

Roselawn Gardens

Cincinnati, OH



Project Stats

Client:	City Studios Architecture
Location:	Cincinnati, OH
Year:	2018
Market:	Senior Living
Project Size:	3.00 Acres

Services Provided:

CONSTRUCTION PHASE SERVICES

Punchlist & Closeout
Shop Drawing Review

SURVEYING SERVICES

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

CIVIL ENGINEERING SERVICES

Dry Extended Detention Basin
Erosion Control Planning, Permitting & Inspection
Fore-Bay Basins
Grading & Earthwork Analysis
Hydrologic & Hydraulic Analysis
Site Development
Storm Water Collection System
Storm Water Control Facilities
Storm Water Pollution Prevention Plans
Waste Water Infrastructure
Water Supply Infrastructure

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Contract Documents and Specifications
Due Diligence Research
LEED Based Consulting
Planting Plans
Site Furnishing Selection
Sustainable Design and LEED Certification

Bayer Becker continues to strengthen our long history of working to increase affordable housing communities throughout Cincinnati's urban neighborhoods with Roselawn Gardens. This development is a transformational project for the community, replacing a former vacant and blighted commercial structure and revitalizing the high-visibility site within the neighborhood. It offers much needed affordable housing for seniors over 55 years of age. The four story facility offers residents 50 energy-efficient independent apartments with first floor community space.

The topography of the existing site posed a challenge to the accessibility needs of a senior living community. The design team took careful consideration of the significant elevation changes from north to south, and collaborated in the design of two-tiered parking lot and visitor drop-off area, helping to mitigate earthwork costs and ensuring the safety and convenience of residents, visitors, and staff. The urban neighborhood posed an additional challenge. Several large utility mains run through the site. The site design team was able to creatively navigate around these without major complications.

This project brought the neighborhood's vision to life through a number of funding sources, including Ohio Housing Finance Agency (OHFA) and Low Income Tax Credits. The project also received LEED Silver certification.