

Sept. 3, 2020



POSTE PHASE 2

MILHAUS + WHRF



POSTE PHASE 2 | AGENDA

Walnut Hills Area Council Meeting



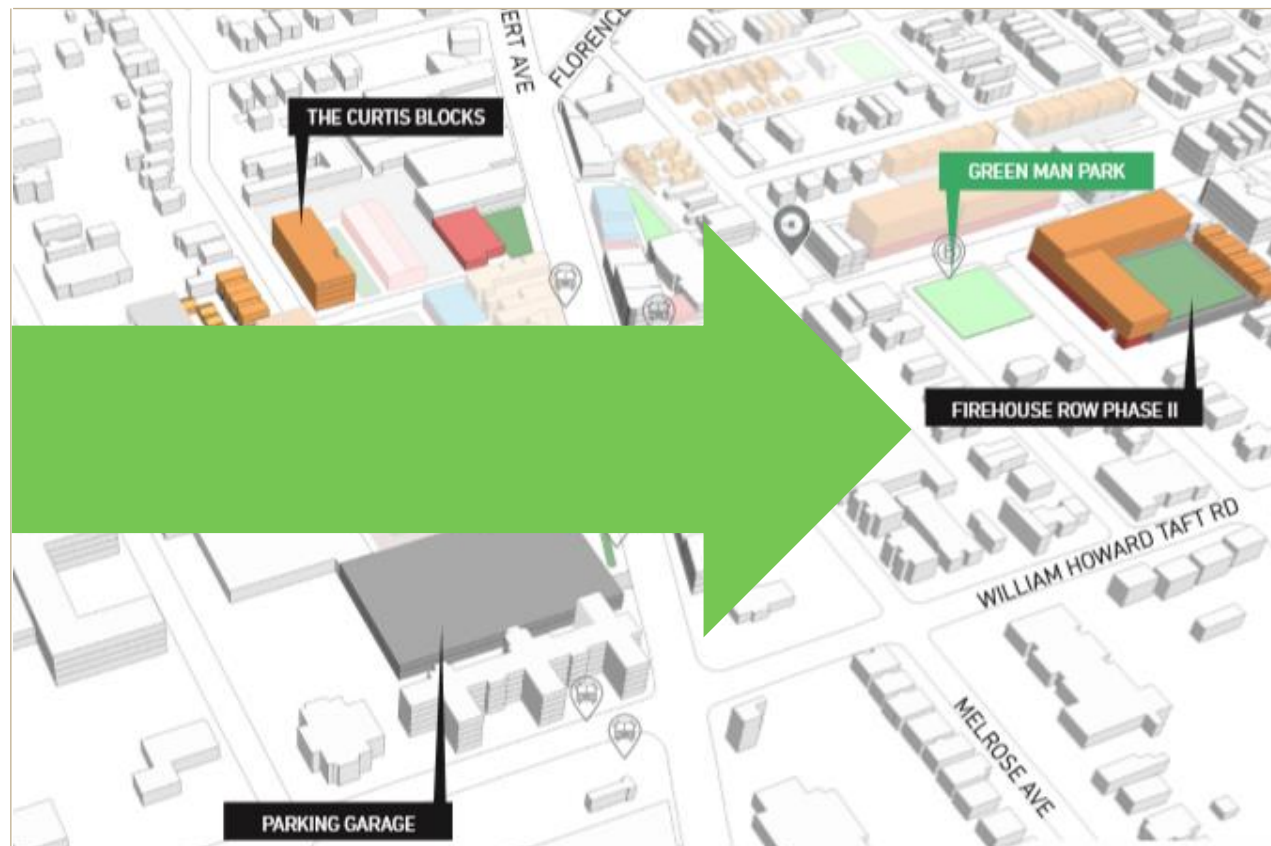


POSTE PHASE 2 | REINVESTMENT

Walnut Hills Area Council Meeting

WALNUT HILLS REINVESTMENT PLAN

CINCINNATI, OHIO





POSTE PHASE 2 | ZONING

Walnut Hills Area Council Meeting

A. Intent

To provide variety of urban housing choices, in small-to-medium footprint, medium-to-high density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this Zone, and support public transportation alternatives. The following are generally appropriate form elements in this Zone:

