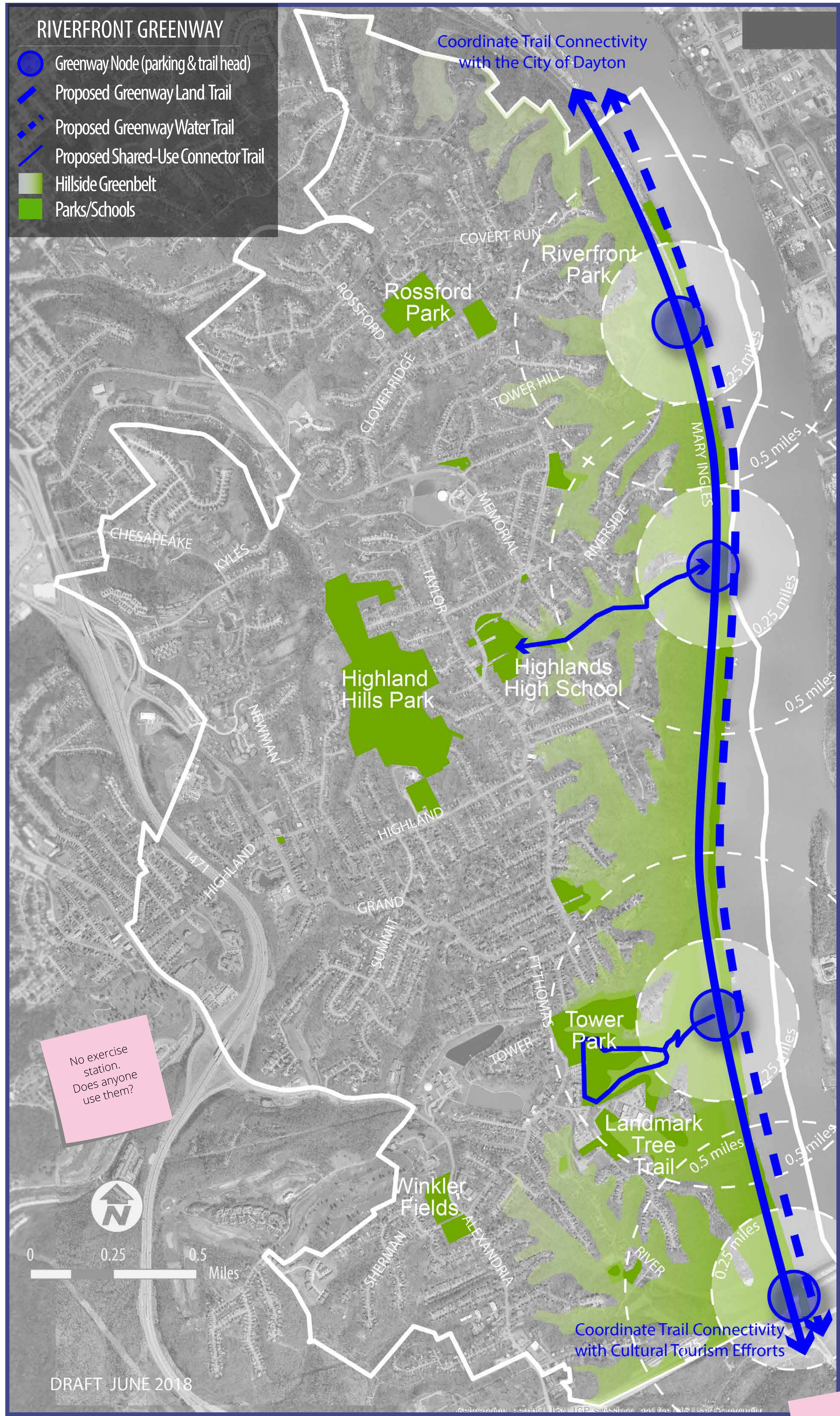


Neat!

