

Walnut Hills Area Council: Planning Committee

Former Kroger Site Development Planning

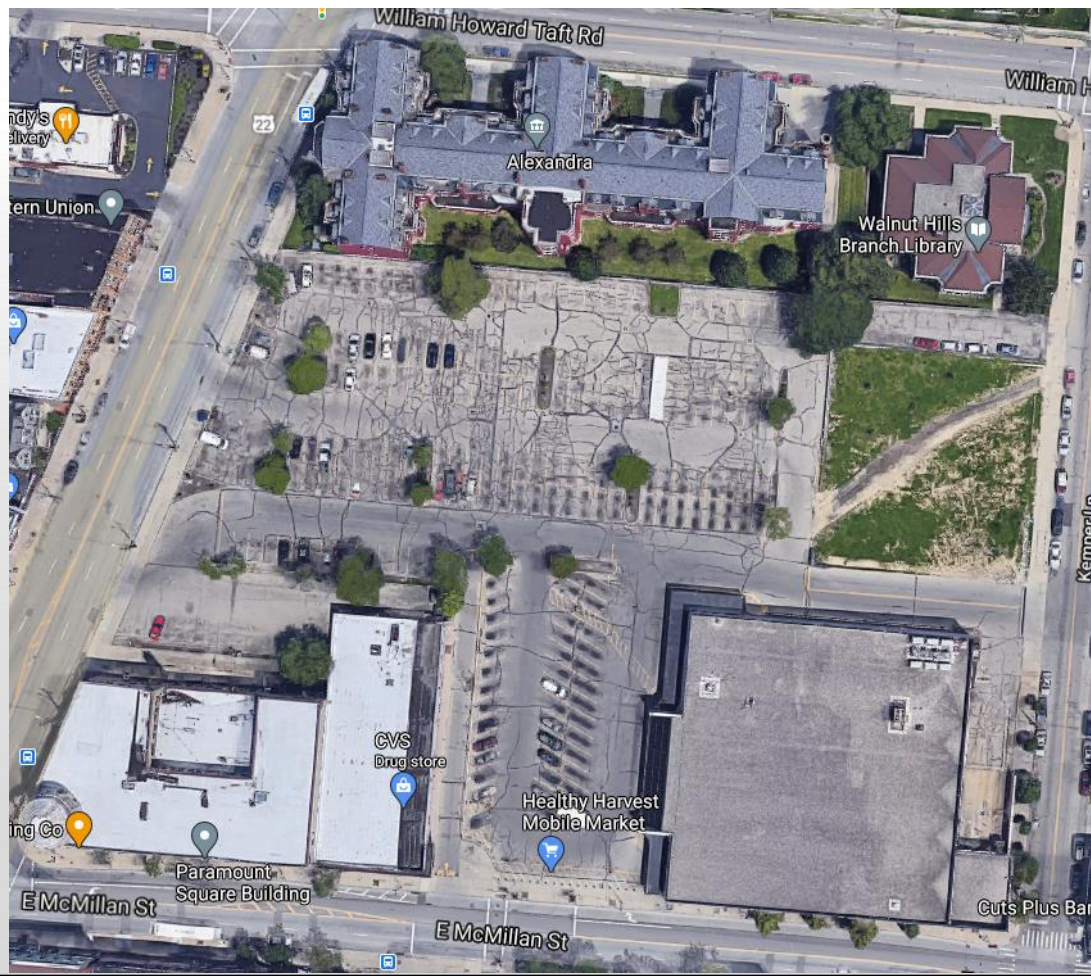
Jason Chamlee, VP of Mixed-Use Development

October 1, 2020



Property Status

- Property Acquisition
 - July 2, 2020
 - \$2.65M
- City Funding
 - Terminate Ground Lease
 - Pay off WHRF Debt
 - Demo & Site Improvements
- WHRF Role
 - Ongoing Partnership
 - Operations, Planning, Development



Short Term Plans

- Public Parking lot
 - Transient and Monthly
 - Support Residents and Businesses
 - Hourly Rates promoting turnover
 - Free 15 Minutes
 - Existing Alexandra Residents
 - Pay Station or App
 - Actively Managed
 - Expenses & Debt Service
 - Responsive to Feedback
- Building Demo
 - Gravel lot for Activation
- Site Improvements
 - Safe and Clean
 - Lighting, Resurfacing, Fencing, etc



