

# Roselawn Gardens

## Cincinnati, OH



### Project Stats

<b>Client:</b>	City Studios Architecture
<b>Location:</b>	Cincinnati, OH
<b>Year:</b>	2018
<b>Market:</b>	<a href="#">Senior Living</a>
<b>Project Size:</b>	3.00 Acres

### Services Provided:

#### CONSTRUCTION PHASE SERVICES

Punchlist & Closeout  
Shop Drawing Review

#### SURVEYING SERVICES

ALTA Surveys  
Boundary Surveys  
Construction Layout & Staking  
Location Surveys  
Topographic Surveys

#### CIVIL ENGINEERING SERVICES

Dry Extended Detention Basin  
Erosion Control Planning, Permitting & Inspection  
Fore-Bay Basins  
Grading & Earthwork Analysis  
Hydrologic & Hydraulic Analysis  
Site Development  
Storm Water Collection System  
Storm Water Control Facilities  
Storm Water Pollution Prevention Plans  
Waste Water Infrastructure  
Water Supply Infrastructure

#### LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Contract Documents and Specifications  
Due Diligence Research  
LEED Based Consulting  
Planting Plans  
Site Furnishing Selection  
Sustainable Design and LEED Certification

Bayer Becker continues to strengthen our long history of working to increase affordable housing communities throughout Cincinnati's urban neighborhoods with Roselawn Gardens. This development is a transformational project for the community, replacing a former vacant and blighted commercial structure and revitalizing the high-visibility site within the neighborhood. It offers much needed affordable housing for seniors over 55 years of age. The four story facility offers residents 50 energy-efficient independent apartments with first floor community space.

The topography of the existing site posed a challenge to the accessibility needs of a senior living community. The design team took careful consideration of the significant elevation changes from north to south, and collaborated in the design of two-tiered parking lot and visitor drop-off area, helping to mitigate earthwork costs and ensuring the safety and convenience of residents, visitors, and staff. The urban neighborhood posed an additional challenge. Several large utility mains run through the site. The site design team was able to creatively navigate around these without major complications.

This project brought the neighborhood's vision to life through a number of funding sources, including Ohio Housing Finance Agency (OHFA) and Low Income Tax Credits. The project also received LEED Silver certification.