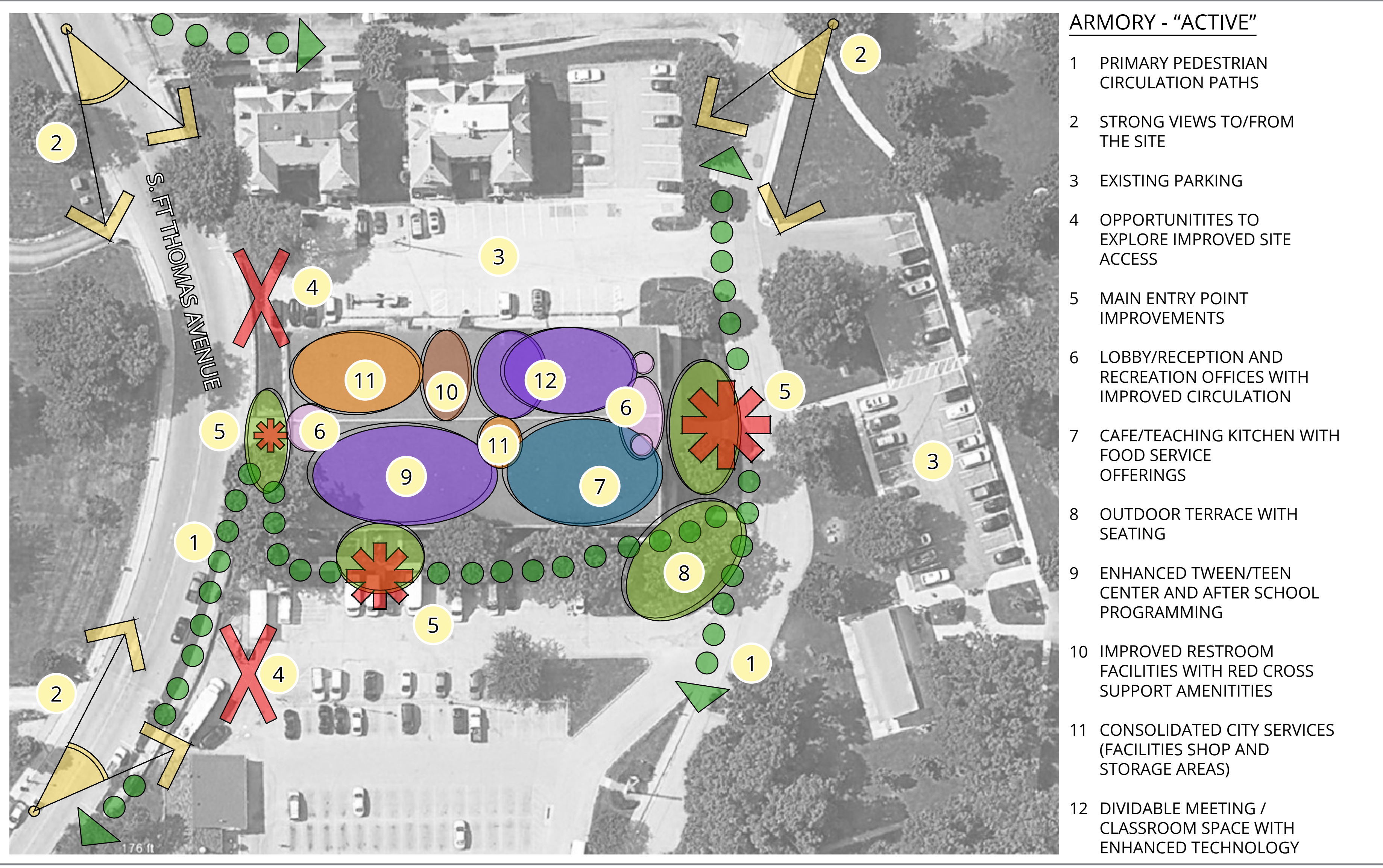
Ropes course & zip lines look amazing
Add small concession areas to generate revenue

FUN!

I really like this idea.



ARMORY:
“ACTIVE”



Existing Uses

Gymnasium
Fitness Classes
Red Cross Shelter
Meeting Room
After School Program
Daycare
Teen Center/Game Room
City Maint Shop & Storage
Special Event

Strengths

Location linking Ft Thomas Ave to Tower Park
Historic Property
Size
City Owned
Proven history of desired location for fitness/recreation use

Limitations

Acoustics
Sense of Arrival (not family friendly)
Limited adjacent land/landlocked
No central air
Need for building repair (interior/exterior) of gym floor, water damage, paint
Compartmentalized spaces
Limited line of sight (security concern)
Size/Lower level ceiling height
Fit & finish of public facing spaces
Under staffed
Limited ADA Accessibility
Column spacing on lower level limit
Vertical circulation

