

# PROPOSAL

# Chestnut Property

The Chestnut Property is a large, vacant parcel located between Loveland-Madeira Road and South Riverside Avenue. It has been identified as a Development Opportunity Area with a marked potential for development. To aid in realizing the potential of the site, four possible options for future development are provided. Due to environmental factors on the site, residential uses are not permitted; therefore, these proposals are focused on industrial, office, commercial, and retail uses. The four development options display a variety of uses that could make the site a valuable community asset. Plans include proposed building footprints, parking and circulation areas, pedestrian paths, and landscaping and stormwater management. These plans are merely suggestive options that identify a potential future for this site, if it ever develops.



Scan the QR code and share your comments!



The Chestnut Property is 8.35 acres in total. Currently, the site is covered by dense vegetation and has steep topography along its western boundary.

## Option 1: Commercial/Retail



CHESTNUT PROPERTY DEVELOPMENT POTENTIAL **OPTION 01 (COMMERCIAL/RETAIL)**  
LOVELAND, OHIO

DRAFT 03.25.2021

### Plan Components

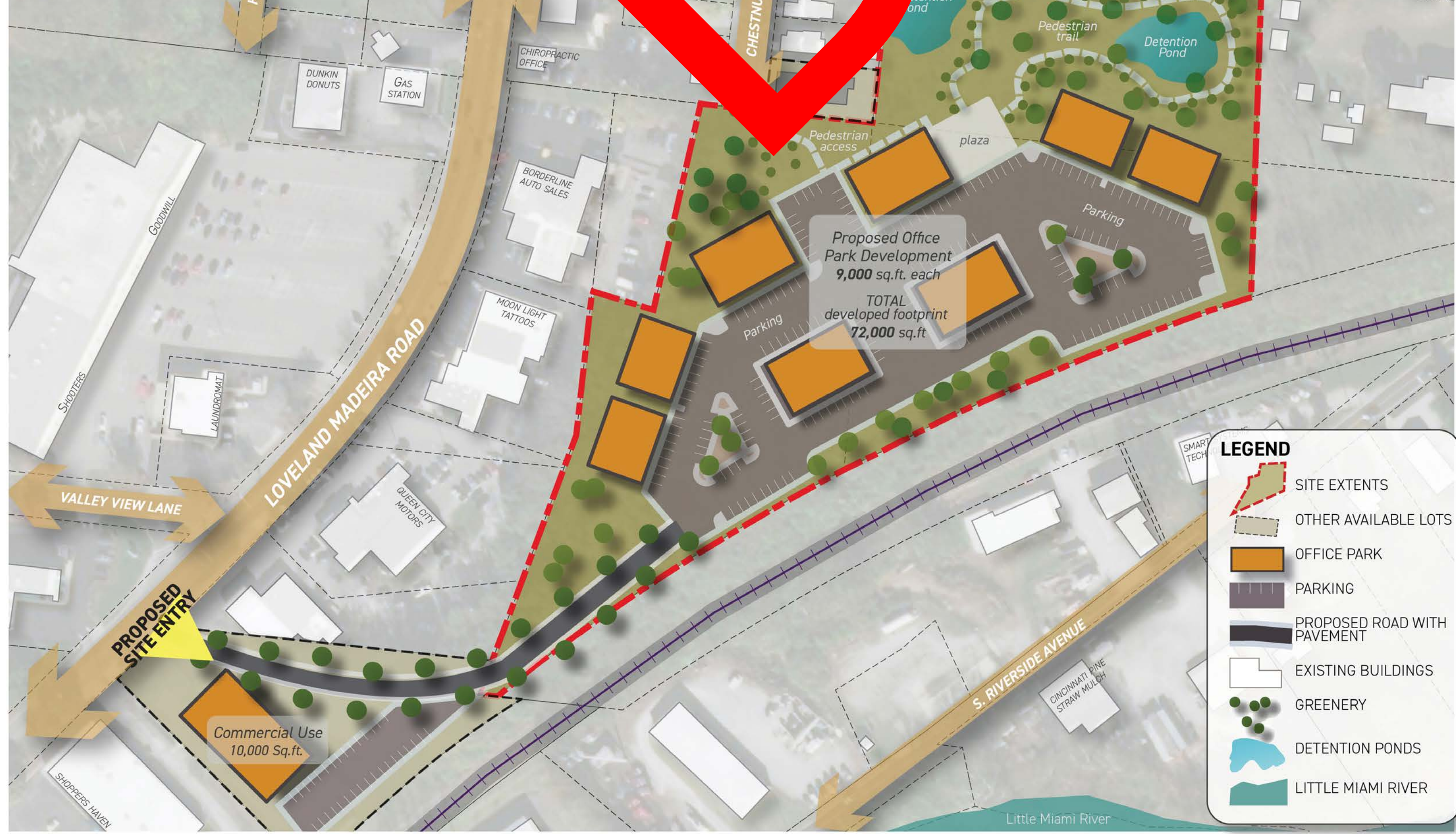
- Two individual units at 8,000 sq.ft each & one large building with a footprint of 18,000 sq.ft
- Access roadway through vacant property adjacent to the site
- Commercial or retail uses on the ancillary lot
- Attached patio space that accommodates multiple users
- Outdoor dining options
- Pedestrian & bike connectivity to Downtown Loveland
- Landscaping & aesthetic development along paths leading toward the Loveland Bike Trail

