

BLACKLINE ARCHITECT

WHRF CO-DEVELOPER



POSTE – PHASE 2

WALNUT HILLS AREA COUNCIL MEETING | OCTOBER 10, 2019



Mission

We are a non-profit community development corporation working to enhance the quality of life in Walnut Hills.

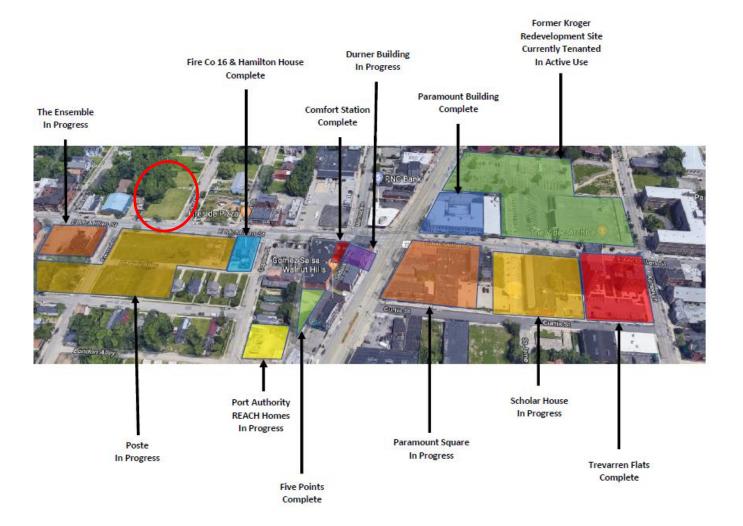


Vision

A Walnut Hills that is vibrant, safe, healthy, and inclusive for all. We believe a quality place should be accessible to everyone.



POSTE





2016 REINVESTMENT PLAN

TRANSPORTATION:

Infrastructure has always shaped Walnut Hills

- » Overcome infrastructure barriers that have led to inequalities, crime, disinvestment and safety issues
- » Switch from a "through" neighborhood back to a "to" neighborhood
- » Become the most bike friendly and walkable neighborhood in the city
- » Shorten the perceived distance to nearby destinations
- » Celebrate public spaces and garden culture

RETAIL/HOSPITALITY:

The neighborhood is a place to play and stay

- » Serve the region and the neighborhood by focusing on entertainment, food, arts and services at multiple price points
- » Recruit strong or emerging new retailers/ hoteliers into the marketplace that reflect the values, racial mix, and culture of the neighborhood
- » Provide space and opportunity for new ideas to be born out of the neighborhood
- » Expand the online presence of the neighborhood's retailers

THE
FUTURE
OF
WALNUT
HILLS

HOUSING:

Diversity and history will draw people with similar values

- » Improve/build new units to maintain the existing number of low income and supportive housing options indistinguishable from market rate
- » Create options for existing residents to age in place or stay in the neighborhood by choice
- » Diversify the offering for a broader share of the market that wants to be in neighborhoods like Walnut Hills: affordable, workforce, grad students, market rate, etc.

EMPLOYMENT:

Tap into a culture of innovation

- » Focus on new/emerging creative, knowledge and light manufacturing sectors
- » Provide space for small and mid-level boutique firms
- » Expand number of ways to get online with more public WiFi options, faster/direct connectivity to institutions, etc.

2016 REINVESTMENT PLAN

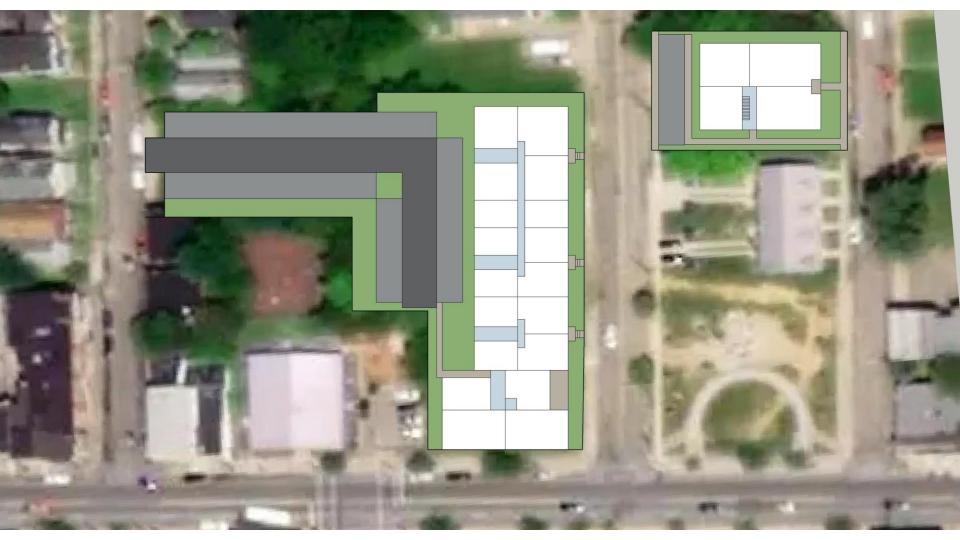


More Information and Discussion November 7, 6:30 PM Bush Rec Center

DISCUSSION HIGHLIGHTS

- Site Overview
- Recap Phase 1
- Program
- Timeline & Requests
- Q & A





BUILDING PROGRAM

Phase 1				
Туре	#Units		Total SF	Average SF
Studio	18	14.5%	8,679	482
1 BR	73	58.9%	48,190	660
2 BR	28	22.6%	27,313	975
3 BR	0	0.0%	-	-
Townhome	5	4.0%	6,420	1,284
Total/ Avg	124		90,602	731
		Phase 2		
Туре	#Units		Total SF	Average SF
Studio	9	13.6%	4,500	500
1 BR	24	36.4%	15,840	660
2 BR	21	31.8%	21,000	1,000
3 BR	12	18.2%	15,000	1,250
Townhome	0	0.0%	-	-
Total/ Avera	66		56,340	854

10% Units Affordable to 80-120% AMI

PROJECT TIMELINE

October 2019
 Introduction to Walnut Hills Neighborhood

November 2019 Final Presentation to Walnut Hills Neighborhood

■ December 2019 City Council — Tax Abatement

January 2020 Planning Commission - Rezoning

■ Summer 2020 Construction Start

■ Summer 202 I Construction Completion

QUESTIONS & ANSWERS



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