



Walnut Hills  
Redevelopment  
Foundation

WHAC Real Estate and  
Development Presentation  
11/7/2019



## 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.

## 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

# THE FUTURE OF WALNUT HILLS

## 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/hotellers 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

## 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

Project	Units			Year
	0-60%	Under 120%	Market	Completed
Navarre Garrone	62			2009
Walnut Court	30			2015
Trevarren Flats			30	2016
Windsor Flats			91	2017
Baldwin Building			190	2017
Chapel Apartments	24			2017
Maliana			6	2017
Sheakley Center for the Youth	39			2017
Hamilton House			3	2018
Paramount Square		11	40	2019/2020
Poste Phase I		12	112	2019/2020
The Alms (newly available units)	78			2019
The Ashby			12	2019
Cincinnati Scholar House	44			2020
772 E McMillan			4	2020
Manse Apartments	60			2021
Total Units	337	23	488	
Percent of Total Units	40%	3%	58%	

**COMPLETE OR UNDER CONSTRUCTION**

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Cincinnati Scholar House	44			2020
772 E McMillan			4	2020
Manse Apartments	60			2021
Poste Phase II		6	57	TBD
Lincoln and Gilbert	56			TBD
Park Avenue Square			176	TBD
Total Units	393	29	721	
Percent of Total Units	34%	3%	63%	

**INCLUDING PROJECTS IN PREDEVELOPMENT**



*Thank You!*