Detached or Attached
Narrow-to-Medium Lot Width
Small-to-Medium Footprint
Building at or Close to ROW
Small to No Side Setbacks
Up to 2½ Stories
Elevated Ground Floor
Primarily with Stoops and Porches

B. Sub-Zone(s)

T4N.SF-Open Zone (T4N.SF-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

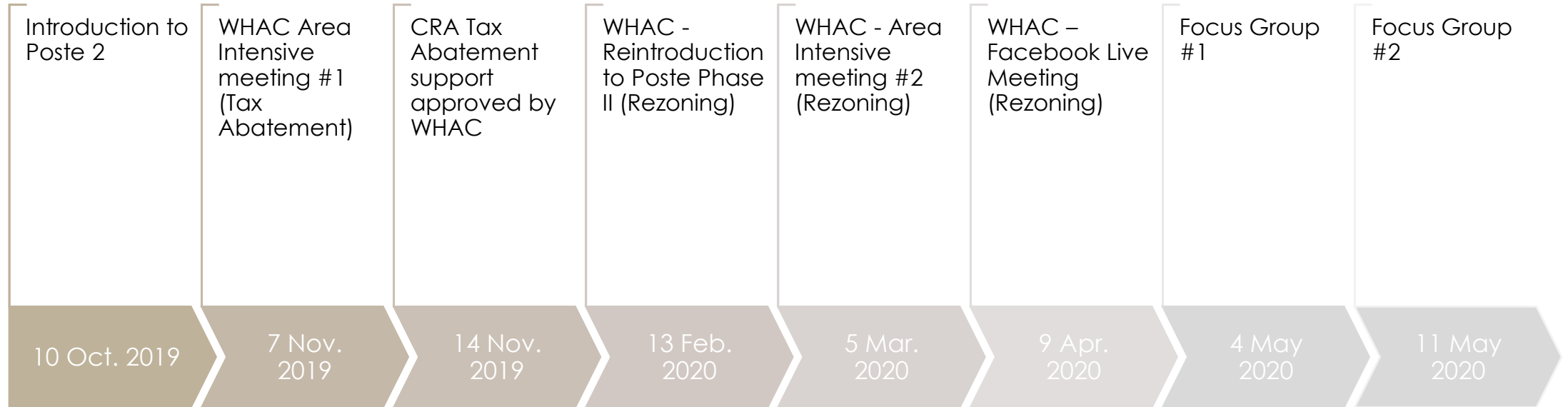
General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.





POSTE PHASE 2 | TIMELINE

Walnut Hills Area Council Meeting





POSTE PHASE 2 | FOCUS GROUPS

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Affordability



All market-rate units are projected to be at or below 100% AMI, with 81% affordable to residents earning 80% AMI.

Commitment:
10% units affordable to 80%-120% AMI for 5-years

Parking



11 parking spaces added at building 5.

Parking ratio above 1:1

Quantity of bedrooms reduced by 12.

Architecture



Details were refined to ensure that buildings were contemporary but fit the historic context of the neighborhood. White fiber cement removed.

Building 5 reconfigured to have with townhome views and front door off Chatham.



