



THE DISTRICT at Clifton Heights

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Regional Context



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Great Views



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Great Views



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ASSOCIATES



MKSK

3D Context



Aerial View Looking South West



Aerial View Looking North West



Aerial View Looking South East



Aerial View Looking North East

Guiding Plans

2000

University of
Cincinnati Master Plan

2012

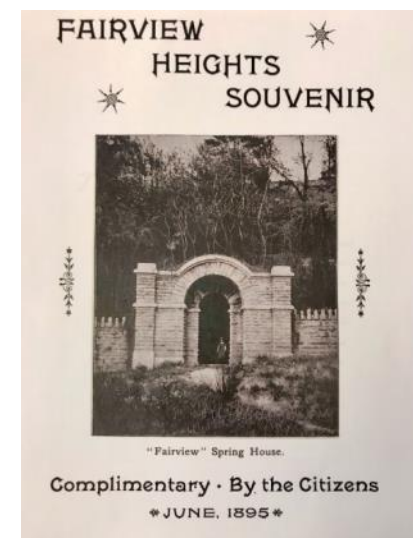
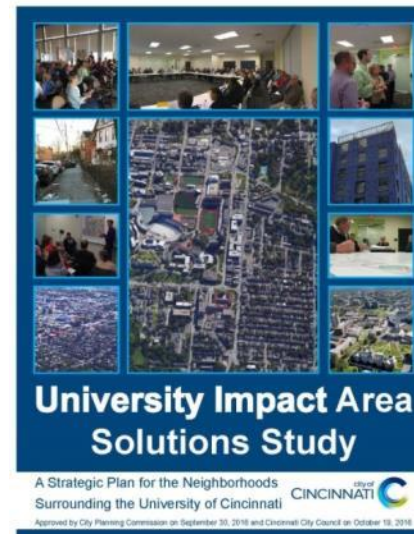
Plan Cincinnati