### Plan Impacts

- Capitalize on the demand of such uses in the Downtown Loveland area
- Bring activity to the Loveland-Madeira corridor
- Develop landscaping & aesthetic style to establish a distinctive anchor for Loveland.



## Option 2: Office Park



CHESTNUT PROPERTY DEVELOPMENT POTENTIAL **OPTION 02 (OFFICE PARK)**  
LOVELAND, OHIO

DRAFT 03.25.2021

### Plan Components

- Total built footprint of 72,000 sq.ft. Office buildings have footprints of 9,000 sq.ft each
- Buffered from Loveland-Madeira Road by commercial buildings
- Access roadway through vacant property adjacent to the site
- Commercial or retail uses on the ancillary lot
- Clear vehicular circulation and ample parking
- Pedestrian trails around stormwater detention ponds

### Plan Impacts

- Low-intensity office development with ease of access from the I-275 and Downtown Loveland
- Add recreational aesthetic value to office employees and visitors





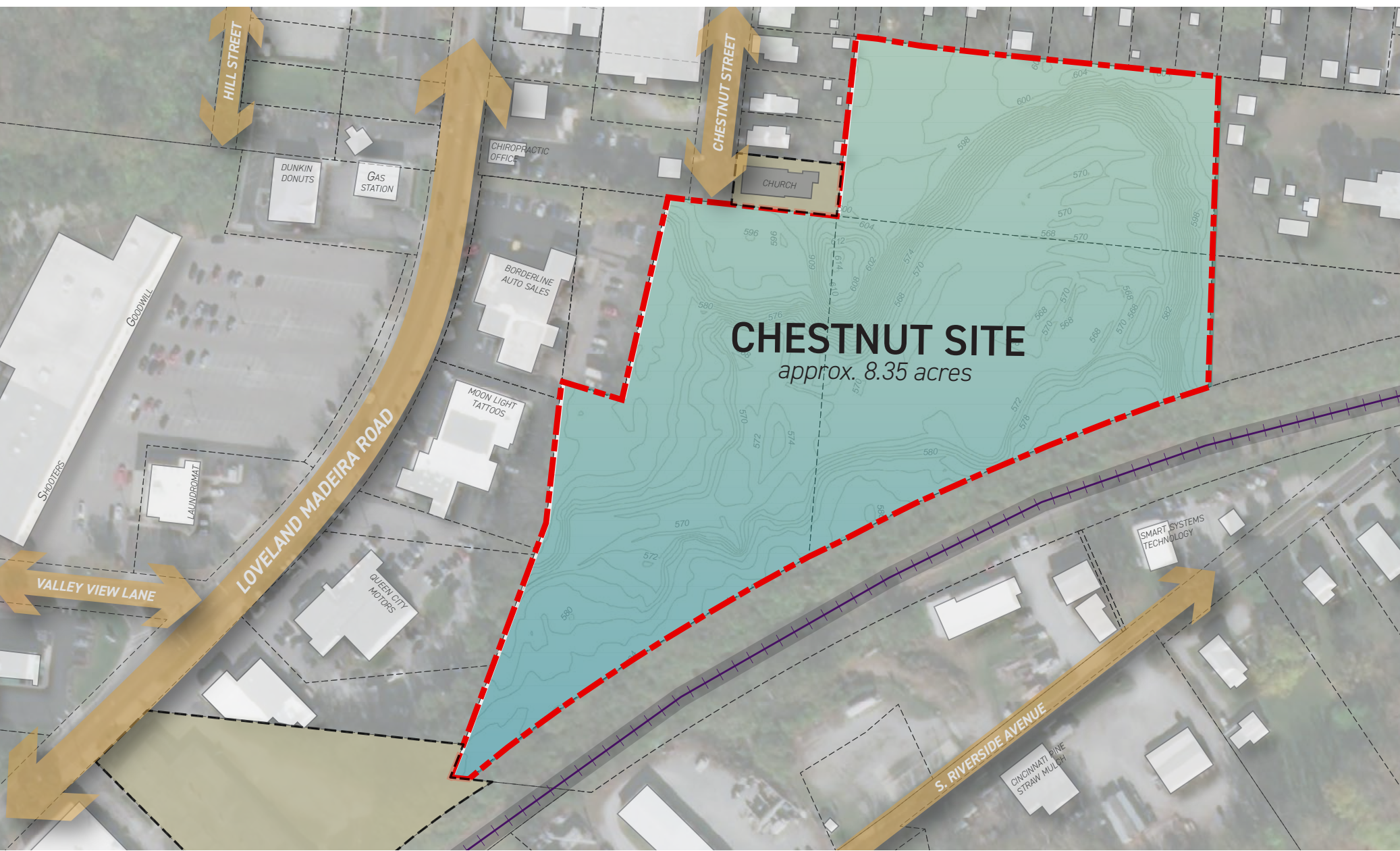
