

OUR IMPACT IN WALNUT HILLS | THROUGH 3/2019

FOCUS NEIGHBORHOOD SINCE 2013



40

PROPERTIES SOLD OR
DISPOSED

\$7.4MM

TOTAL INVESTMENT
THROUGH 2018

13

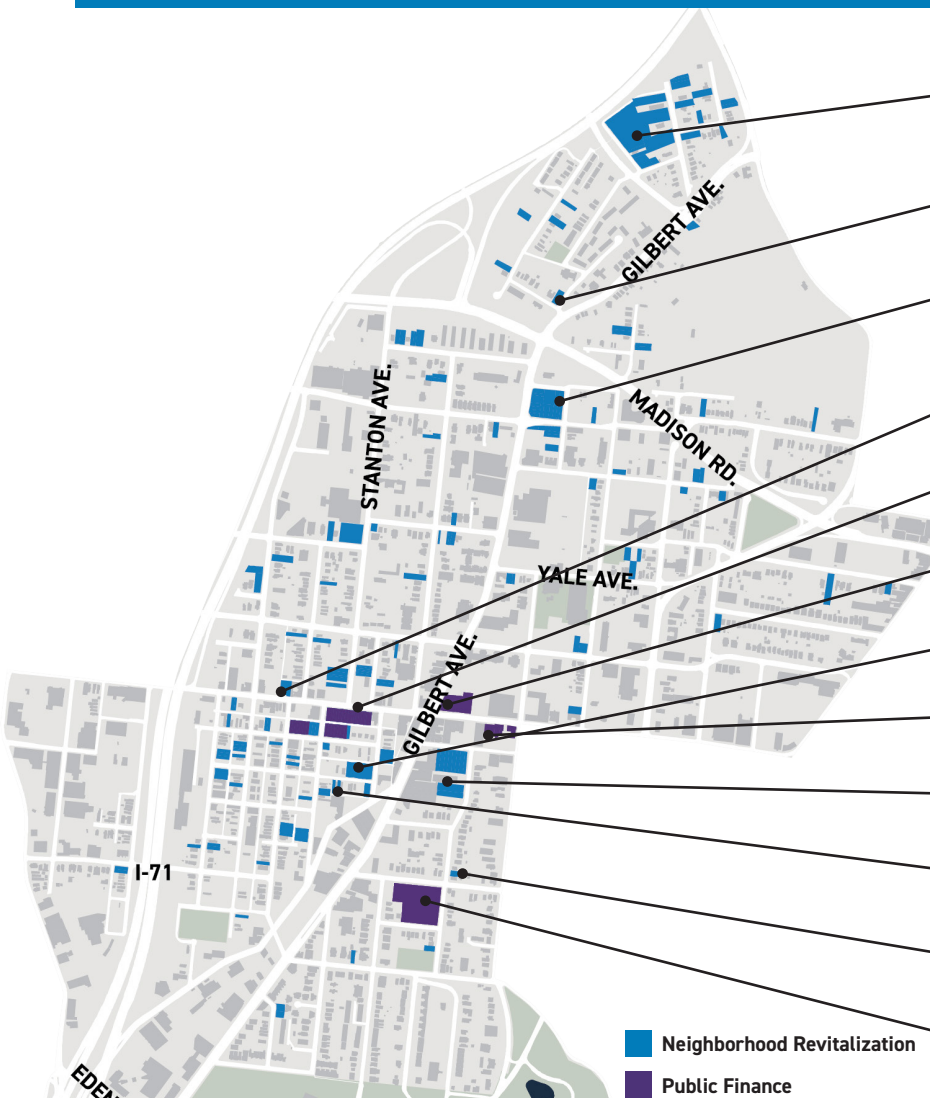
SINGLE-FAMILY HOMES
COMPLETED OR
UNDERWAY

\$911K

IN DEMOLITION GRANT
FUNDS EXPENDED ON 44
PROPERTIES

\$349K

IN STABILIZATION FUNDS
EXPENDED



- A** 19 Lincoln Terrace
- B** 3001 Walter Avenue
- C** Gilbert Avenue & MLK Jr. Drive Assemblage
- D** 722 East McMillan Street
- E** Poste | Landbank, Public Finance
- F** Paramount Square | Landbank, Public Finance
- G** REACH Walnut Hills
- H** Trevarren Flats | Public Finance
- I** Curtis St. / St. James Assemblage | Landbank
- J** 759 Morgan Street | NIP
- K** 2304 St. James Street | HURC
- L** Windsor Flats | Public Finance



A - LINCOLN TERRACE | [19 Lincoln Terrace](#) | [NIP/Landbank Tools](#)

The Landbank acquired this condemned, tax-delinquent property, and demolished the structures utilizing NIP funding.

