

Film Center

Cincinnati, OH



Project Stats	
Client:	Urban Sites
Location:	Cincinnati, OH
Year:	2018
Market:	Mixed Use
Project Size:	44.00 Lots or Units

The Cincinnati Film Center was once home to a number of film businesses including Fox Film Corp., Columbia Pictures, Metro-Goldwyn-Mayer Pictures and Universal Film Exchange. In the 1960s, it housed the Cincinnati Girls Club and the Hamilton County Commissioners office until becoming vacant in 2010. Now it consists of 44 luxury apartments and 10,000 square feet of commercial space. The property has plenty of amenities for residents including a yoga studio, a bike storage and repair space, and a rooftop deck. The development also features the Sam Adams Tap Room and outdoor patio on the first floor. Totalling \$11 million, this project brings the first true urban lofts to Over-the-Rhine.

Our eye for detail enabled us to try several design iterations on the exterior plaza to maximize the functionality of the space. There were several grading, drainage, and utility challenges to address while also maintaining the client's programming, but our extensive knowledge of city design standards and processes helped us through them. We worked with our client and Duke Energy to help minimize the substantial cost of the electric service. The project also received \$1,067,220 in Historic Tax Credits from the state of Ohio.