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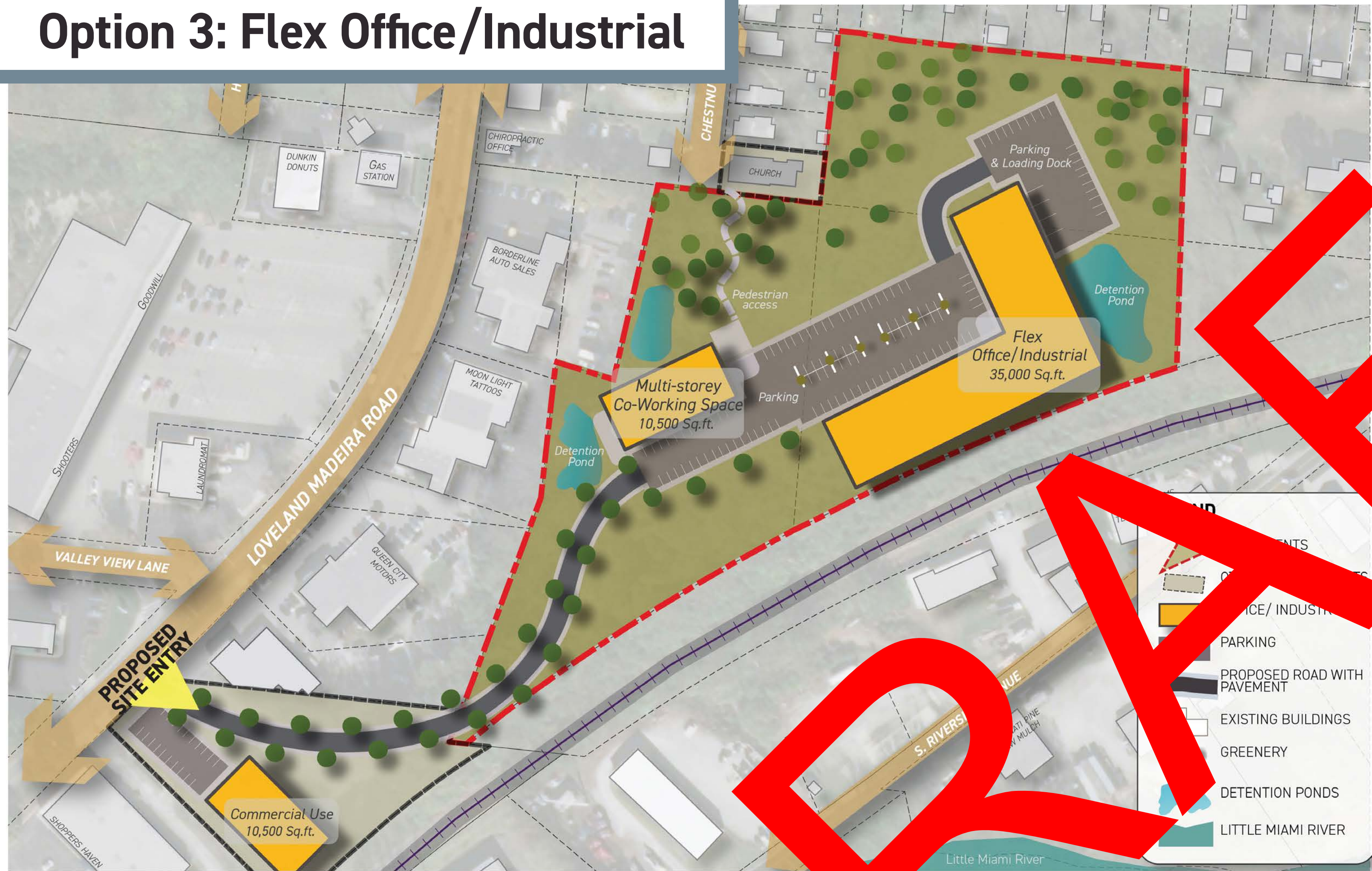
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The Chestnut Property is 8.35 acres, is covered by dense vegetation, has steep topography along its western boundary, falls within the 500 year floodplain, and will require significant grading in order to develop. Currently, the only access to the site is from Chestnut street on the north side of the property. There are commercial buildings to the west, residences to the north and east, and a rail line to the south. The property is located along the Loveland-Madeira commercial corridor and is near Downtown Loveland. The property also has direct access to a rail line. Its prime location and development capacity place it in a unique position to build upon the interest and demand that exists in the surrounding area. The Chestnut Property could become a major asset to the community.