2016

University Impact
Area Solutions Study

1895

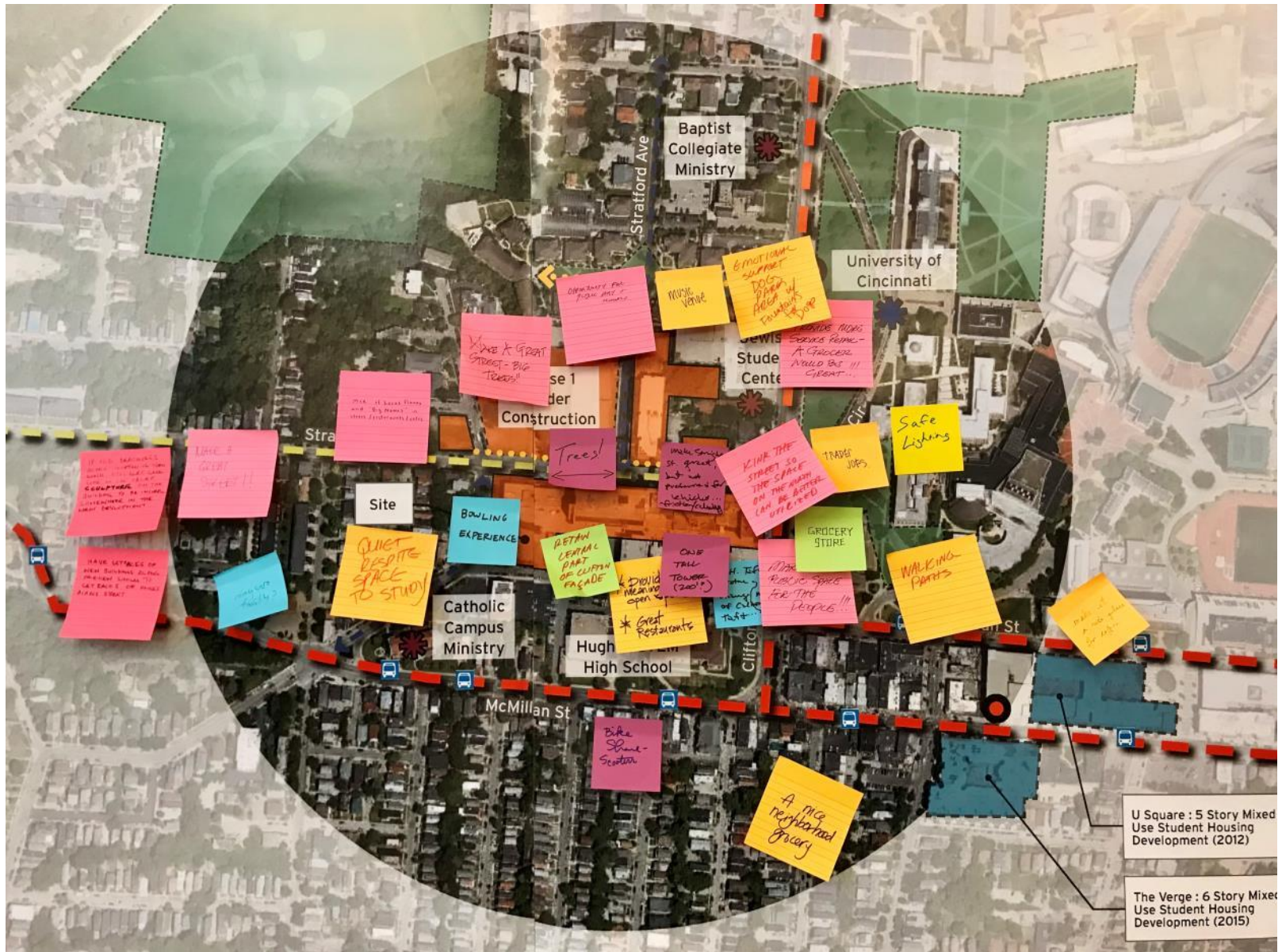
Fairview Heights
Souvenir



An Evolving Program

Use	Charrette Plan	Latest Plan
Hotel	170 rooms	170 rooms
Office	100,000 square feet	0 square feet
Residential	850 units	850 units
Retail	106,500 sf	75,000 sf
Parking	1100 spaces + 300 existing	800 spaces + 300 existing

What We've Heard



What We've Heard

- Make a Great Street
- Contemporary Architecture
- Grocery Store
- Curb Management
- Respect the architecture of the Hughes H.S.
- Coordinate with the University of Cincinnati
- Coordinate with Neighborhood on Resident Parking Permit
- Incorporate Public Art into the public realm
- Create market rate apartments that take advantage of views. Rooftop amenities and gardens
- Taper the density down to University Court
- Move Taft statue and rename Calhoun into Taft Street

