

Annabelle's Place

Cincinnati, OH



Project Stats

Client:	Glaserworks Architecture + Urban Design
Location:	Cincinnati, OH
Year:	2015
Market:	Residential
Project Size:	1.00 Acres

Services Provided:

CONSTRUCTION PHASE SERVICES

Change Order Review & Recommendation
Punchlist & Closeout
Shop Drawing Review
Submittal Review

SURVEYING SERVICES

Boundary Surveys
Construction Layout & Staking
Location Surveys
Topographic Surveys

CIVIL ENGINEERING SERVICES

Bidding Assistance
Due Diligence Research
Erosion Control Planning, Permitting & Inspection
Grading & Earthwork Analysis
Site Development
Storm Water Collection System
Storm Water Control Facilities
Waste Water Infrastructure

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Contract Documents and Specifications
LEED Based Consulting
Planting Plans
Public Participation Facilitation
Site Planning
Sustainable Design and LEED Certification

This project was conceptualized by Volunteers of America with the intention of “helping those in need rebuild their lives and reach their full potential.” This new housing community provides low to moderate-income women veterans with much-needed housing options and support to assist in their recovery and development. Bayer Becker partnered with Glaserworks Architecture + Urban Design to develop this property and bring that vision to life.

The existing site was a challenge to the design team since it was exceptionally flat, which left it prone to flooding. Bayer Becker’s design team took increased measures, analysis, and review to ensure proper drainage within the proposed site design. Part of that design consideration included a storm sewer extension along Galbraith Road. With the budget in mind, the team was also able to design a courtyard that allowed for service trucks to use the area as a turnaround. This eliminated the need for design and construction of a separate turnaround. The team wasn’t only attentive to the budget, but made sustainability considerations as well. This project is expected to achieve LEED Silver certification.

Public involvement and review were also crucially important to the success of Annabelle's Place. The community was initially cautious about the project, so the design team kept open minds and open communication while addressing their concerns. The team attended several community meetings and held discussions with those concerned to gain support and acceptance from the neighbors.