B - COMMERCIAL PROPERTY | [3001 Walter Avenue](#) | [Commercial](#)

This commercial structure was acquired by the Landbank through the forfeited land list. Public ownership of this and other structures affords the ability to identify the right end user in alignment with the community plan.

C - COMMUNITY PARTNER | [Gilbert & MLK](#) | [Landbanking and NIP](#)

Holding agreement for 18 properties totaling 1.5 acres. The Landbank is in the process of demolishing three structures through NIP.

D - HISTORIC STABILIZATION | [722 E. McMillan Avenue](#)

This property in the McMillan Street Business District was stabilized in partnership with the City of Cincinnati.

E - POSTE | [755 East McMillan Street](#) | [Public Finance](#)

Poste (formerly Firehouse Row) is an approximately \$18 MM mixed-use development along Walnut Hills' East McMillan Street corridor. The Port is entering into a sale-leaseback arrangement with an affiliate of Milhaus Development, LLC as well as issuing up to \$14 MM in taxable lease revenue bonds secured by rental payments under the lease. The Hamilton County Landbank also played a role through the acquisition and sale of three vacant, blighted properties on Wayne to the Walnut Hills Redevelopment Foundation.

F - PARAMOUNT SQUARE | [900 East McMillan Street](#) | [Public Finance](#)

Landbank acquisition of Paramount Building cleared the title and paved the way for ownership by Walnut Hills Redevelopment Foundation; The Port's ownership will bring savings from sales-tax exemption on construction materials; The Port's DREAM commercial real estate loan utilized for the buildout of Esoteric Brewery.

G - REACH WALNUT HILLS | [Morgan and Wayne](#) | [Housing](#)

Initial phases focus on Morgan and Wayne including renovations of existing homes and construction of new infill housing. To date we have sold ten homes (six new-builds and four rehabbed homes) and have one rehab underway.

Focused Neighborhood: Walnut Hills / 2

H - TREVAREN FLATS | [965 East McMillan Street](#) | [Stabilization & Public Finance](#)

Stabilization of circa-1895 structure - a key building in the Trevarren Flats project which ultimately generated 28 jobs. \$48,750 stabilization cost. Financed a portion of the tenant fitout of six storefronts through the DREAM loan fund.

I - COMMERCIAL ASSEMBLAGE | [2355 St. James Avenue](#) | [Landbanking](#)

This formerly vacant lot was acquired by the Landbank in 2013. Structures on the site were demolished under Moving Ohio Forward, with the Landbank facilitating the demolition grant. The half-acre site was subsequently split and sold to two neighboring local businesses to enhance delivery access and provide parking.

J - 759 MORGAN STREET | [NIP](#)

The Landbank demolished this vacant and blighted structure utilizing NIP funding. This demolition is enabling the rehab of an adjacent single-family home through REACH Walnut Hills.

K - HURC PROGRAM | [2304 St. James Street](#) | [Housing](#)

HURC (Homesteading and Urban Redevelopment Corporation) takes residential properties and performs rehabs to provide homes to first-time, low and moderate income homebuyers.

L - WINDSOR FLATS | [937 Windsor Street](#) | [Public Finance](#)

\$10.6 MM project converting historic Windsor Elementary school into 41 market-rate apartments, and new construction of 50-apartment building and parking facility. The Port worked within a partnership to create cost savings for the developer, Core Redevelopment, allowing the redevelopment of this historic property, part of Walnut Hills' cultural legacy.

TECHNICAL ASSISTANCE | ADVOCACY

The Port has worked extensively with the Walnut Hills Redevelopment Foundation and The Model Group to acquire, assemble, and prepare sites for community-driven redevelopment in accordance with the Walnut Hills Plan. We have focused on creating opportunity for five minority-owned, micro-enterprise businesses to relocate to the McMillan Business Corridor.