Placemaking

OUTDOOR DINING AND SPILL-OUT SPACE FOR SPECIAL EVENTS



FESTIVAL LIGHTING



SHARED SPACE

BIKE SHARE



TRAFFIC CALMING

MULTI-MODAL STREETS

SHADE

TREE ALLEE



TREES

STREET

SHARED STREET

CURBLESS



Straight Street - Great Street



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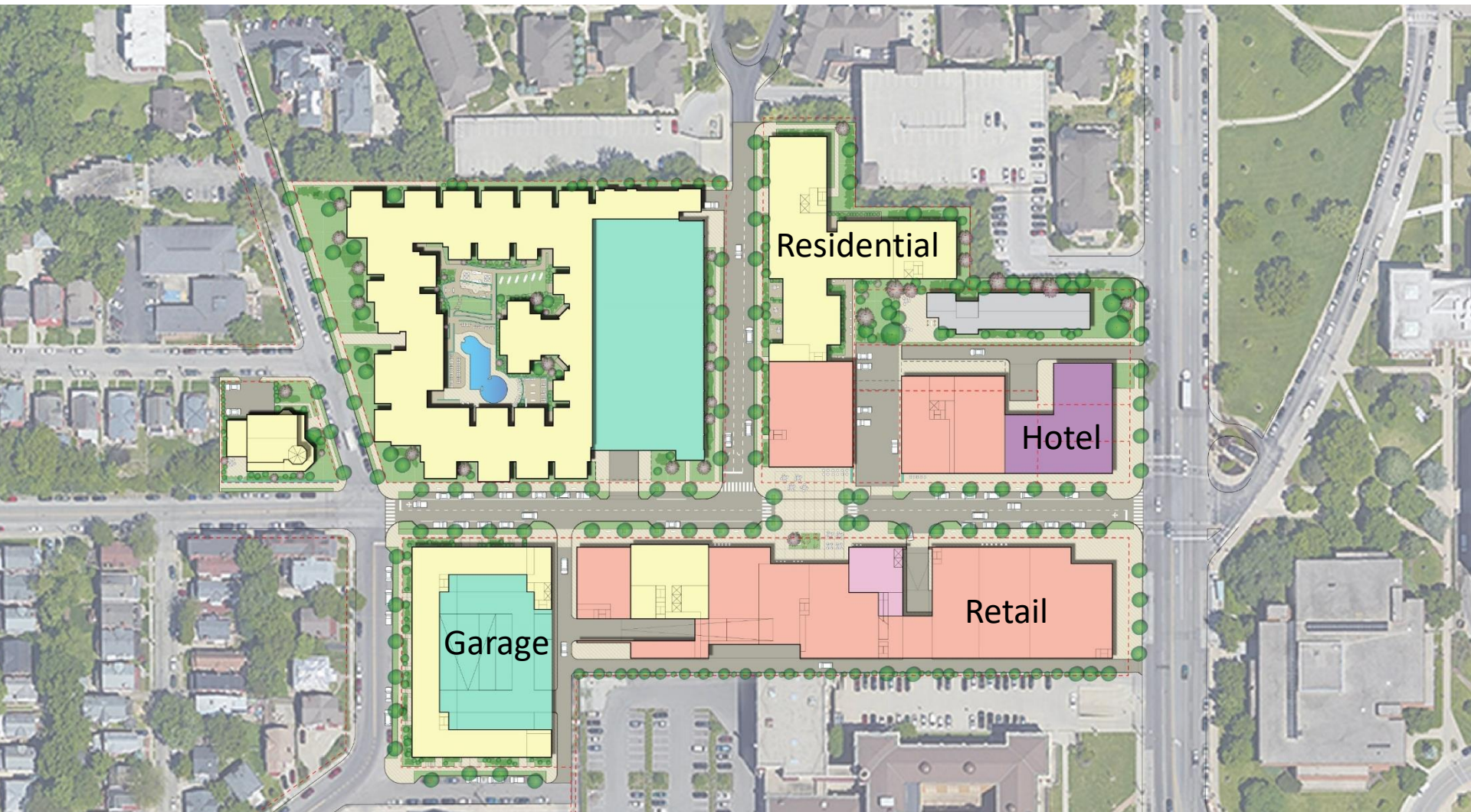


