

Delta Flats

Cincinnati, OH



Bayer Becker’s ability to provide designs for projects with challenging, intricate topography is on full display with Delta Flats, an apartment complex featuring 76 one bedroom apartments, fitness center and pool situated on 3.8 acres at the northwest corner of Delta Avenue and Columbia Parkway in Columbia Tusculum. The project sits at the base of a steep hill that features existing development at the top. Design for Delta Flats had to account for the hill and ensure that sliding wouldn’t be an issue. To accomplish this, Bayer Becker incorporated a series of retaining walls that mixed seamlessly with the hillside, while also helping to fortify it. The design received a positive review from the City’s Hillside Review process, allowing the project to proceed.

In addition to design, Bayer Becker was able to draw on past in-fill experience in the area to assist with design guidelines and permitting for the project. Bayer Becker provided integrated design services on Columbia Square, a mixed use development located catty-corner from the Delta Flats site. This familiarity with not only the project area, but also the City’s regulations and guidelines was vital to Delta Flat’s approval.

Bayer Becker’s ability to provide design for challenging spaces was a key factor in Delta Flats’ design. This ability combined with our familiarity with the area, our client and the City of Cincinnati’s agencies and guidelines helped make the project another step forward in the revitalization of the Columbia Tusculum area.



Project Stats	
Client:	Towne Properties
Location:	Cincinnati, OH
Year:	2012
Market:	Residential
Project Size:	4.00 Acres

Services Provided:

SURVEYING SERVICES

- ALTA Surveys
- Boundary Surveys
- Easement Exhibits & Descriptions
- Legal Descriptions
- Location Surveys
- Topographic Surveys

CIVIL ENGINEERING SERVICES

- Erosion Control Planning, Permitting & Inspection
- Grading & Earthwork Analysis
- Site Development
- Storm Water Collection System
- Storm Water Control Facilities
- Storm Water Pollution Prevention Plans

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

- Contract Documents and Specifications
- Due Diligence Research