Opportunities

Makerspace/Workshop
Continue Gym Use
Continue Red Cross Shelter
Enhance viewer experience for basketball games
Target programming for Tweens and Seniors
Enhanced Vending
Sandwich/Ice Cream Shop with connection to exterior/Tower Park
Additional City office space
Enhanced Multi-purpose/Flex meeting space with full A/V
Commercial kitchen for rental and to serve special events
Leas-able flex space
Reconfigure lower level for better efficiency
Improved public entrance (family friendly)
Continue Daycare offering
Improved City Recreation Dept Offices

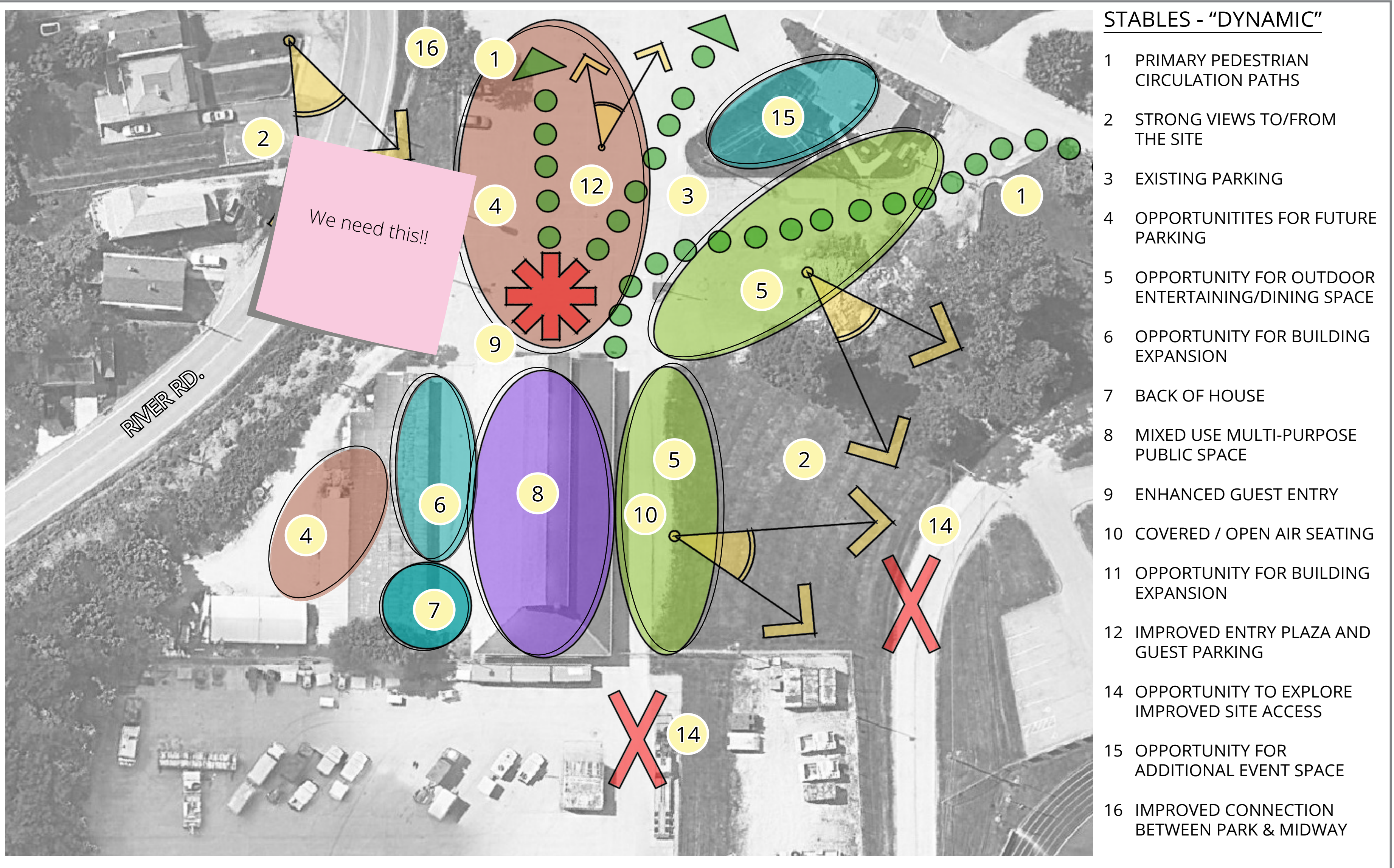


COMMENTS: WHAT DO YOU THINK?

