

HaNoBe at Linden Square (College Hill Station)

Cincinnati, OH



Project Stats	
Client:	Pennrose
Location:	Cincinnati, OH
Year:	2022
Market:	Mixed Use
Project Size:	8.00 Acres



Located at the northern end of the College Hill Business District, HaNoBe at Linden Square (formerly known as College Hill Station) will transform over 7.5 acres of long-vacant land at the intersection of Hamilton Avenue and North Bend Road into a vibrant, mixed-use development. This \$30M project has been a community dream for nearly 15 years and will be completed by Q4 2022.

The HaNoBe development will deliver 171 market-rate apartments, over 10,000 SF of street-level retail, 240 on-site parking spaces, and streetscape enhancements along Hamilton Avenue and North Bend Road. In addition, 31 single-family townhomes and a neighborhood park will be constructed at the west end of the site.

Bayer Becker provided integrated land surveying, civil and transportation engineering, and landscape architecture services for the development team. From the project's original visioning in 2016, Bayer Becker led the charge on re-zoning efforts and zoning relief opportunities through the City's form-based code, right-of-way dedications and lot splits/reciprocal easement agreements through the City's planning department, multiple phases of site permitting through the City's building department, and right-of-way permitting through DOTE for the streetscape improvements.

With multiple developers, community groups, city agencies, and design team members engaged throughout the life of this project; Bayer Becker served as a common thread that helped connect all the site elements that went into making this a successful and thriving community asset.