The Chestnut Property is covered in dense vegetation, falls within the 500 year floodplain, and will require significant grading in order to develop.

## Option 3: Flex Office/Industrial



CHESTNUT PROPERTY DEVELOPMENT POTENTIAL **OPTION 03 (FLEX OFFICE/ INDUSTRIAL)**  
LOVELAND, OHIO

DRAFT 03.25.2021

### Plan Components

- Flexible office and warehousing infrastructure
- One 35,000 sq.ft Flex structure, along with 10,500 sq.ft of Multi-story Co-Working space
- Detention ponds to provide the necessary stormwater management
- More than 100 parking spaces and multiple loading bays

### Plan Impacts

- Provide Loveland with a contemporary use that allows multiple entities to rent working space within one building
- Grant companies & workers access to a larger range of communal resources and workplace amenities



## Option 4: Dedicated Industrial



CHESTNUT PROPERTY DEVELOPMENT POTENTIAL **OPTION 04 (INDUSTRIAL)**  
LOVELAND, OHIO

DRAFT 03.25.2021

### Plan Components

- Small-medium scale industrial use
- Close proximity to I-275 and immediate access to the rail line
- 87,000 sq.ft of developable area along with multiple parking lots and a private loading dock
- Pedestrian access from Chestnut street to the property
- Access roadway through vacant property adjacent to the site

### Plan Impacts

- Acquire and utilize vacant property adjacent to the site for new access point
- Expand economic base and provide new jobs





# PROPOSAL

# Loveland-Madeira Corridor



Scan the QR code and share your comments!

The Loveland-Madeira corridor has great potential to bring the charm of Downtown Loveland to the rest of the city and to become a catalyst for increased bike and pedestrian connectivity. However, there are challenges it must overcome to realize this potential. This high traffic vehicular corridor is auto-focused and currently does not encourage foot or bike traffic. There is a 4-ft sidewalk connecting neighborhoods on the west side of the corridor to the commercial businesses, but expanding this sidewalk and adding new sidewalks would help accommodate bike traffic as well.