Site Plan

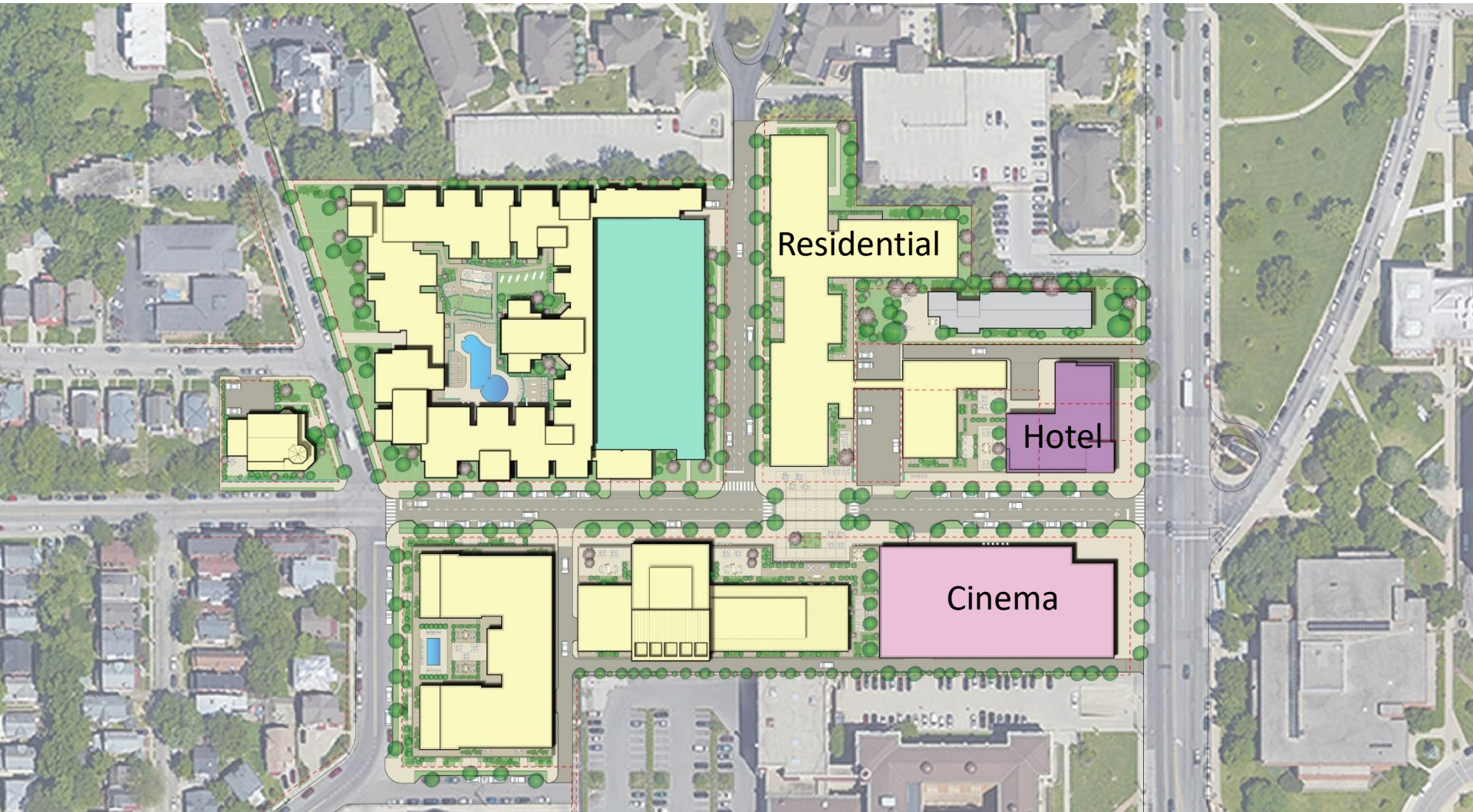


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Ground Floor Plan



Upper Floor Plan



3D Existing



Aerial View Looking South West



Aerial View Looking North West



Aerial View Looking South East



Aerial View Looking North East

3D Proposed



Aerial View Looking South West



Aerial View Looking North West



Aerial View Looking South East



Aerial View Looking North East

Looking up Fairview



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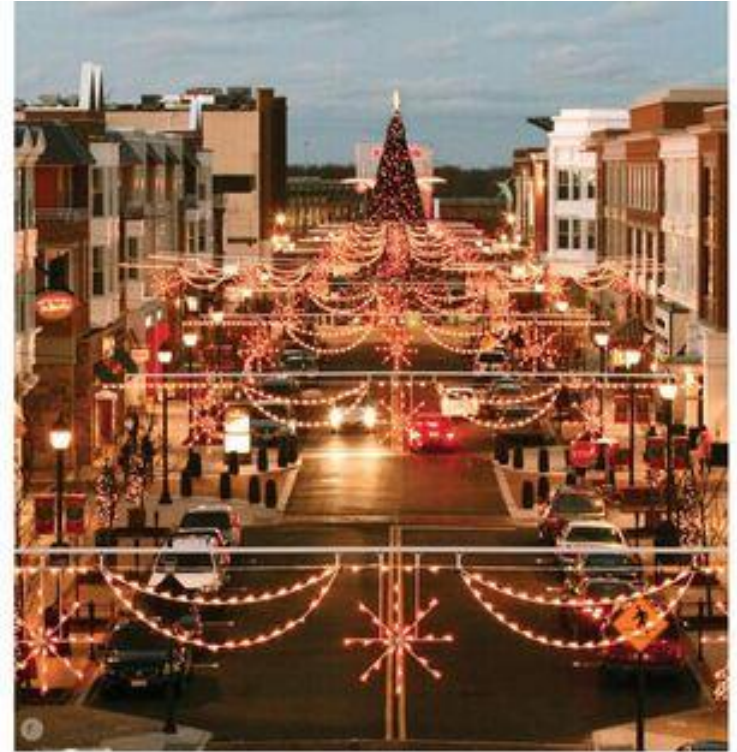