POSTE PHASE 2 | OVERVIEW

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PHASE I 124 UNITS

BUILDING 1 | 4-STORIES

- UNITS: 64
- PARKING: 31
- GARAGES: 18
- RETAIL: 4,345 SF

BUILDING 2 | 3-STORIES

- UNITS: 30
- PARKING: 20
- GARAGES: 13

BUILDING 3 | 3-STORIES

- UNITS: 30
- PARKING: 20
- GARAGES: 15

PHASE 2 62 UNITS

BUILDING 4 | 3-STORIES

- UNITS: 50
- PARKING: 58
- AMENITY: 4,000 SF
- PRIVACY FENCE

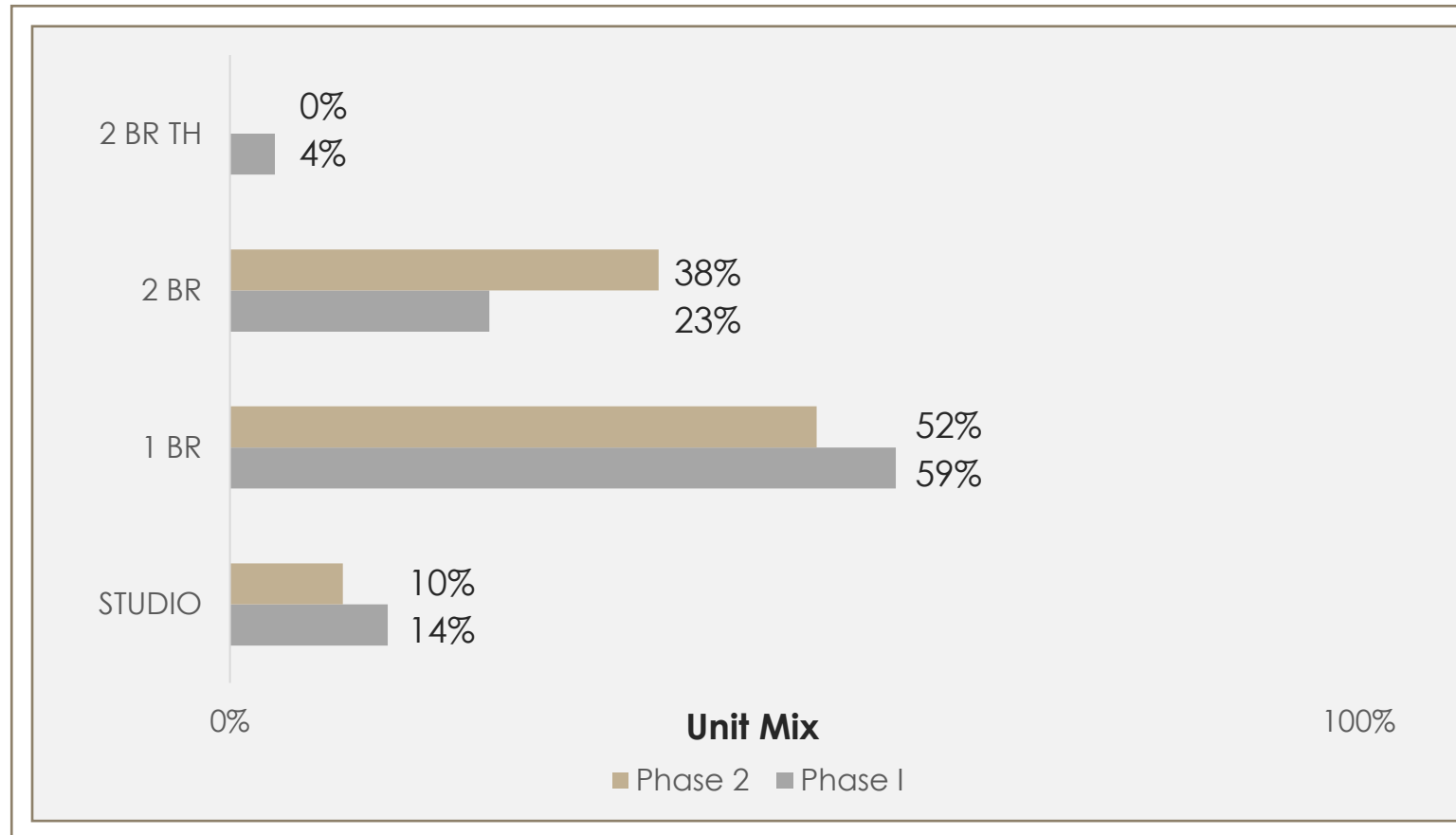
BUILDING 5 | 3-STORIES

- UNITS: 12
- PARKING: 11
- PRIVACY FENCE



POSTE PHASE 2 | OVERVIEW

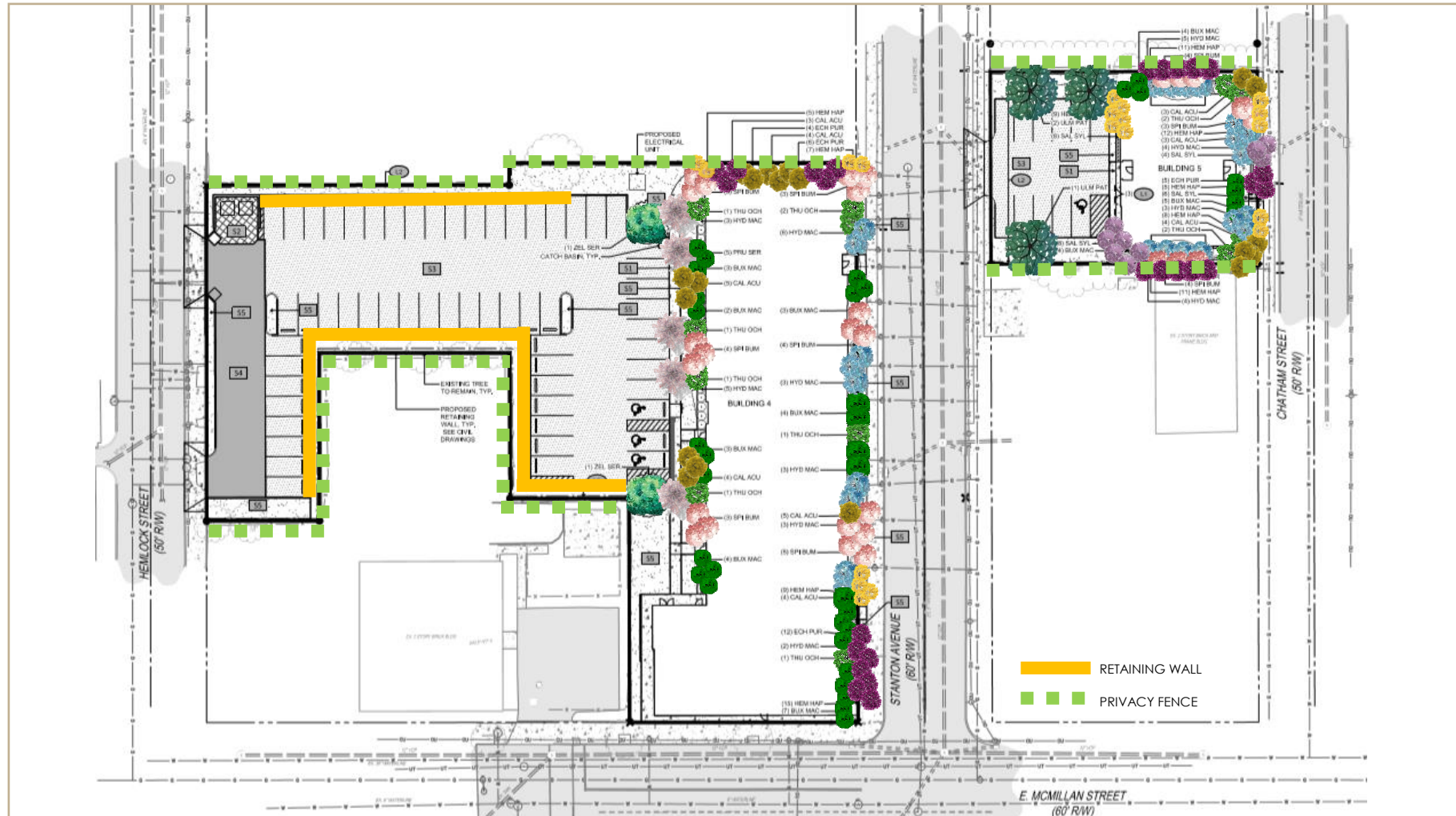
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POSTE PHASE 2 | LANDSCAPE