### Legend

- Access Points
- Railroad
- Sidewalks
- New Sidewalks
- Pavement
- Buildings
- Parcels
- Fire Hydrants
- Pedestrian-Scale Lights
- Street Lights
- Utility Poles
- Street Trees**
  - Small
  - Medium
  - Big
  - Proposed Street Trees

Letter	Owner	Frontage (ft)
a	New Hope Baptist Church	620
b	Oasis Turf & Tree	450
c	Castle Skateland	380
d	Kroger	718
e	LaRosa's	245
f	Tender Towne	201

### Section 1

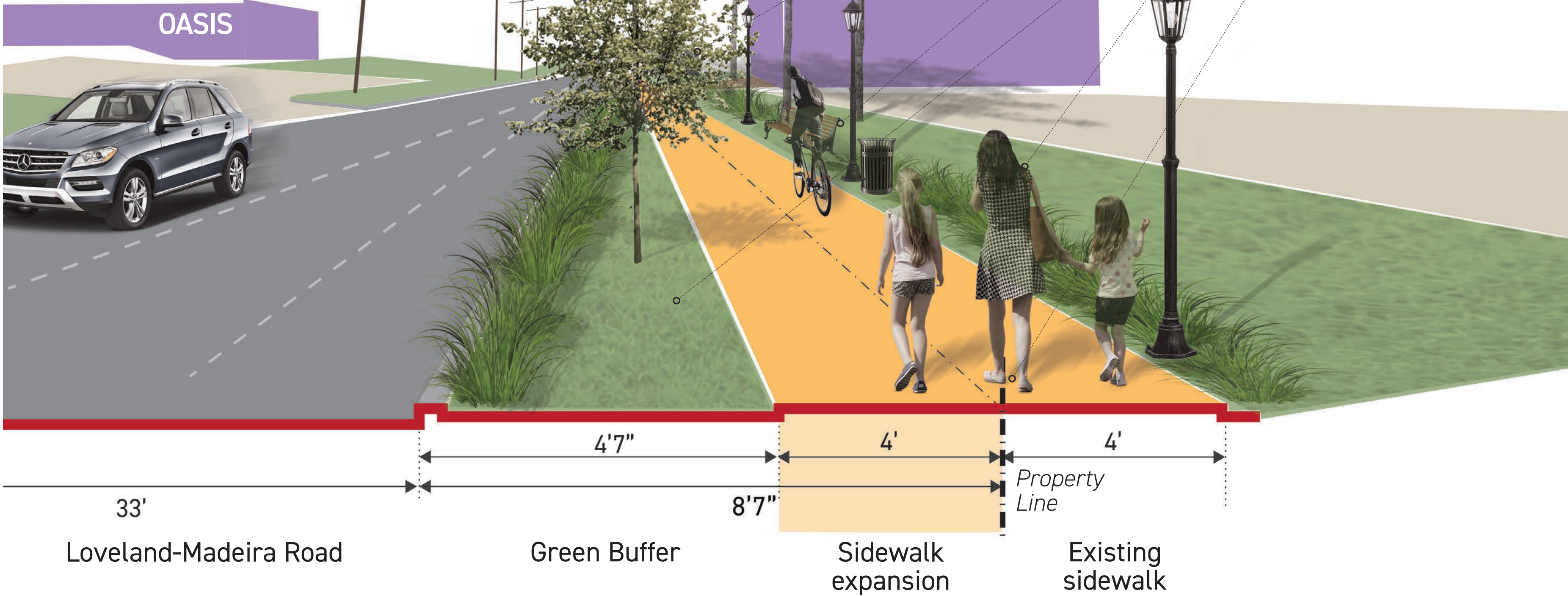
Pedestrian activity will be fostered in this area by access to new and expanded sidewalks, good lighting, and visually-appealing amenities. The existing sidewalk can be expanded from 4' to 8' to accommodate for flexible bike/pedestrian usage. Additionally, elements from Downtown such as the sidewalk treatment, pedestrian scale lighting, street furniture, and trash receptacles could be brought into the corridor to create a safe and inviting character. Small street trees in a green buffer could protect pedestrians and bikers from traffic and improve stormwater retention.