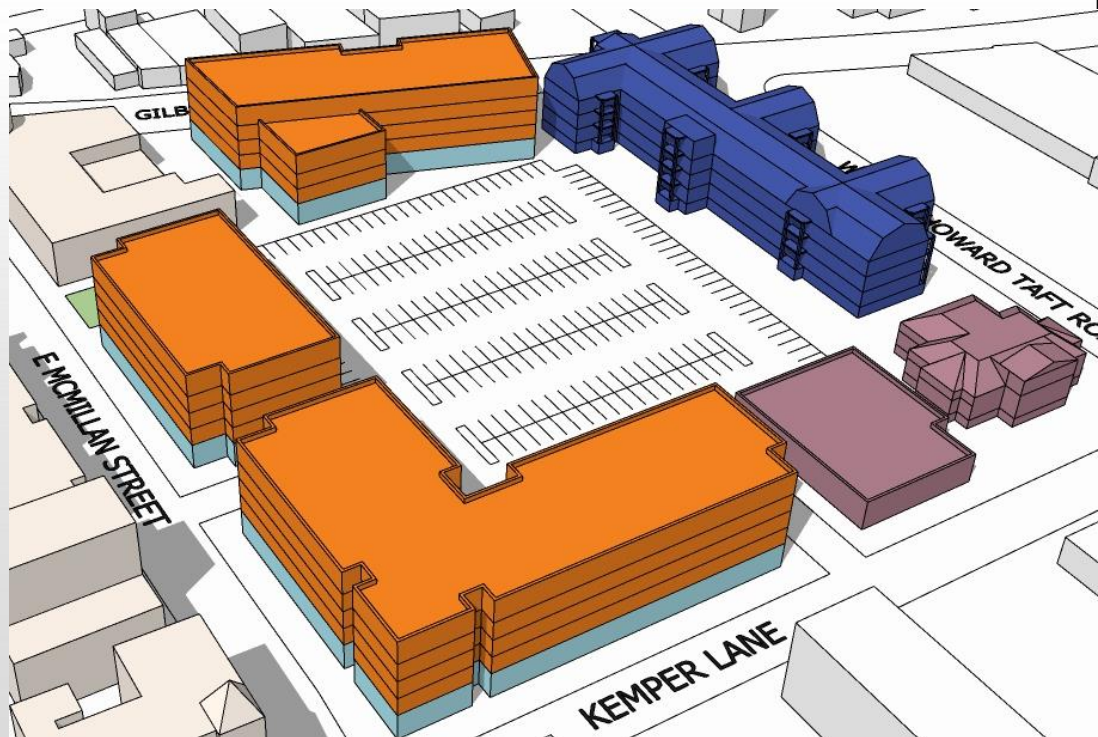
Development Planning

- Key Objectives

- Dense, walkable, urban form
- Mixed-Use
 - Residential, Retail, Office
 - Fresh & Healthy Foods
 - Local Entrepreneurs & Minority-Owned businesses
 - Multi-modal transit
 - Civic/Green Space; Library
- Mixed-Income
 - 30% of new units affordable
 - Workforce housing

- Phasing

- As much as possible
- Focus on McMillan
- Alexandra



Community Engagement

- Build on Plans
 - Form Based Code
 - Reinvestment Plan
- Process
 - Establish Working Group
 - WHAC, WHBC, WHRF, City, Other stakeholders
 - Active Engagement
 - Surveys; Pop-up events in public locations
 - Decision-Making Framework
 - Character, Use, Housing Types, Public Realm
 - Consultant-led
- Meanwhile Market





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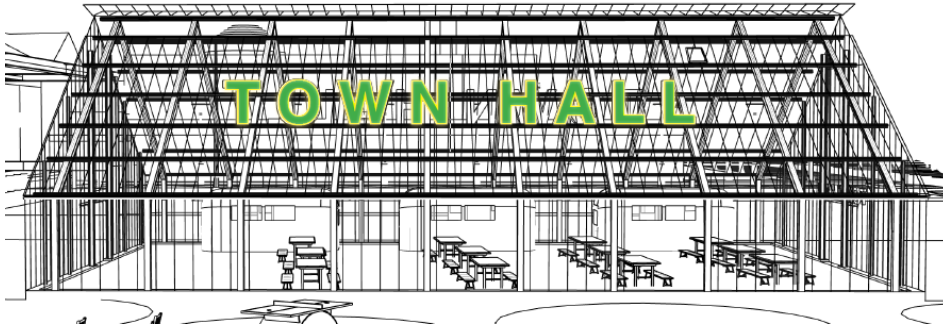