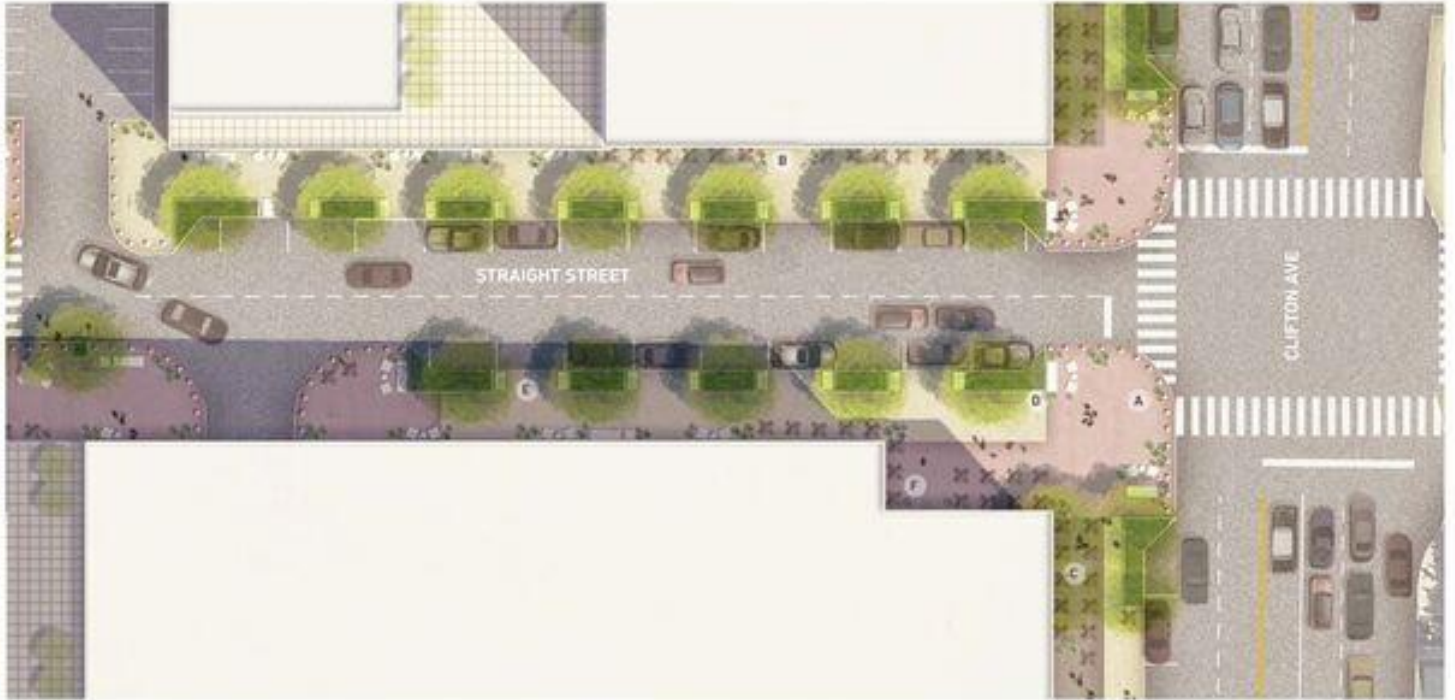


Straight Street - Looking East

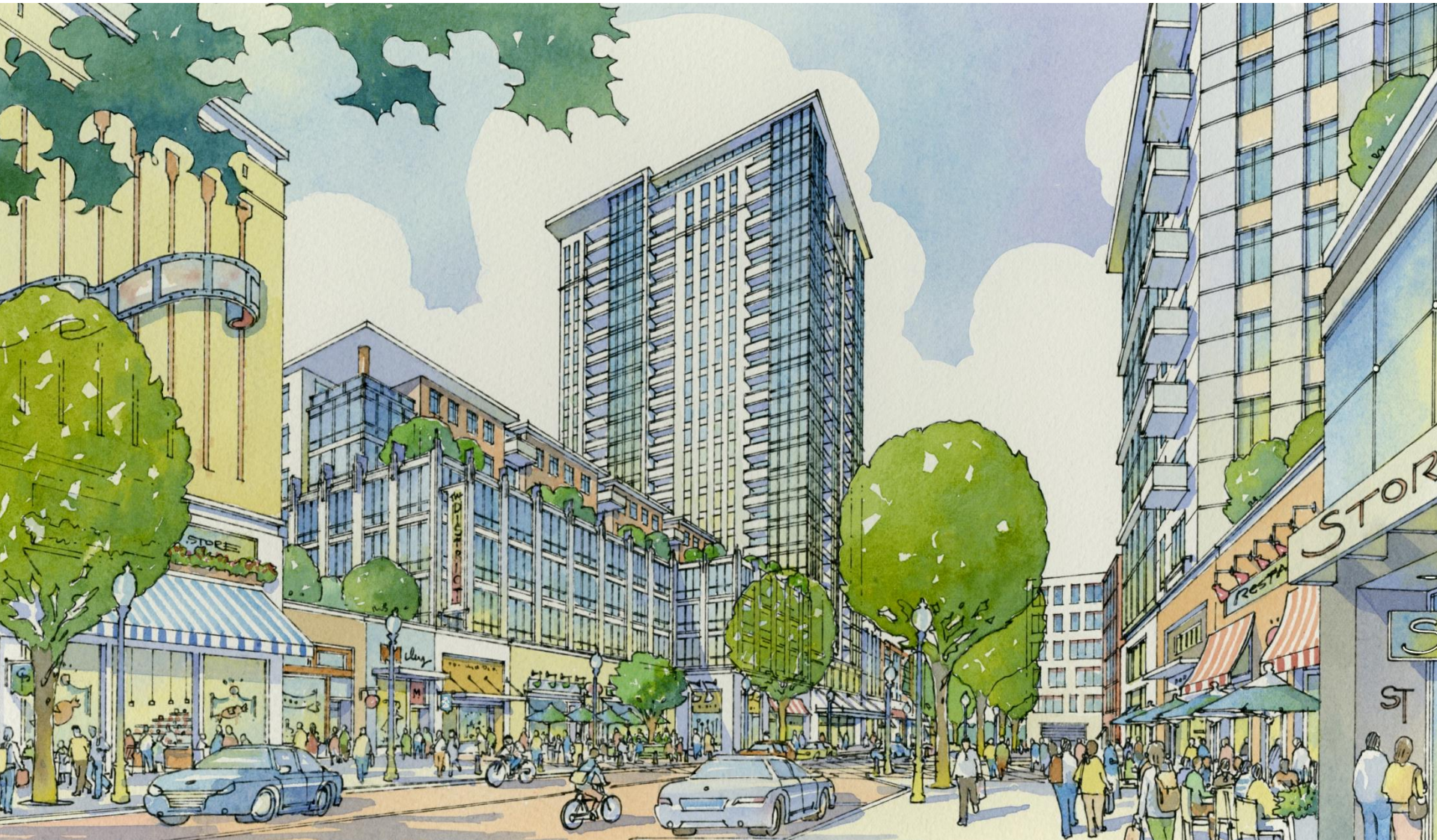


