



WALNUT HILLS REINVESTMENT PLAN

CINCINNATI, OHIO

WE ARE WALNUT HILLS

www.walkscore.com
millergardette
walnut hills
Home = 79
Garden = 76
Salon = 83



WHAT WE LEARNED: PHYSICAL INVESTMENT PRIORITIES



TRANSPORTATION

We are a “to” neighborhood, not a “through” neighborhood. Our streets are safe places for people on foot, bike, transit, or car.



HOUSING

We are a neighborhood of choice. Our housing stock offers the full spectrum of low-income, workforce/affordable, and market-rate options for a variety of household types.



RETAIL/HOSPITALITY

We are a destination for racially diverse retail and entertainment experiences at a variety of price points.



EMPLOYMENT

We are the home of Cincinnati creativity, building the companies of tomorrow with our entrepreneurial drive to innovate.

WHAT WE’RE GOING TO DO: 4 KEY ACTION ITEMS

1. Invest in People, Places, and Homes
2. Strengthen Connections
3. Prioritize Public Realm Investments
4. Focus Development Resources

ACTION ITEM ONE

INVEST IN PEOPLE, PLACES, AND HOMES



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DEVELOP TWO TOOLS



BUILD A NEIGHBORHOOD TOOLKIT

Provide a suite of tools and a one-stop concierge-level guidance for home owners and invested property owners to improve their properties.



UPDATE THE ZONING MAP

Work with property owners and the City of Cincinnati to map zoning districts that flexibly support the goals of the Plan. Make accessing, understanding, and operating within the zoning approachable for the everyday entrepreneur.

ACTION ITEM TWO

STRENGTHEN CONNECTIONS



KEY CONNECTIONS



LINCOLN AVE.

Provide a direct bicycle connection between Uptown and the historic African-American retail street of Walnut Hills.



E. MCMILLAN ST.

Continue to improve the street to support safety, pedestrians, and mixed-use development.



GILBERT AVE.

Convert from a divider to a unifier. Remake into a street that provides a multi-modal connection to Wasson Way and premium transit service to Xavier University and Downtown.



OAK ST. & MYRTLE AVE.

Connect Uptown to DeSales Corner through the heart of Walnut Hills.

WASSON WAY AND UNIVERSITY
(5 MIN)

HOSPITALS + UNIVERSITY
(3 MIN)



WEALTH + OPPORTUNITY
(7 MIN)

DOWNTOWN + OHIO RIVER
(8 MIN)

STREET PRINCIPLES

Prioritize human safety and cost ahead of automotive speed and volume.

Distribute traffic and provide multiple ways into and out of the neighborhood.

Build streets that are conducive to walking, biking, transit, and development.

Accept periodic congestion on slow, human-scaled streets that yield better economic performance.

Establish the ability to prototype design solutions with pilot street projects.

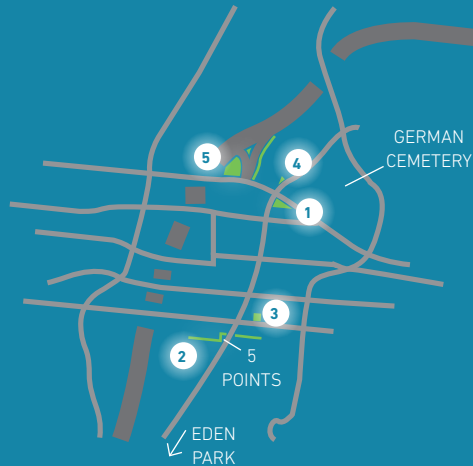
ACTION ITEM THREE

PRIORITIZE PUBLIC REALM INVESTMENTS



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BUILD A NECKLACE OF CONNECTED PUBLIC SPACES



NEW PUBLIC SPACES

1. Harriet Beecher Stowe Park
2. The London Curtis Mews
3. St. James Square
4. Wehrman Triangle
5. Fredonia Fields



GREAT STREETS

Focus active management, landscaping and activation through bike racks, parklets, sharrows. Leverage the City's repaving program on these streets.