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DECIDUOUS

-  ULMUS 'PATRIOT'
-  ZELKOVA SERRATA

EVERGREENS

-  THUJA OCCIDENTALIS 'EMERALD'





ORNAMENTAL

-  PRUNUS SERRULATA 'KWANZAN'

SHRUBS

-  BUXUS MACROPHYLLA 'WINTER GEM'
-  HYDRANGEA MACROPHYLLA 'BAILMER'
-  SPIRAEA x BUMALDA'

PERENNIALS

-  CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
-  ECHINACEA PURPUREA 'KIM'S KNEE HIGH'
-  HEMEROCALLIS 'HAPPY RETURNS'
-  SALVIA SYLVESTRIS 'MAINACHT'



POSTE PHASE 2 | BUILDING 4

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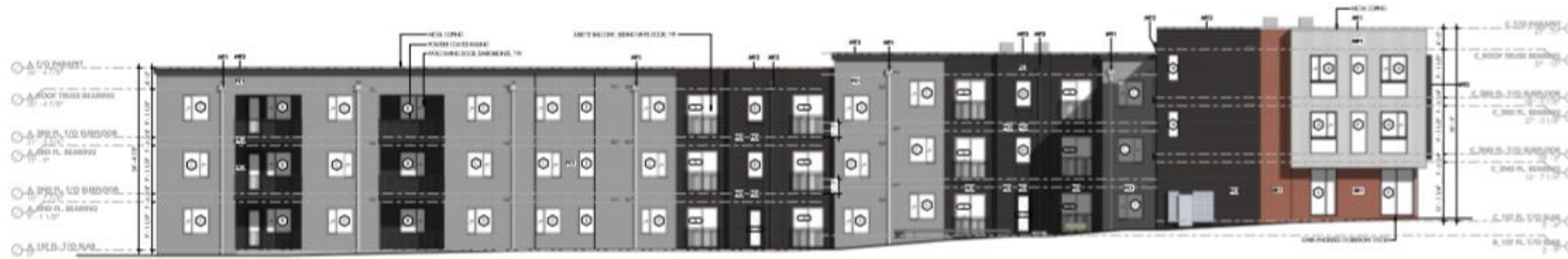


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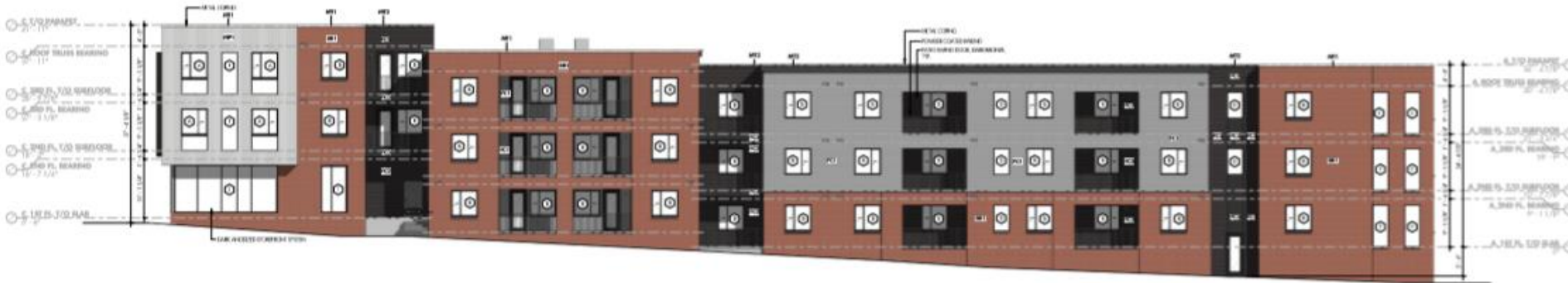
POSTE PHASE 2 | ELEVATIONS