### What Are We Improving?

Safe and convenient pedestrian access pathways to the Kroger grocery store from the Loveland Heights neighborhood and River Ridge apartments.

### Proposed Additions:

- Sidewalk expansion
- Updated signage
- Street trees and furniture
- Pedestrian-scale lighting





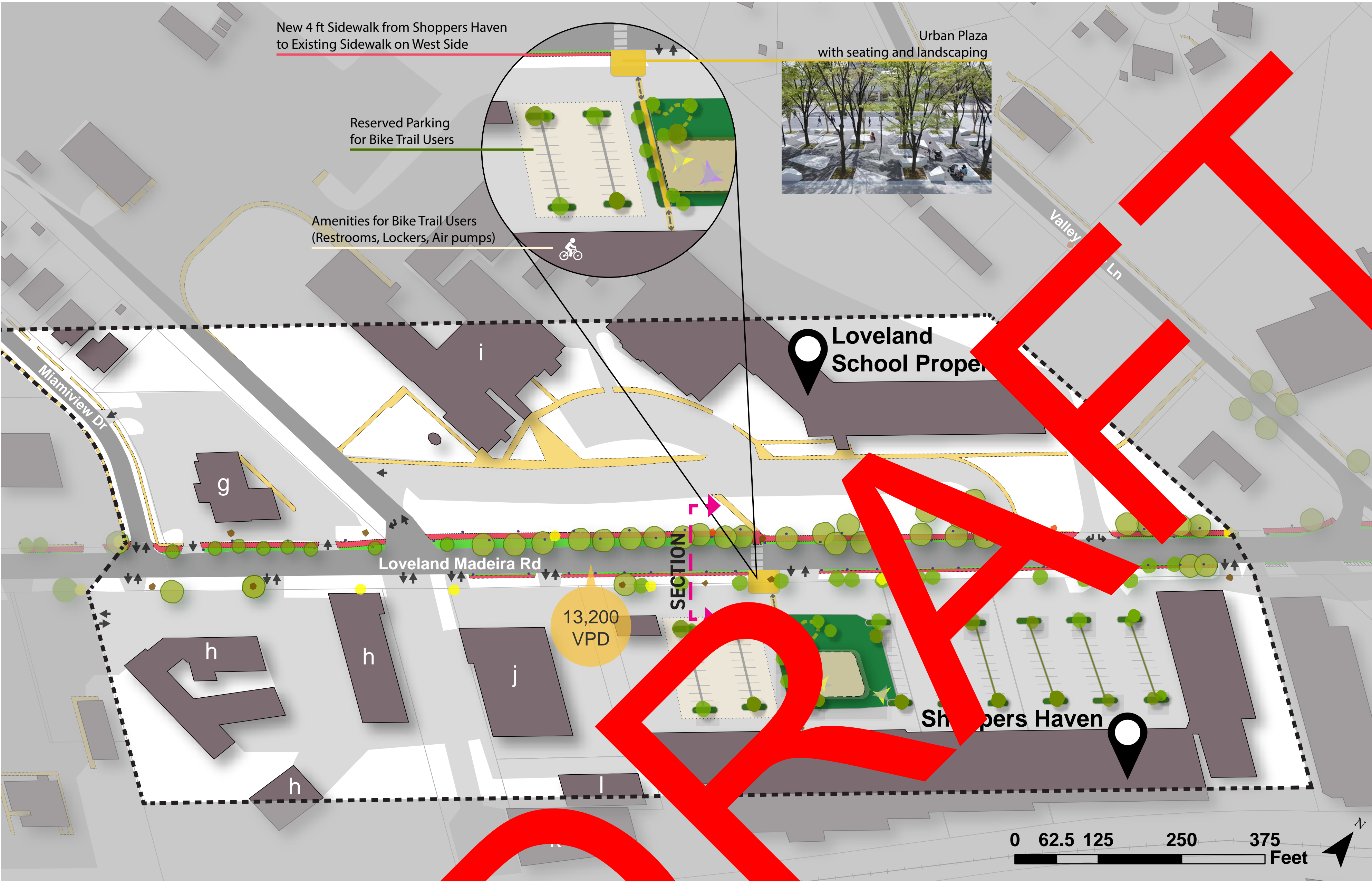
# PROPOSAL

# Loveland-Madeira Corridor



Scan the QR code and share your comments!