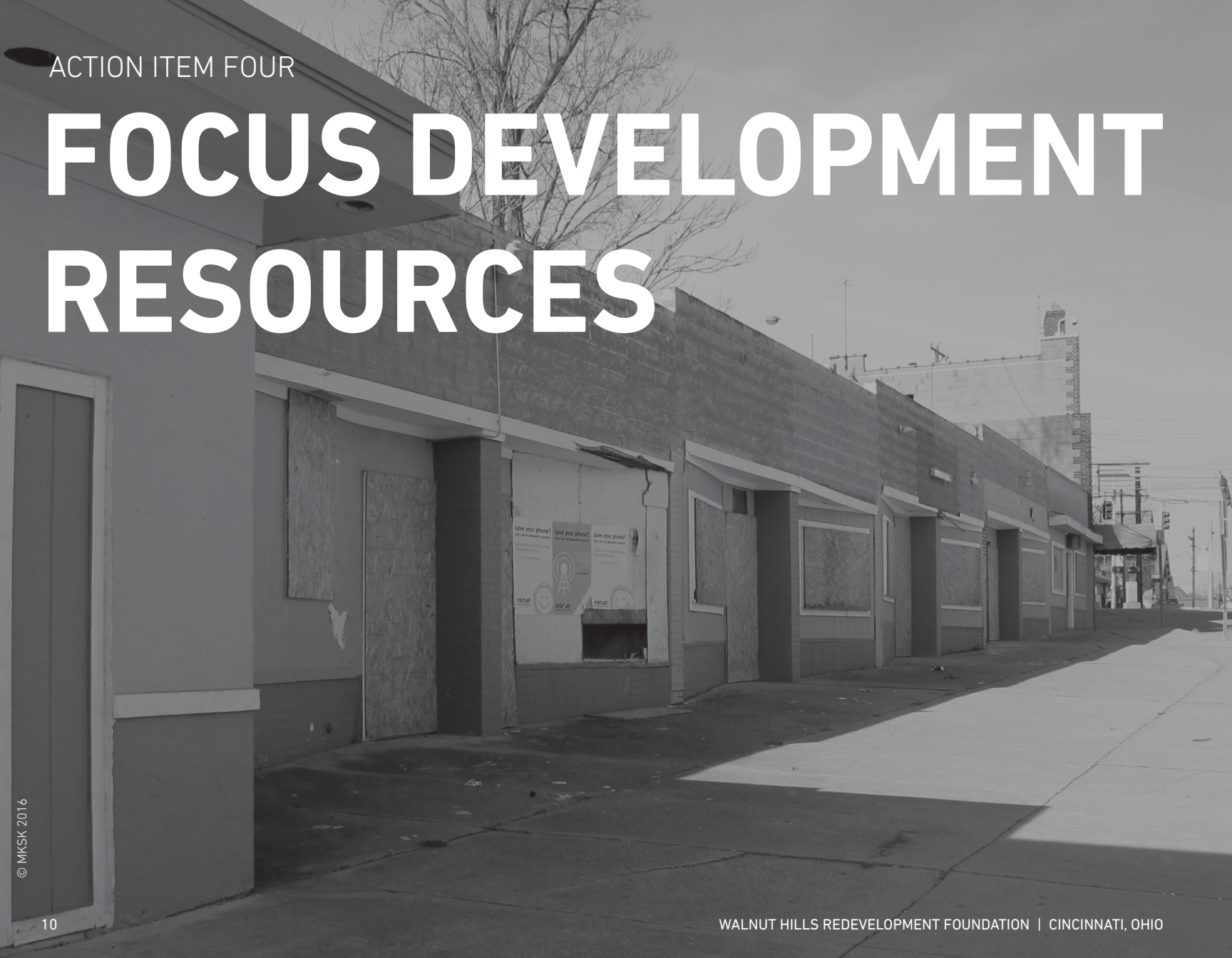


CONNECTED SPACES

Key public spaces, such as Five Points, should offer free public WiFi for residents and guests to come and be connected to each other and the web.

ACTION ITEM FOUR

FOCUS DEVELOPMENT RESOURCES



AREAS OF FOCUS

BUENA VISTA ■

The area north of Martin Luther King Jr. Drive provides an opportunity for higher density mixed-use and commercial development. This area leverages the excellent accessibility and visibility from MLK, the continued revitalization and development in Uptown, and the new Interstate 71 interchange.