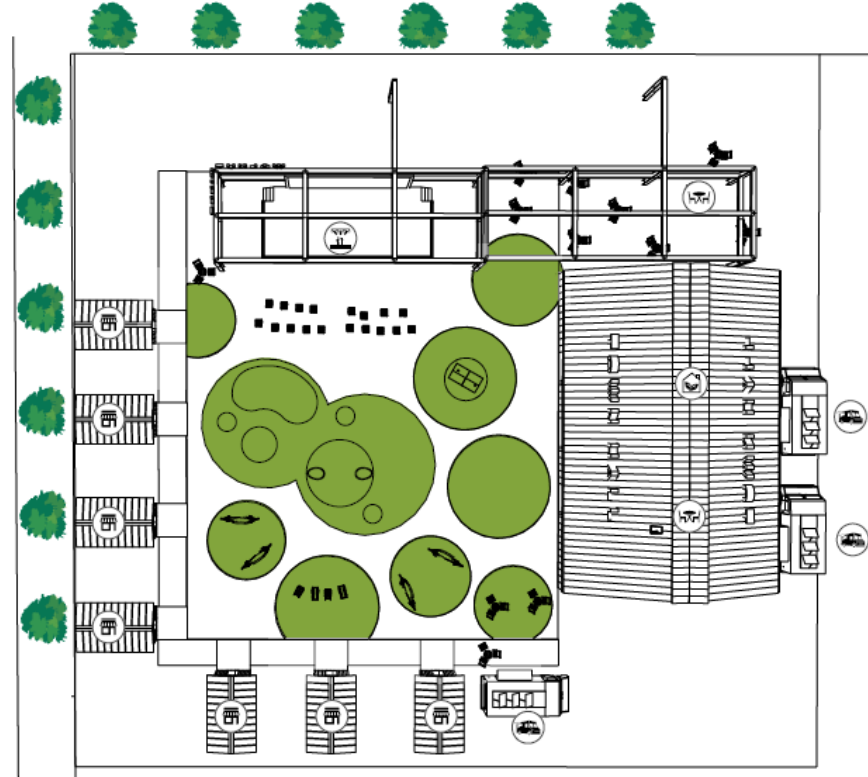
Walnut Hills
Redevelopment
Foundation

BUILD A PLACE FOR
THE COMMUNITY TO GROW.

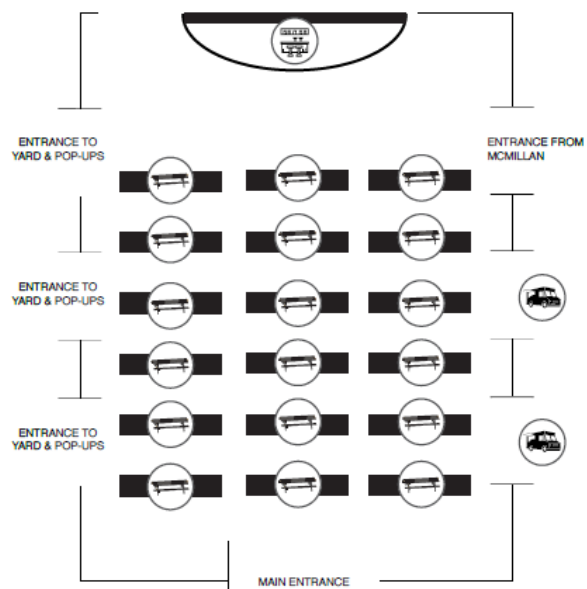
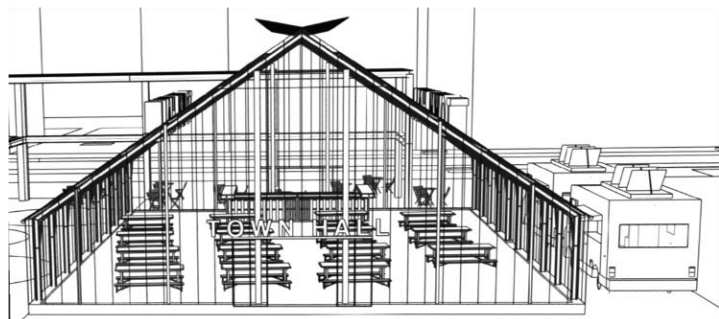
TOWN HALL



KEMPER



“MEANWHILE MARKET”



“MEANWHILE MARKET”