



Walnut Hills Redevelopment Foundation

656 E McMillan St
Cincinnati, OH 45206

Office: (513) 593-9473

*We are a non-profit community development corporation working to enhance the quality of life in Walnut Hills.
Our Vision is a Walnut Hills that is vibrant, safe, healthy, and inclusive for all.
We believe a quality place should be accessible for everyone.*



Project: The Durner Building

Address: 2449 Gilbert Avenue, Cincinnati, OH 45206

Estimated Total Project Cost: \$2,860,261

Estimated City NOFA Request: \$350,000

Summary

This project includes the historic rehabilitation of an important property in the Peebles Corner business district. It is a mixed-use, mixed-income project that will provide approximately nine (9) units of housing and 2,600 square feet of ground floor commercial space. The ground floor will include an affordable co-working space. At least two (2) units will be reserved for residents at 80% Area Median Income (AMI).

Walnut Hills Redevelopment Foundation (WHRF) is seeking a letter of support from Walnut Hills Area Council (WHAC) for our application to the City of Cincinnati's Notice of Funding Availability (NOFA) process for \$350,000 in gap funding.

Overview

In 2008, the Mayor's Institute on City Design brought in local and national experts for a two-day session on Walnut Hills, and to plot out a redevelopment strategy for the neighborhood. The community formed the Peebles Corner Working Group comprised of members from the WHAC, the Walnut Hills Business Group (WHBG), and the WHRF. The Peebles Corner Working Group worked with the City to move forward the MICD recommendations. The City began the implementation of the redevelopment of the Peebles Corner business district.

By 2010, the City had acquired 23 properties along the 700 and 900 blocks of E. McMillan Street: 16 buildings, 4 parking surfaces, and 3 vacant lots. In 2012, the WHRF entered into a lease agreement with the City to facilitate the redevelopment of these properties. Over time, that agreement was amended as additional properties were acquired and added, and properties were removed and sold for redevelopment. Trevarren Flats, Comfort Station, Paramount Phase II, Queen City Workshop (Century Theater), and Scholar House are projects all made possible through this partnership with the City of Cincinnati.

The Durner Building remains as the last building in the lease agreement. Previously, the City completed stabilization of the front façade of the building, repaired its deteriorated parapet wall, replaced the roof, and filled in the basement encroachment under the sidewalk. Now, with \$500k from the City of Cincinnati and \$71k from the Duke Energy Foundation, this 12,875 square foot building is undergoing cleanout and further stabilization. Repairs include a restored storefront system, reconstructed cornice, new/repaired exterior doors and windows, and exterior masonry repair and cleaning, all to be completed by the end of 2019.

The WHRF is proud to be a part of the preservation of this historic building. We are currently pursuing the final phase of development for this mixed-use building, including seeking State/Federal historic tax credits and City gap financing.