

Rookwood Commons

Norwood, OH



Project Stats

Client:	Jeffrey R. Anderson Real Estate, Inc.
Location:	Norwood, OH
Year:	2001
Market:	Retail
Project Size:	49.00 Acres

Services Provided:

SURVEYING SERVICES

ALTA Surveys
 Boundary Surveys
 Construction Layout & Staking
 Legal Descriptions
 Location Surveys
 Topographic Surveys

CIVIL ENGINEERING SERVICES

Storm Water Collection System
 Storm Water Control Facilities
 Waste Water Collection System
 Waste Water Infrastructure

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Site Planning



When “Lifestyle Centers” were in their infancy, Bayer Becker provided site design services for the first one in Cincinnati. Rookwood Commons is a 25 acre re-development project including over 40 retail tenants and an office tower. Elevations on the site differed by as much as 40 feet in certain areas, so grading was a key concern. Through constant project monitoring we were able to proactively achieve the necessary grades. To help control costs associated with the grading, portions of the site were used as fill on other parts. Further cost savings were realized by using crushed concrete from the demolition of existing structures on the site as additional fill material.

Construction on the site called for the removal of an existing detention basin. Bayer Becker’s solution to provide detention for the new center, office tower and existing tenants involved the design of 2,600 linear feet of underground detention basin consisting of 144" pipe underneath the parking lot which tied into an existing brick sewer on site. The existing sewer, constructed in 1925, was cracked so to keep costs low a new pipe was slip lined into the existing brick sewer.

The addition of the project to the area predicated the need for roadway improvements. Bayer Becker’s Transportation Engineers provided design services included widening, the addition of a right turn lane and new signals. As a result of Bayer Becker’s multi discipline capability, Rookwood Commons became a marquis project for the city, our client and us.