Along the majority of Loveland-Madeira Road, there is only a 4-foot sidewalk on the west side of the corridor. Additionally, biking and access to the Loveland Bike Trail is one of the things people love most about Loveland. Despite this, there is very limited bike infrastructure anywhere in the City (except for Downtown). Expanding the existing sidewalk on the west side will allow for additional pedestrian and bike traffic on a protected path. Additionally, a 4-ft sidewalk could be added along the east side of the road (adjacent to the Shopper's Have Shopping Center) and a section of the existing parking lot could be reserved for visitors planning on biking to downtown. This would increase traffic to the shopping center and make the corridor more walkable.



### Legend

- Access Points
  - Railroad
  - Sidewalks
  - New Sidewalks
  - Pavement
  - Buildings
  - Parcels
  - Fire Hydrants
  - Pedestrian-Scale Lights
  - Street Lights
  - Utility Poles
- ### Street Trees
- Small
  - Medium
  - Big
  - Proposed Street Trees

Letter	Owner	Frontage (ft)
g	McDonald's	298
h	807 Loveland Madeira Rd	70
i	Loveland School Property	1100
j	910 Loveland Madeira Rd	195
k	916 Loveland Madeira Rd	380
l	912 Loveland Madeira Rd	30
m	Shoppers Haven	820

### Section 2

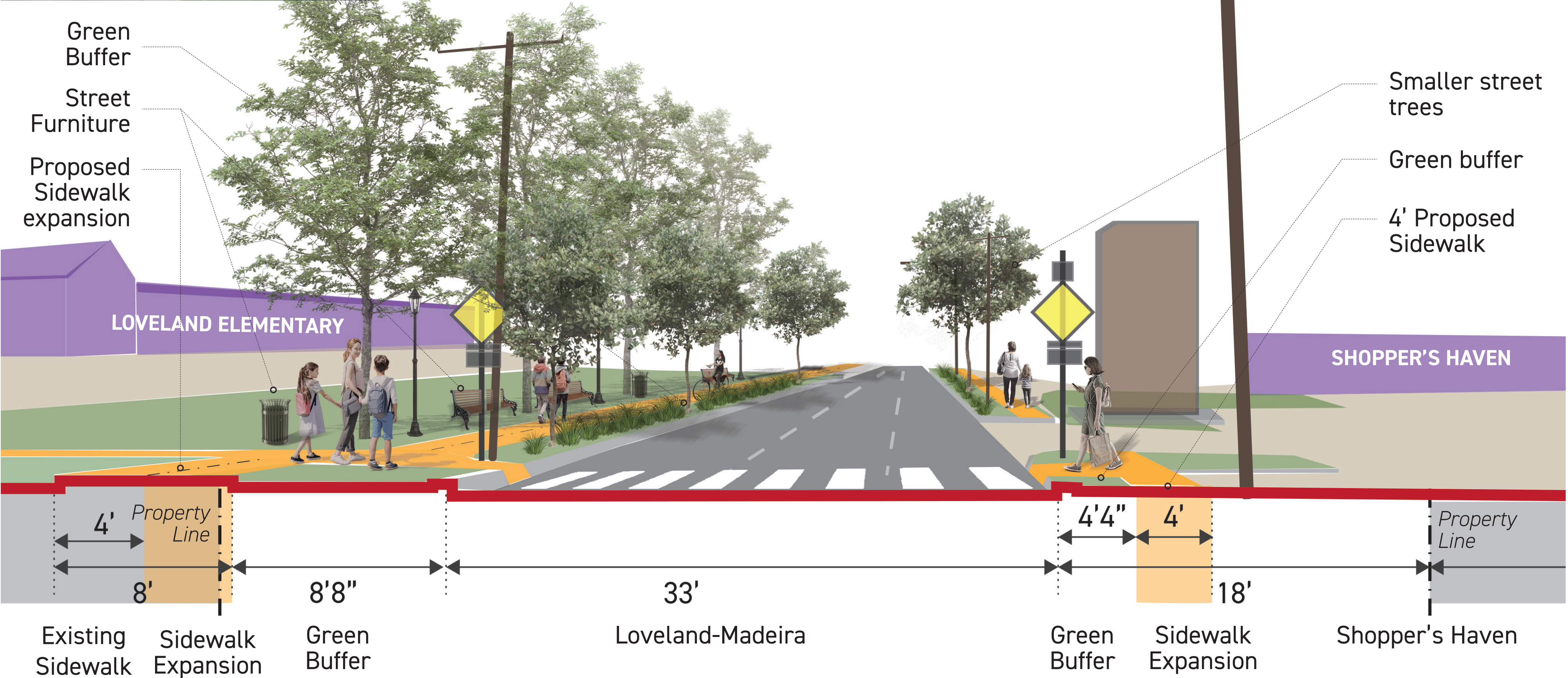
The existing sidewalk along the school frontage can be expanded from 4' to 8' to accommodate both bike and pedestrian usage. General recommendations from Section 1 can be applied here along with improved safety measures as identified with the mid-block crossing. Reducing the number of existing curb cuts will also improve safety. A new sidewalk along the Shopper's Haven parking lot would provide a new pedestrian path along this corridor. A resigned parking lot for the shopping center is also proposed to create a small plaza, which would increase the amount of landscaping and provide the opportunity for social programming.

