

# 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 The project included the addition of a new nursing facility, replacing an outdated facility on the existing campus and also included the design and creation of a garden trail for the residents.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

<b>Client:</b>	Life Enriching Communities
<b>Location:</b>	Cincinnati, OH
<b>Year:</b>	2010
<b>Market:</b>	<a href="#">Senior Living</a>
<b>Project Size:</b>	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