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2 COLONIAL EXTERIOR ELEVATION - BUILDING 4 - WEST

*NOT TO SCALE



1 COLONIAL EXTERIOR ELEVATION - BUILDING 4 - EAST

*NOT TO SCALE

BLDG 4 50 UNITS

- PARKING: 58
- AMENITY: 4,000 SF
- STUDIO: 18
- 1-BR: 20
- 2-BR: 12



BR1: FIELD BRICK
BR2: SEE ACCENT PATTERN DETAIL
PALMETTO BRICK - CARAMEL (MODULAR)
OVERALL BUILDING PERCENTAGE:



MP1: CORRUGATED METAL PANEL
METAL SALES - T10-8
OVERALL BUILDING PERCENTAGE:



FC1: FIBER CEMENT 1 - FACTORY-FINISHED LAP
ALLURA (OR EQUAL) - WHITE
OVERALL BUILDING PERCENTAGE:



FC2: FIBER CEMENT 2 - FACTORY-FINISHED LAP
ALLURA (OR EQUAL) - DARK CHARCOAL
OVERALL BUILDING PERCENTAGE:



FC3: FIBER CEMENT 3 - FACTORY-FINISHED PANEL
ALLURA (OR EQUAL) - DARK CHARCOAL
OVERALL BUILDING PERCENTAGE:



MT1: METAL TRIM 1 - LIGHT
MT2: METAL TRIM 2 - DARK
METAL COPINGS, DOWNSPOUTS, BALCONY
SHADOWBOX, ETC.



POSTE PHASE 2 | ELEVATIONS

Walnut Hills Area Council Meeting



3 COLORED EXTERIOR ELEVATION - BUILDING 4 - NORTH

*NOT TO SCALE



4 COLORED EXTERIOR ELEVATION - BUILDING 4 - SOUTH

*NOT TO SCALE

BLDG 4 50 UNITS

- PARKING: 58
- AMENITY: 4,000 SF
- STUDIO: 18
- 1-BR: 20
- 2-BR: 12

	BR1: FIELD BRICK
	BR2: SEE ACCENT PATTERN DETAIL
	PALMETTO BRICK - CARAMEL (MODULAR) OVERALL BUILDING PERCENTAGE:
	MP1: CORRUGATED METAL PANEL
	METAL SIDES - T10 B OVERALL BUILDING PERCENTAGE:
	FC1: FIBER CEMENT 1 - FACTORY-FINISHED LAP ALLURA (OR EQUAL) - WHITE OVERALL BUILDING PERCENTAGE:
	FC2: FIBER CEMENT 2 - FACTORY-FINISHED LAP ALLURA (OR EQUAL) - DARK CHARCOAL OVERALL BUILDING PERCENTAGE:
	FC3: FIBER CEMENT 3 - FACTORY-FINISHED PANEL ALLURA (OR EQUAL) - DARK CHARCOAL OVERALL BUILDING PERCENTAGE:
	MT1: METAL TRIM 1 - LIGHT
	MT2: METAL TRIM 2 - DARK
	METAL COPINGS, DOWNSPOUTS, BALCONY SHADOWBOX, ETC.