Love all those ideas

Utilize the stables to bring horseback riding

STABLES:
“DYNAMIC”



Existing Uses

Stables - Storage (Army Reserve)
Adjacent building owned by City; leased as Childcare
Adjacent building owned by City; used as off-season B&G storage

Strengths

Unique Building
Prime location
Adjacent Parking
Historic Building
Gateway connection
Size
Good Exterior Condition
Proximity to playfields

Limitations

City does not own the building
Building lacks any infrastructure (heat/cool, plumbing etc.)
No restrooms
Timing - how it fits into master planning/development
Relocate Temp. City storage. Where?
Be sensitive to residents of Sergeant Neighborhood.
Height
Fit & finish of public facing spaces
Under staffed
Limited ADA Accessibility
Column spacing on lower level limit
Building is land-locked

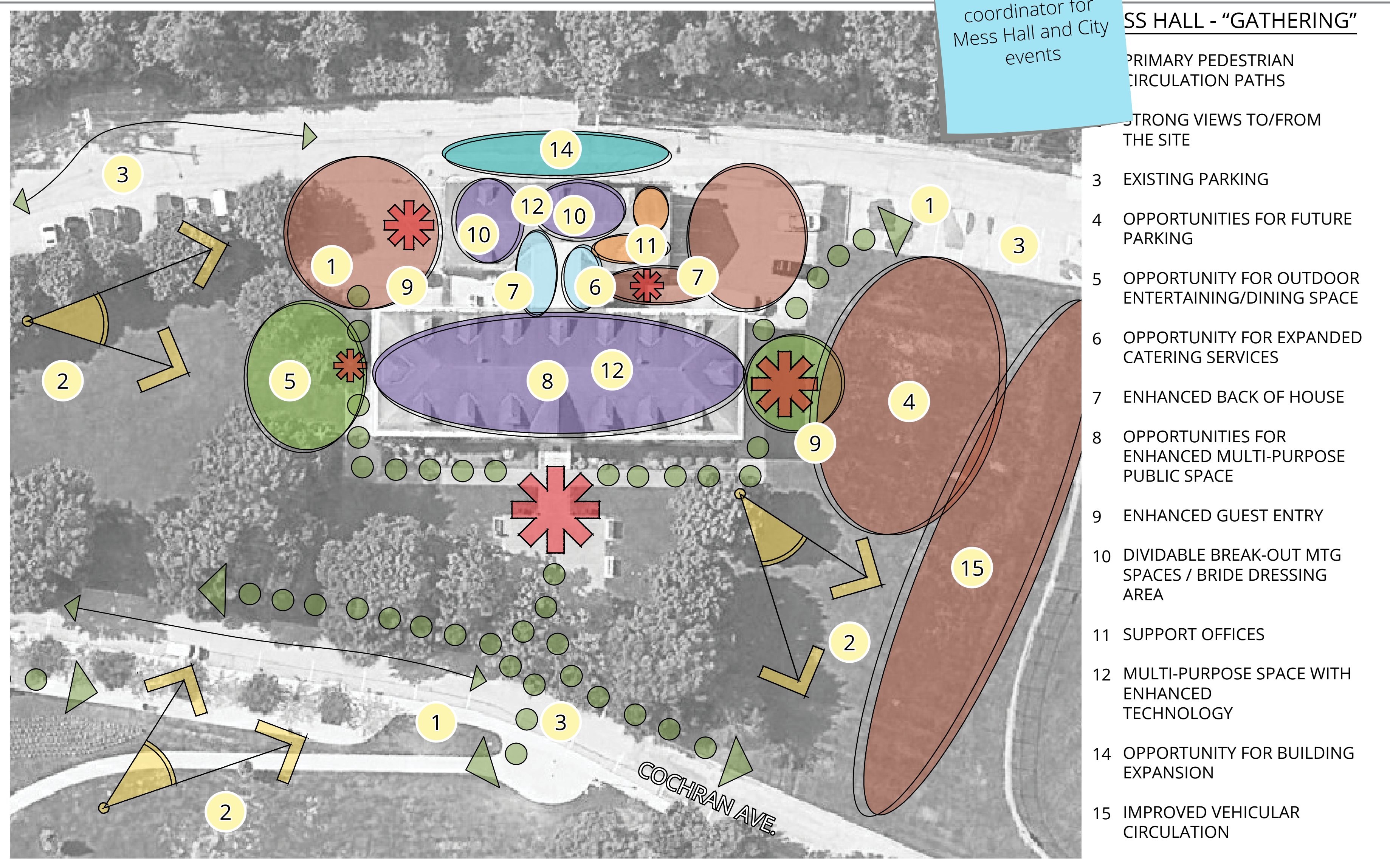
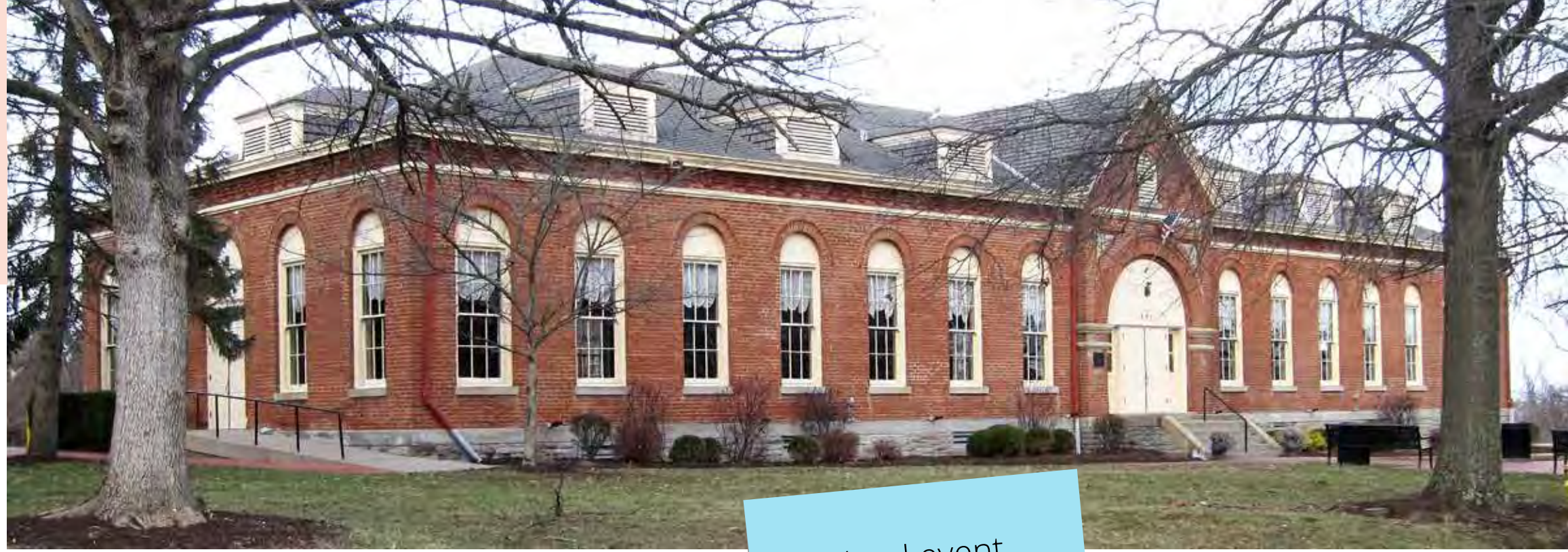
Opportunities