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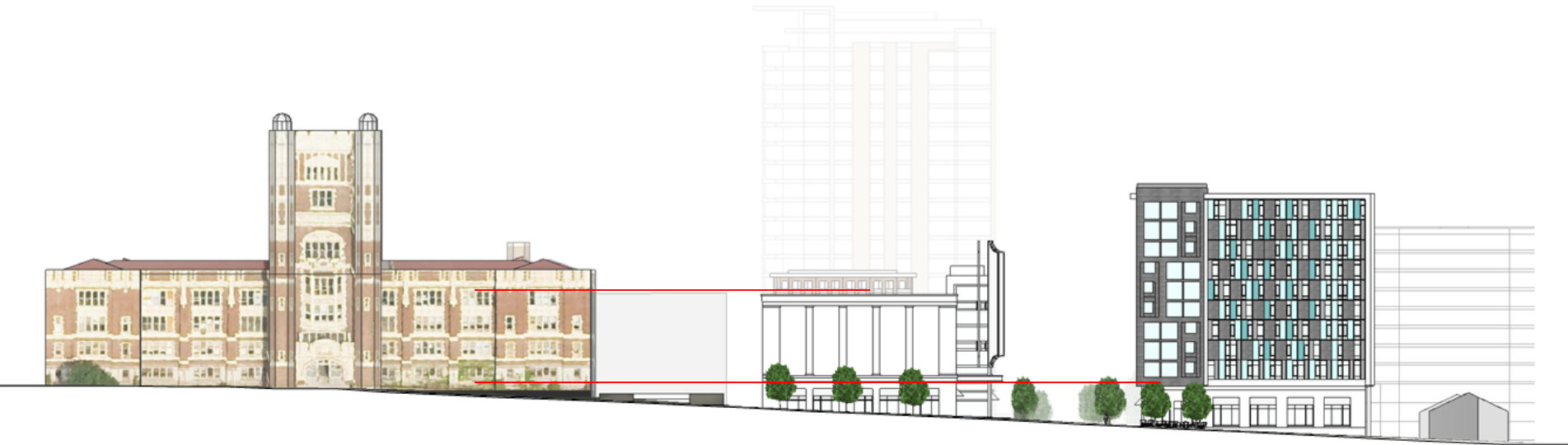
Straight Street – Looking West



