

Twin Towers Retirement Community Addition

Cincinnati, OH



Established in 1899 Twin Towers combines the charm of historic buildings with innovative programs. Bayer Becker was selected to provide multiple design services for the retirement living facility's recent facility addition and garden trail. The project included the addition of a new nursing facility, replacing an outdated facility on the existing campus and also included the design and creation of a garden trail for the residents. The Garden trail area was created prior to construction on the addition, which will sit on the site's current park.

Bayer Becker had previously designed the Tower Woods independent living units adjacent to the skilled nursing facility project. Because of our experience and knowledge of the existing conditions in the area, Bayer Becker was able to assist in analyzing the complex site. The existing site conditions revolving around the existing utilities on site over the 100+ year history were one of the biggest challenges to the site.

For the facility's addition, Bayer Becker provided extensive analysis of the existing on-site detention basin. Through our efforts and working with MSD we were able to determine the existing detention basin already provided the required storm water detention for the new facility. The analysis eliminated the need to install an expensive underground detention system, saving the community over \$100,000.

For the Garden Trail, Bayer Becker's Landscape Architects worked in association with our Civil Engineers and provided a new campus master plan centering on a new trail that reinforces the campus plan by reorienting roadways and parking areas to focus and gently lead visitors through the campus. The Garden Trail was designed to bring together residents living in various areas of the campus and a new Central Park was created as the new social center for the community. The landscaping elements for the new Garden Trail were salvaged from a park that the residents used that was demolished to make way for the addition. The elements included resident's memorial trees, garden areas, fountains, a large pergola and gazebo. The goal was to make strategic improvements to an established campus that would improve its sense of community, provide greater pedestrian and vehicular safety and promote wellness through walking.

Bayer Becker's ability to provide multiple services was vital to the success of the project. The project featured a unique set of Landscape, Engineering and Surveying challenges and our ability to work through these challenges was key to delivering a successful project within the short time and budget constraints of the project.



Project Stats

Client:	Life Enriching Communities
Location:	Cincinnati, OH
Year:	2010
Market:	Senior Living
Project Size:	19750.00 sq ft - Building Pad

Services Provided:

SURVEYING SERVICES

Construction Layout & Staking
GPS Control Surveys
Legal Descriptions
Topographic Surveys

CIVIL ENGINEERING SERVICES

Bidding Assistance
Erosion Control Planning, Permitting & Inspection
Grading & Earthwork Analysis
Storm Water Collection System
Waste Water Infrastructure
Water Supply Infrastructure

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

3D Modeling
Contract Documents and Specifications
Due Diligence Research
Market Graphics
Park and Recreation Planning and Design
Plan Implementation Strategies
Planting Plans
Programming
Site Furnishing Selection
Site Planning
Way finding
Zoning consultation