Open Air Market with anchor retail
Community Kitchen for start-ups, classes, & catering
Brewery/Distillery (support B-Line)
Self-Sustaining Farm to Table food service/Aquaponics (W 6th Brewery in Lexington)
Café with unique food offerings
Soccer/Sports field support facility (lockers, showers, training gym, PT, classroom)
Adventure Center - Equipment education course; Glamping support
Senior Classes - Active lifestyle
Rotating retail/specialty shops with on-site parking
B & B / Overnight lodging w/ special amenities
Celebration of High school sports (Highland HS HOF)
STEM / STEAM classroom space
Theater Group / Performance space
City Owned Leased Space (Multi-purpose / Meeting)
Improved City Recreation Dept Offices

Love all the opportunities but the lockers - field belong to the school - unless that changes



MESS HALL:
“GATHERING”



Need event coordinator for Mess Hall and City events

Existing Uses

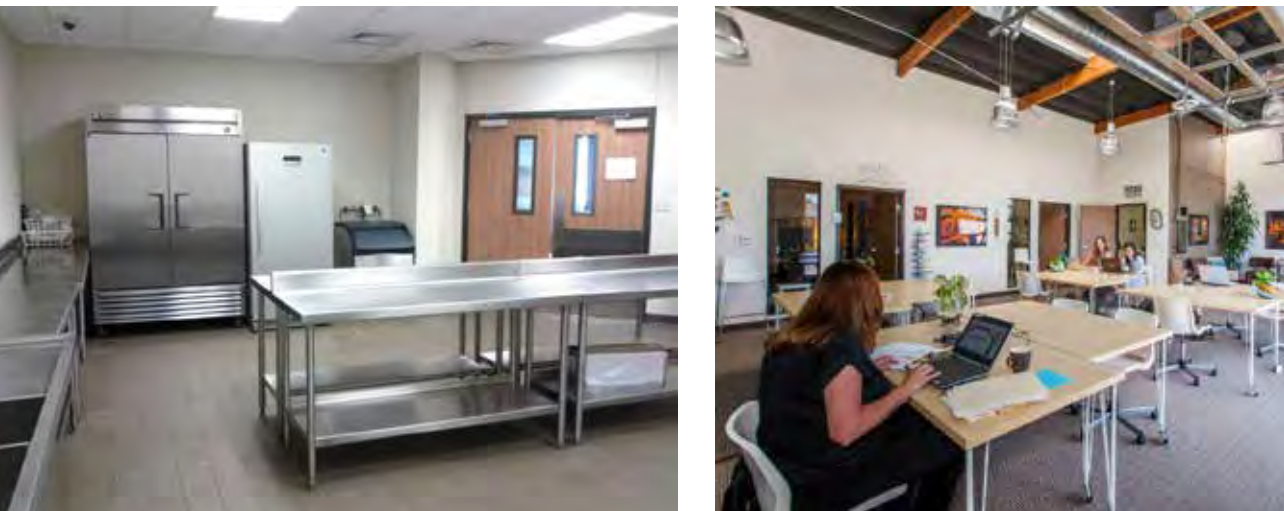
Events - Weddings, Fundraisers, Parties
City Sponsored Movie Nights
Exercise Classes
Concerts
Theatrical Production
Funeral / Memorial Services
City Groups
Public Meetings
Exhibit Spaces
Restrooms
Primarily Weekend/Evening Uses

Limitations

Events within Tower Park
Limited Storage
Lack of a Loading Dock
Waste Collection
Access to Parking
Mobility Issues
Ballfield Noise and Traffic
Limited Staffing
Daily Maintenance
No Catering Kitchen
Lack of A/V and flex furnishings at back of house

Opportunities

Enhanced Wedding Party Amenities
Military History Display/Events
Tourism
Public / Private Partnerships
Use of Basement of Storage (Requires Freight Elevator)
Increased Parking
Small meeting/Break-out space
Co-working Space/Business Center
Business Fairs
Catering or Teaching Kitchen
Outdoor space (patio)

