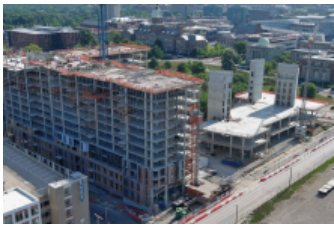


The District at Clifton Heights

Cincinnati, OH



| Project Stats | |
|---------------|---------------------------|
| Client: | Trinitas Ventures |
| Location: | Cincinnati, OH |
| Year: | 2022 |
| Market: | Mixed Use |
| Project Size: | 12.00 Acres |

The District at Clifton Heights is a truly transformational project that will connect University of Cincinnati’s campus with the Clifton Heights community. Spanning 12 acres in total, the redevelopment of the former Deaconess Hospital will include 850 student housing beds, 171 hotel rooms, 170 senior housing units, 400 apartments, 30,000 square feet of commercial space and 600 parking spaces. It is estimated to house 3,000 residents and add more than 2,000 jobs to the local economy.

The \$500 million mixed-use project is the largest budget single-site projects in Cincinnati’s recent history. Included in this, is \$40 million in infrastructure improvements. Bayer Becker’s team provided civil engineering, land surveying, and transportation planning. The team assisted with the re-zoning process to a Planned Development and oversaw sitework construction documents for public and private infrastructure.

The phase one apartment complex, The Deacon, was completed in 2019. It is an eight story building offering 351 beds, dog park, music practice room, and resort-style pool and sun deck with grilling stations and fire pits. Construction is underway on the larger phase two which includes The Hub and Hotel Celare. The Hub is a 14 story tower offering 1,112 beds across 380 student housing units. Hotel Celare will include 171 guest rooms complete with a rooftop bar, meeting space, and multiple outdoor spaces.