



BLACKLINE
ARCHITECT

WHRF
CO-DEVELOPER

POSTE – PHASE 2

WALNUT HILLS MEETING | NOVEMBER 7, 2019

DISCUSSION HIGHLIGHTS

- Site Overview
- Conceptual Designs
- Program
- Timeline & Requests
- Q & A

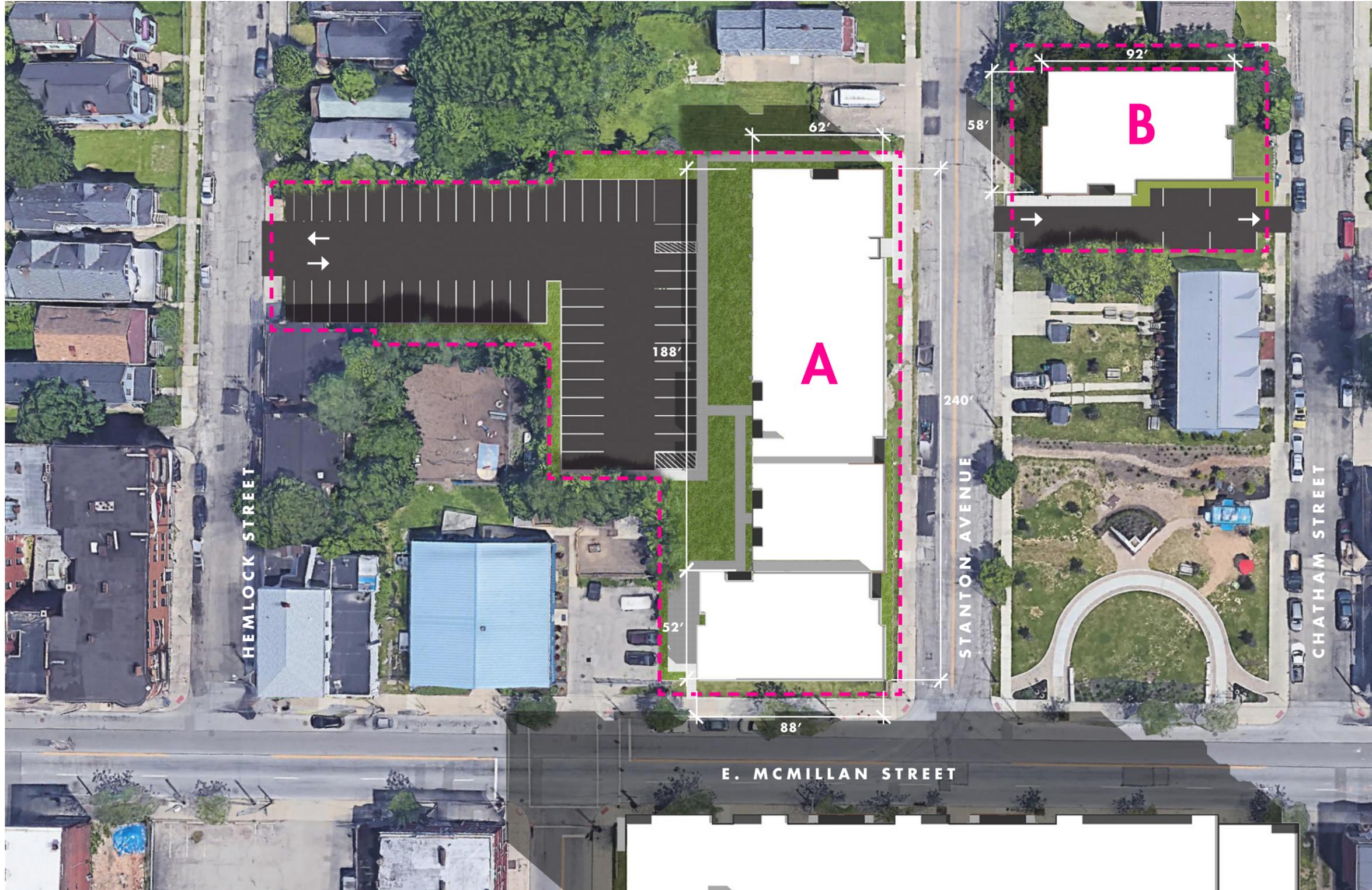


POSTE PHASE 2

MULTI-FAMILY DEVELOPMENT CONCEPT

11.07.2019





PROJECT OVERVIEW

PARCEL A
 51 APARTMENT UNITS
 56 PARKING SPACES
 ~ 43,750 SF TOTAL AREA
 3 STORIES

PARCEL B
 12 APARTMENT UNITS
 7 PARKING SPACES
 ~ 13,300 SF TOTAL AREA
 3 STORIES

TOTAL
 63 APARTMENT UNITS
 63 PARKING SPACES
 ~ 57,000 SF TOTAL AREA



POSTE PHASE 2



BLACKLINE



POSTE PHASE 2



BUILDING PROGRAM

Phase 1			
Type	#Units		Average SF
Studio	18	15%	482
1 BR	73	59%	660
2 BR	28	23%	975
Townhome	5	4%	1,284
Total/ Avg	124		731

Parking:

One space per unit

Commercial:

4,400sf

Affordability:

10 % of Units Affordable to 80-120% AMI

Phase 2			
Type	#Units		Average SF
Studio	6	10%	569
1 BR	33	52%	642
2 BR	24	38%	1,048
Townhome	0	0%	-
Total/ Avg	63		790

Combined			
Type	#Units		Average SF
Studio	24	13%	504
1 BR	106	57%	654
2 BR	52	28%	1,009
Townhome	5	3%	1,284
Total/ Avg	187		751

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Parking:

One space per unit

Commercial:

None

Affordability:

10 % of Units Affordable to 80-120% AMI

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Parking:

One space per unit

Commercial:

4,400sf

Affordability:

10 % of Units Affordable to 80-120% AMI

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 2021 Construction Completion

REQUEST

Milhaus & WHRF request Walnut Hills' support in its pursuit for a CRA Tax Abatement to support the project.

The CRA will be for 60% of the value of the improvements, for a period of 12 years.

QUESTIONS & ANSWERS