### What Are We Improving?

Bike and pedestrian access to the Shopper's Haven Shopping Center and the Loveland Primary/Elementary Schools to support heavy foot traffic in these areas and promote bike activity & commercial interest along this corridor.

### Proposed Additions:

- Sidewalk expansion and new sidewalks
- Updated signage
- Street trees and furniture
- Pedestrian-scale lighting
- Designated bike trail parking
- Additional landscaping and green space





# PROPOSAL

# Loveland-Madeira Corridor



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The north end of the Loveland-Madeira Rd corridor is especially auto-oriented in both use and form. It does, though, already have a sidewalk on both sides of the street. As businesses along the East side of the corridor redevelop, sidewalks could be added along the edge of the property to create a continuous path from W Loveland Ave to Shopper's Haven. The right-of-way would need to be expanded in order to widen the sidewalk on the west side to extend the shared-use path that is proposed along the school frontage. Finally, adding bike lanes along W Loveland Ave will connect bike infrastructure in downtown to the corridor and create mutually beneficial traffic.



### Legend

- Access Points
- Railroad
- Sidewalks
- New Sidewalks
- Pavement
- Buildings
- Parcels
- Fire Hydrants
- Pedestrian-Scale Lights
- Street Lights
- Utility Poles

### Street Trees

- Small
- Medium
- Big
- Proposed Street Trees

Letter	Owner	Frontage (ft)
n	LCNB	140
o	Donisi Mirror	104
p	501 Loveland Madeira Rd	164
q	421 Loveland Madeira Rd	185
r	320 Loveland Madeira Rd	194
s	Goodwill	289
t	409 Loveland Madeira Rd	180
u	Marcotte Auto	199
v	BP/Dunkin	146
w	Chiropractor	109
x	KOI Auto Parts	239
y	USPS	420
z	Express Deli	204
aa	The Quilter's Studio	160
bb	Quick Stop	137

### Section 3

The proposal for this section aims to retain the existing sidewalk along the western side of the road way while adding new sidewalks on the missing sections of the eastern side. These would be fringed by street trees and shrubbery to buffer pedestrians/bikes against vehicular traffic. Enhancements are proposed to the intersection of Loveland-Madeira Rd and W Loveland Ave to visually extend the design elements of Downtown Loveland to the corridor.

### What Are We Improving?

Improve pedestrian and bike access along the roadways to increase visibility, provide ease of access, and promote opportunities for local businesses through direct connectivity to Downtown Loveland.

### Proposed Additions:

- Sidewalk expansion
- Dedicated bike lanes along Loveland Ave
- Updated signage
- Street trees and furniture
- Pedestrian-scale lighting