POSTE PHASE 2 | BUILDING 5

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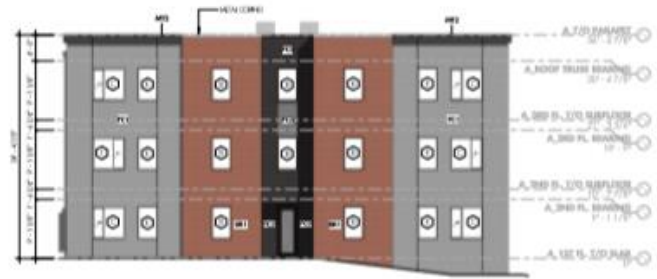


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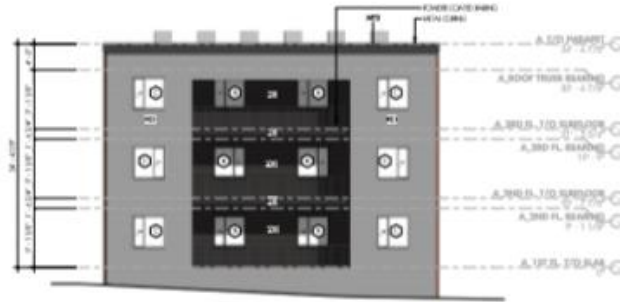
POSTE PHASE 2 | ELEVATIONS

Walnut Hills Area Council Meeting



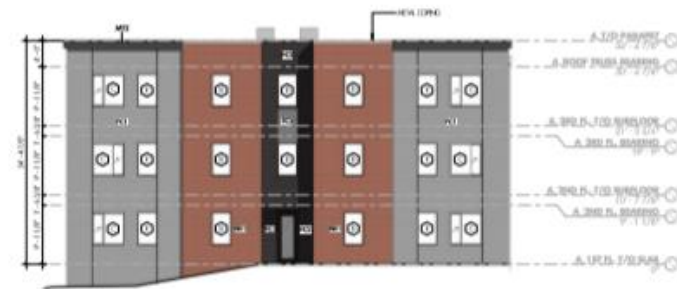
4 COLORED EXTERIOR ELEVATION - BUILDING 5 - EAST

*NOT TO SCALE



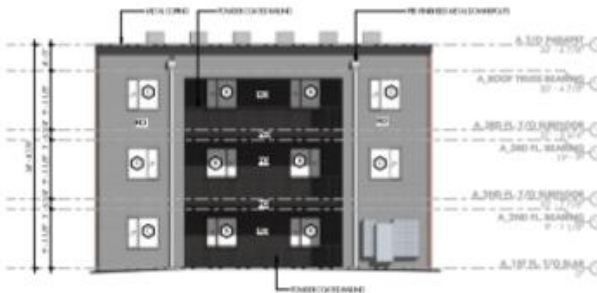
2 COLORED EXTERIOR ELEVATION - BUILDING 5 - NORTH

*NOT TO SCALE



3 COLORED EXTERIOR ELEVATION - BUILDING 5 - WEST

*NOT TO SCALE



1 COLORED EXTERIOR ELEVATION - BUILDING 5 - SOUTH

*NOT TO SCALE

BLDG 5 12 UNITS

- PARKING: 11
- STUDIO: 1
- 1-BR: 11



BR1: FIELD BRICK
BR2: SEE ACCENT PATTERN DETAIL
PALMETTO BRICK - CARAMEL (MODULAR)
OVERALL BUILDING PERCENTAGE:



MP1: CORRUGATED METAL PANEL
METAL SALES - T10-8
OVERALL BUILDING PERCENTAGE:



FC1: FIBER CEMENT 1 - FACTORY-FINISHED LAP
ALLURA (OR EQUAL) - WHITE
OVERALL BUILDING PERCENTAGE:



FC2: FIBER CEMENT 2 - FACTORY-FINISHED LAP
ALLURA (OR EQUAL) - DARK CHARCOAL
OVERALL BUILDING PERCENTAGE:



FC3: FIBER CEMENT 3 - FACTORY-FINISHED PANEL
ALLURA (OR EQUAL) - DARK CHARCOAL
OVERALL BUILDING PERCENTAGE:



MT1: METAL TRIM 1 - LIGHT
MT2: METAL TRIM 2 - DARK
METAL COPINGS, DOWNSPOUTS, BALCONY
SHADOWBOX, ETC.



POSTE PHASE 2 | Q+A

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Thank you!