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Clifton Avenue – Elevation



Proposed Massing



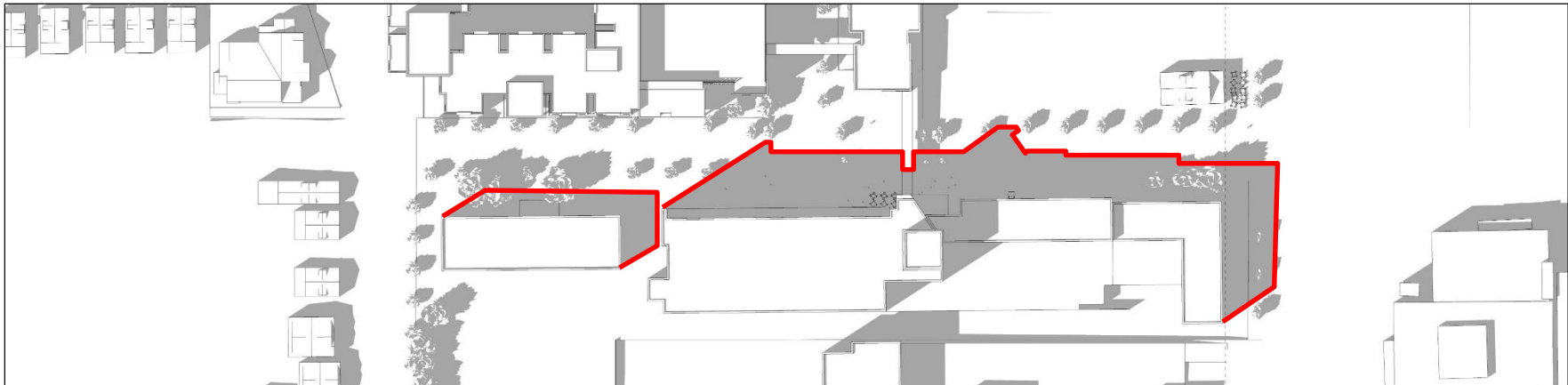
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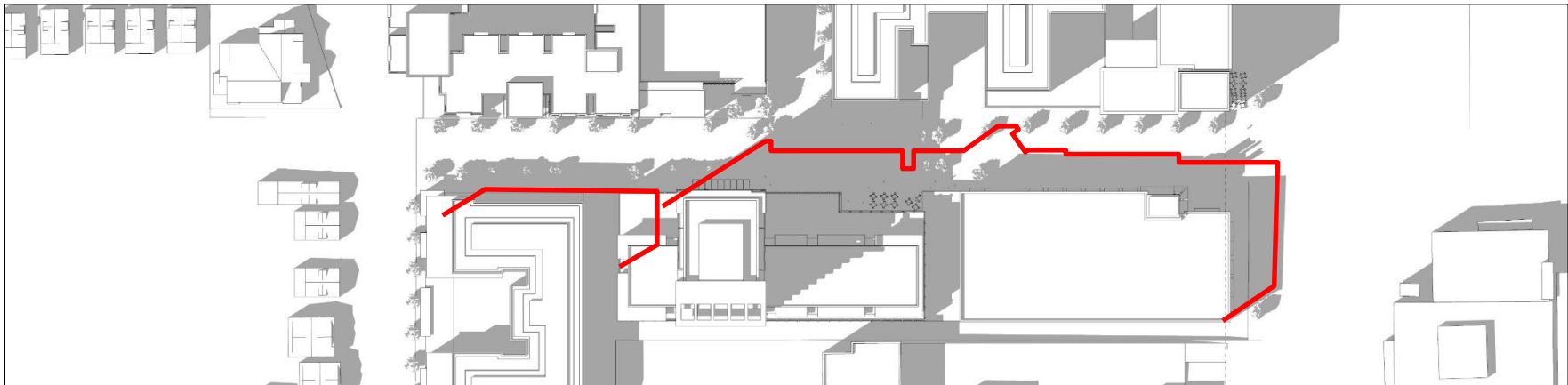
Proposed Massing – Compared to Existing



Straight Street Shadow Comparison



Existing: April 15 at 2:00pm



Proposal: April 15 at 2:00pm

Looking Southwest across Clifton



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Proposed Massing



Proposed Massing – Compared to Existing







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