LINCOLN & GILBERT ■

Given the excellent access to Uptown and new Interstate 71 interchange and a number of vacant parcels, this area may accommodate a wide range of higher-density development typologies including residential, mixed-use and commercial uses. This future development area should encourage and leverage the rehabilitation of existing retail space along Lincoln Avenue.

PEEBLES CORNER ■

Future investment should continue to enhance the retail environment and increase the number of residential units. Residential development should include a mix of rehab and new construction in mixed-use, mixed-income, and residential buildings.



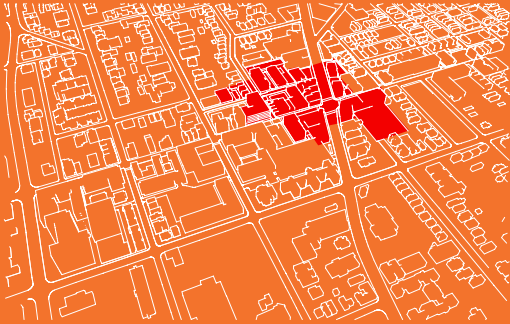
ACTION ITEM FOUR: FOCUS DEVELOPMENT RESOURCES

PEEBLES CORNER



- | | |
|---------------------|---------------------------------|
| 1. PARAMOUNT SQUARE | 7. DOLLAR GENERAL REDEVELOPMENT |
| 2. REACH HOUSES | 8. CVS REDEVELOPMENT |
| 3. FIREHOUSE ROW | 9. KROGER REDEVELOPMENT |
| 4. THE CURTIS BLOCK | 10. MCDONALDS REDEVELOPMENT |
| 5. DAIRY MART SITE | |
| 6. REHAB ALMS | |

- | | |
|-------------------------------|-----------------------|
| REHAB/NEW RESIDENTIAL | NEW BIKE SHARE |
| REHAB/NEW COMMERCIAL | NEW METRO BUS SHELTER |
| REHAB/NEW OFFICE | RIDE SHARE STAND |
| REHAB/NEW HOTEL | CAR SHARE |
| SURFACE/GARAGE PARKING | |
| EXISTING/PROPOSED GREEN SPACE | |



PARAMOUNT SQUARE

Historic Peebles Corner and the southern frontage of East McMillan will be restored and complemented by new mixed-use infill.



FIREHOUSE ROW

New mixed-use development will frame the entry to the business district from the west along East McMillan Street.



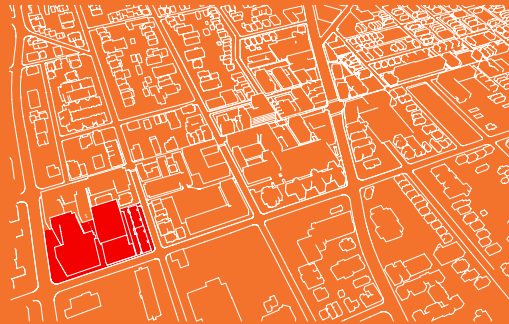
NEW HOUSES

Infill residential properties will be developed in the southwest quadrant of the neighborhood.



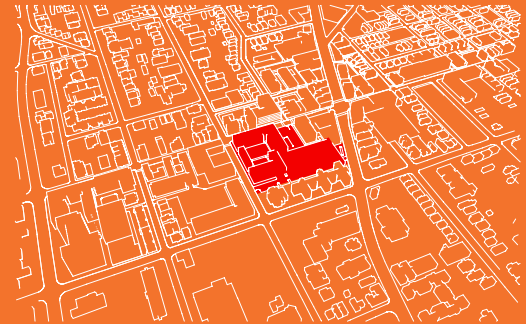
DAIRY MART SITE

A collection of properties east of Peebles Corner and north of East McMillan will be redeveloped as mixed-income multi-family residential properties.



ALMS HOTEL

The former low-income housing high rise will be repositioned as a mixed-income, mixed-use property.



KROGER SITE

Community parking and a range of new uses will be pursued in the reuse or redevelopment of the Kroger site if or when Kroger vacates the building.