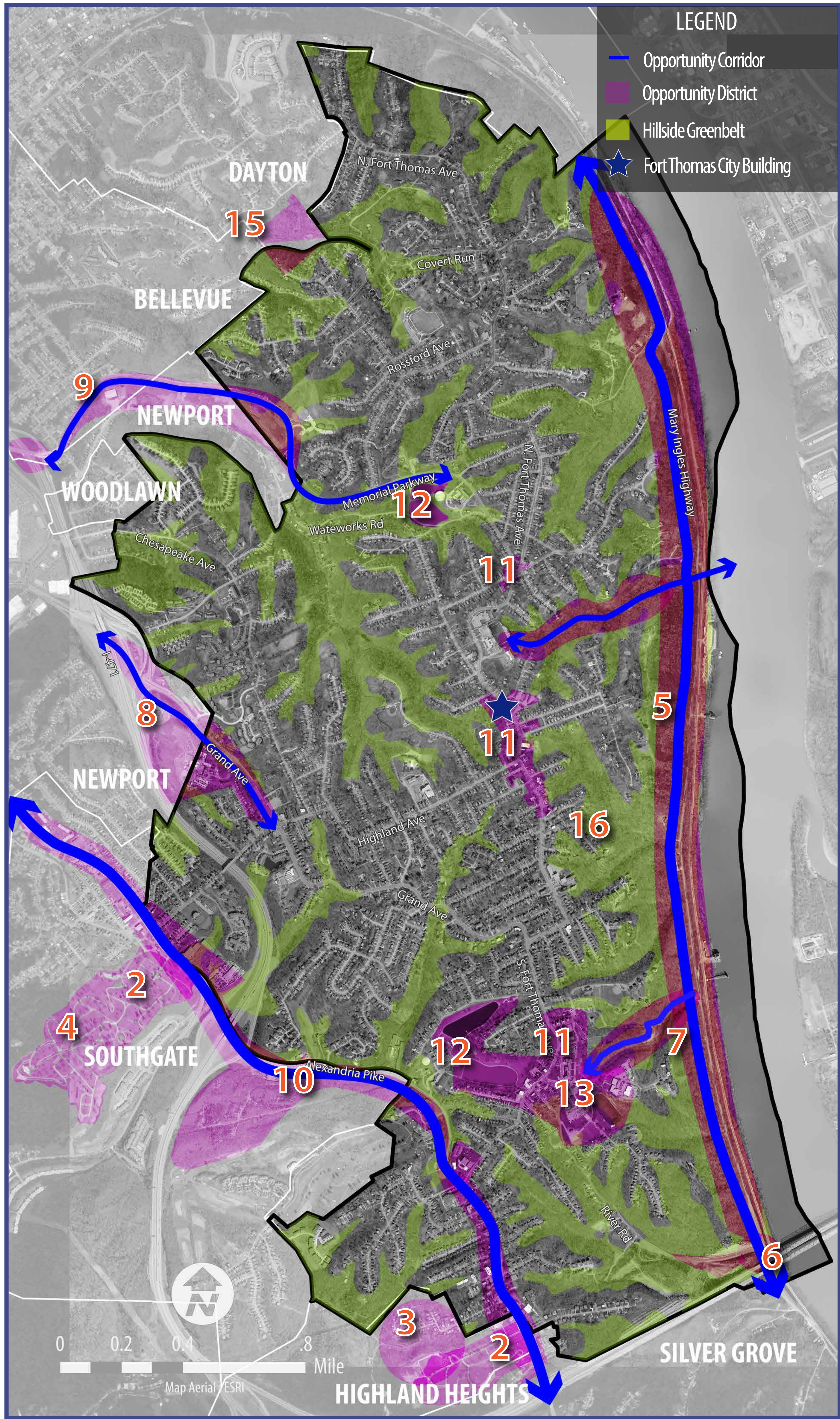


COMMENTS: WHAT DO YOU THINK?

Enhance Mess Hall for weddings etc. as needed

Great Ideas! When?

I know the stables will happen but do not put huge additions on it



Draft Vision, Goals & Objectives:

- Vision Statement:
 - To work proactively and collaboratively with our neighboring communities, the County, the State, and other regional partners on areas of shared interest and mutual benefit that improve the quality of life, health, economy, environment and governance of Fort Thomas and the region.
- Goals & Objectives:
 - 1 Work with each neighboring community that shares a boundary with Fort Thomas to preserve and enhance our border areas in ways that benefit each other.
 - 2 Collaborate with the County and all of our neighboring communities on gateways, parks, greenspace preservation and trails (e.g., Evergreen Cemetery, St. Stephen's Cemetery, and Veteran's Park).
 - 3 Collaborate with the County on unincorporated areas around the perimeter of the City, such as the end of Crowell (see area labeled on map to left).
 - 4 Collaborate with the State and the regional Visitors & Convention Bureau on issues related to history and cultural tourism (e.g., Evergreen Cemetery).
 - 5 Collaborate with KYTC, Southbank, Dayton, Silver Grove, Corps of Engineers, State Division of Water, CSX Railroad, and Northern Kentucky Water District on our riverfront connectivity and River Road/Rt. 8. Celebrate the corridor as part of Northern Kentucky Riverfront Commons, a Scenic Byway, and a destination for boaters, cyclists and park/trail users.
 - 6 Collaborate with KYTC, Silver Grove, Coney Island and private interests to support the rebirth of the Coney Island Ferry.
 - 7 Collaborate with KYTC and NKU on a Riverfront connection to Tower Park/ Midway Historic District. Communicate this opportunity with the Transportation Committee.
 - 8 Collaborate with KYTC, Newport and St. Elizabeth on I-471 & the Grand Avenue corridor.
 - 9 Collaborate with KYTC, Newport and Bellevue on I-471 & the Memorial Parkway corridor.
 - 10 Collaborate with Campbell County, Southgate, Highland Heights, Newport, KYTC, St. Elizabeth and NKU on the US 27 corridor, with an emphasis on economic development and Smart City opportunities.
 - 11 Collaborate with public and private sector partners (federal, state and local) on our business districts.
 - 12 Collaborate with the Northern Kentucky Water District on re-opening trail loops around the reservoirs.
 - 13 Collaborate with CORA and KyMBA and potential private recreation partners on destination recreation activities at Tower Park (e.g., zip line/ropes course, bike park).
 - 14 Collaborate with the local schools and possible private partners on upgrades to recreational/sports facilities.
 - 15 Maximize opportunities to foster partnerships and share investment to enhance Sargeant Park. Communicate opportunity with the Parks & Open Space Committee.
 - 16 Collaborate with the Hillside Trust, the Fort Thomas Forest Conservancy and private property owners to preserve, enhance and properly manage our forested hillside greenbelt.

1. Neighboring Border Area Comments

YES!

2. Neighboring Greenspace Comments

Love the old cemeteries! Great for safe, peaceful walks history. Can they be used respectfully, for more activities?

3. Unincorporated Area Comments

4. History and Cultural Tourism Comments

5. Riverfront Connectivity Comments

I like fixing River Road & slowing RT 8 speed

YES!

Public marina, restaurants, etc on riverfront

Should we be concerned about communities upriver if we slow down RT 8?

6. Coney Island Ferry Comments

YES! Bring it back!

Cool idea

Parking? Traffic?

7. Tower Park/Midway District Linkage Comments

YES!

Badly Needed!

Safe Crossings but good idea

8. I-471 & Grand Avenue Corridor Comments

Roundabout at Grand & Highland offset to one corner

9. I-471 & Memorial Parkway Corridor Comments

Improve street signs - lighting--uniform all streets

10. US 27 Corridor Economic Development/ Smart City Comments

Smart growth

Love the idea Smart city initiatives

Need more info about Smart Cities Not sure what that is

11. Business District Comments

Yes, like collaboration so not to cost tax payers

12. Reservoir Trails Comments

Concerned about lack of sidewalk and rate of speed Waterworks Trails ???

Yes, Really miss this

Yes, love this idea. Very underutilized.

YES!

Yes!

13. Destination Recreation Comments

Cross Country, skiing at the Gold Course

14. Recreational/Sports Facility Upgrades Comments

15. Sargeant Park Comments

16. Forested Hillside Greenbelt Comments

Yes! And restoration needs to be better thank how they destroyed creek beds!

Yes! Should we have a conservation easement in permanent protection?

Prioritizing/Ranking Projects:

Each attendee has been provided 9 stickers for selecting Projects/Ideas that they feel are important for the Community as we grow and move forward.

Please place your stickers in the “Priority Ranking” column. This information will assist the City as we move forward with implementing the many Projects/Ideas that have been discussed during the Community Plan process. Each person should place no more than 2 dots on any specific project.

Dot Color Meaning:

- Priority Project; Greatest Ranking Need/Desire
- Priority Project; Medium Ranking Need/Desire
- Priority Project; Lower Ranking Need/Desire

Vision, Goals & Objectives:

Vision:

To maximize funding opportunities for needs within the City, while providing a systematic approach to implementing the acquired funding towards projects.

Goals & Objectives:

Seek and identify funding sources that are available for the recommended components in the Community Plan for both the short and long range projects.

Strategies to appropriately implement the possible funding sources will be established with an emphasis on obtaining funds from areas other than local sources.

Are you aware of any other funding sources that apply? Please add post-it notes with details

Elements of Plan		Priority Ranking		Federal Funding Sources		State Funding Sources		Local Funding Sources		Notes
				Public	Private	Public	Private	Public	Private	
Capital Funds	Chapter 1: Land Use and Zoning	US 27 Corridor Redevelopment	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>3 red 3 orange 3 yellow</div>					1. City Taxes (Real, Business) 2. Interlocal Government Agreements (Highland Heights, Southgate) 3. Tax Revenue Sharing	1. Tax Increment Financing (TIF) Development Corp 2. Business Improvement Districts (BID)	I think we should consider razing the current building after a new structure is built behind it
		Midway District	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>3 red 4 orange 1 yellow</div>				1. City Taxes (Real, Business)	1. Tax Increment Financing (TIF) Development Corporations 2. Business Improvement Districts (BID) 3. Enterprise Zones		
		Town Center - Redevelopment	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></di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