ACTION ITEM FOUR: FOCUS DEVELOPMENT RESOURCES











LINCOLN AND BUENA VISTA



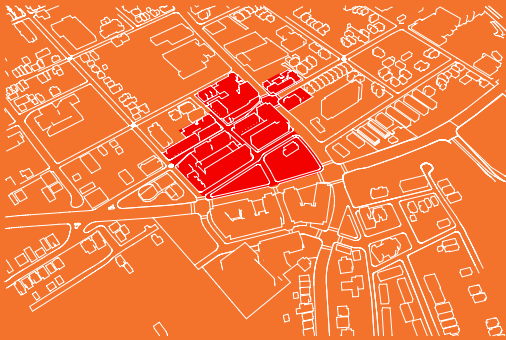
- 1. N&I REDEVELOPMENT
- 2. RETAIL CORNER
- 3. MIXED-USE
- 4. LE MANSE BLOCK
- 5. 1000 BLOCK
- 6. CHURCH BLOCK

- 7. NEW INTERSECTION
- 8. NEW STREET
- 9. MIXED-USE DISTRICT
- 10. WEHRMAN TRIANGLE DEVELOPMENT
- 11. BUENA VISTA PLACE

- 12. BEECHER BLOCKS
- 13. THE GILBERT-MELROSE BLOCK
- 14. THE CADILLAC BLOCK
- 15. THE LINCOLN TRIANGLE

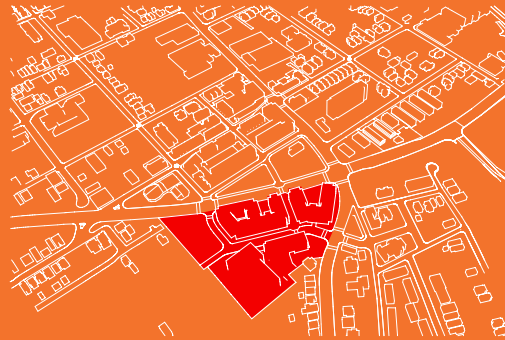
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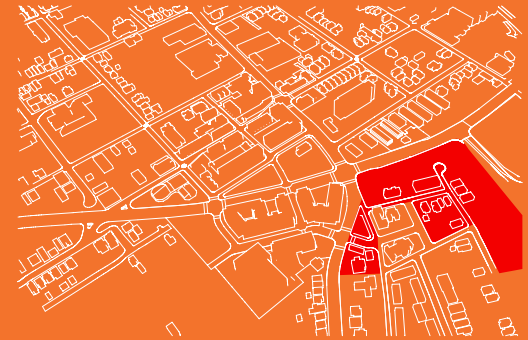
LINCOLN AVENUE

The City's first African-American main street will be redeveloped with small commercial uses and mixed-income residential development lining Lincoln Avenue and addressing Stowe Park.



MIXED-USE DISTRICT

The consolidation of former detached residential properties will allow the development of a high-density, mixed-use, mixed-income development on a prominent corner.



WEHRMAN DISTRICT

The land left over from the interchange project may redeveloped into a new mixed-use district that connects back to the existing neighborhood.



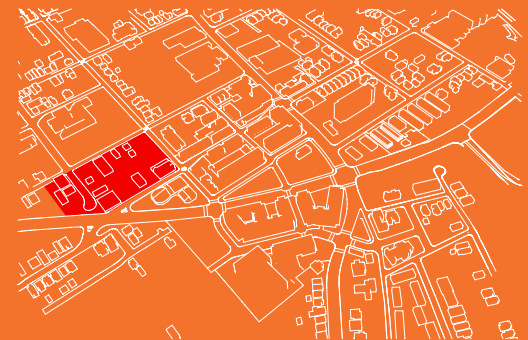
BEECHER BLOCKS

Over time, the southern frontage of MLK near the interchange will redevelop with a mix of uses that will transition south to the neighborhood along Beecher Street.



GILBERT BLOCKS

As Gilbert Avenue becomes one of Cincinnati's great streets, large parcels on either side of it may densify or redevelop.



LINCOLN TRIANGLE

As the Lincoln Avenue Corridor re-emerges, opportunities will exist to rehab or develop new residential uses east of the commercial core.



PROVIDED FOR



Walnut Hills
Redevelopment
Foundation

CONSULTANT TEAM



FUNDING PROVIDED BY

CITY OF CINCINNATI
KROGER
UPTOWN CONSORTIUM

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