



THE DISTRICT at Clifton Heights

Welcome to Red
Mills & M...
Sun May 13

Add here...
10% off!

DESIGNS
JEWELRY
10% off!

rebut

lucy

Regional Context



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Regional Context



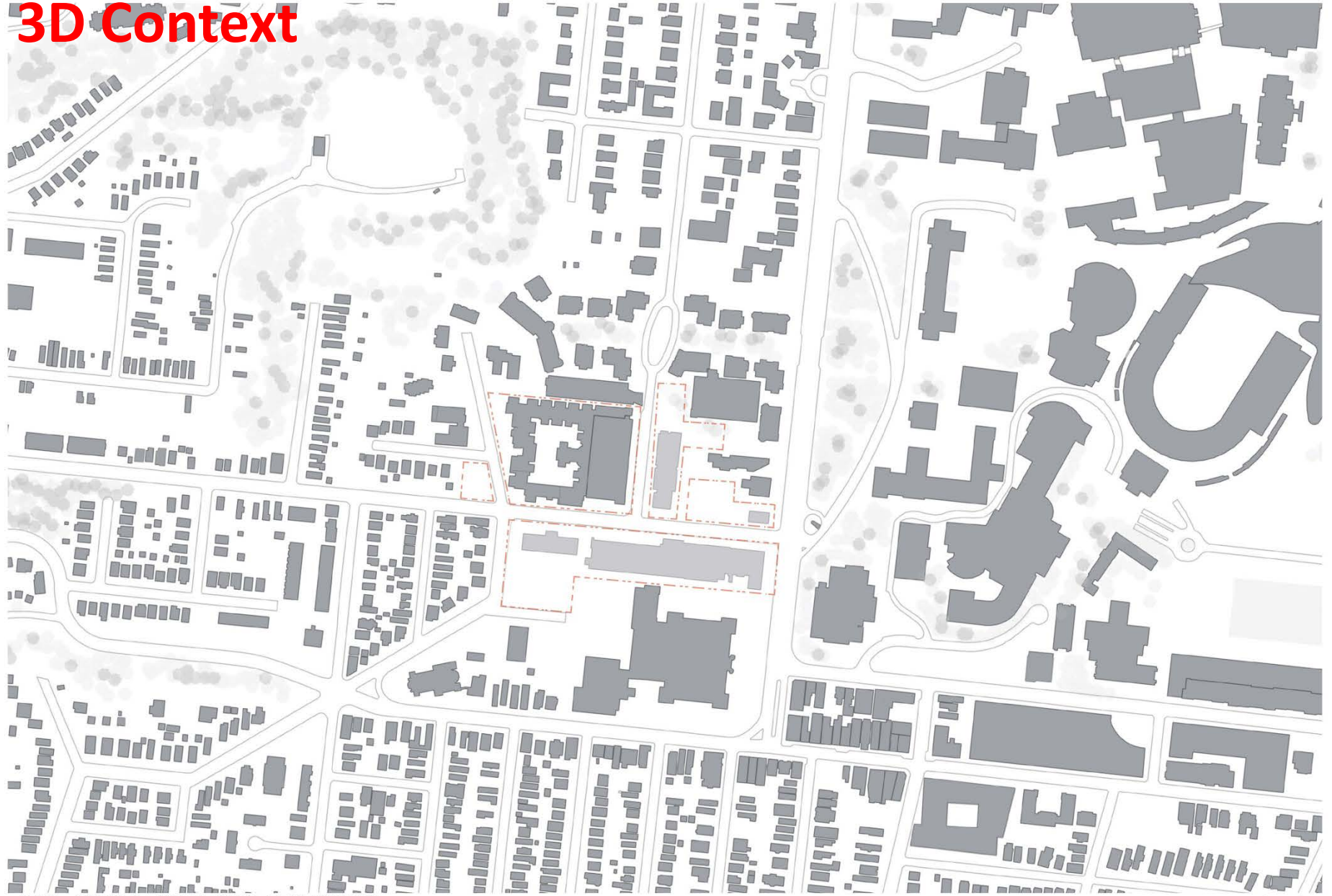
Regional Context



Immediate Context



3D Context



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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



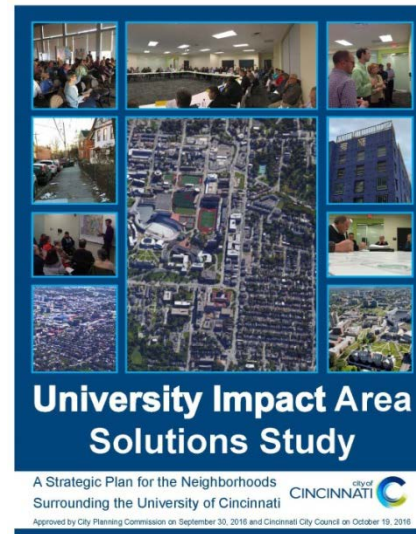
2012

Plan Cincinnati



2016

University Impact Area Solutions Study

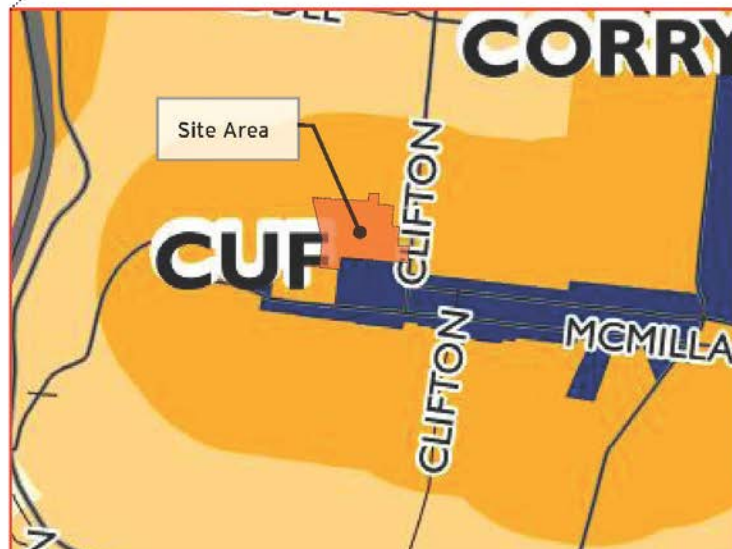
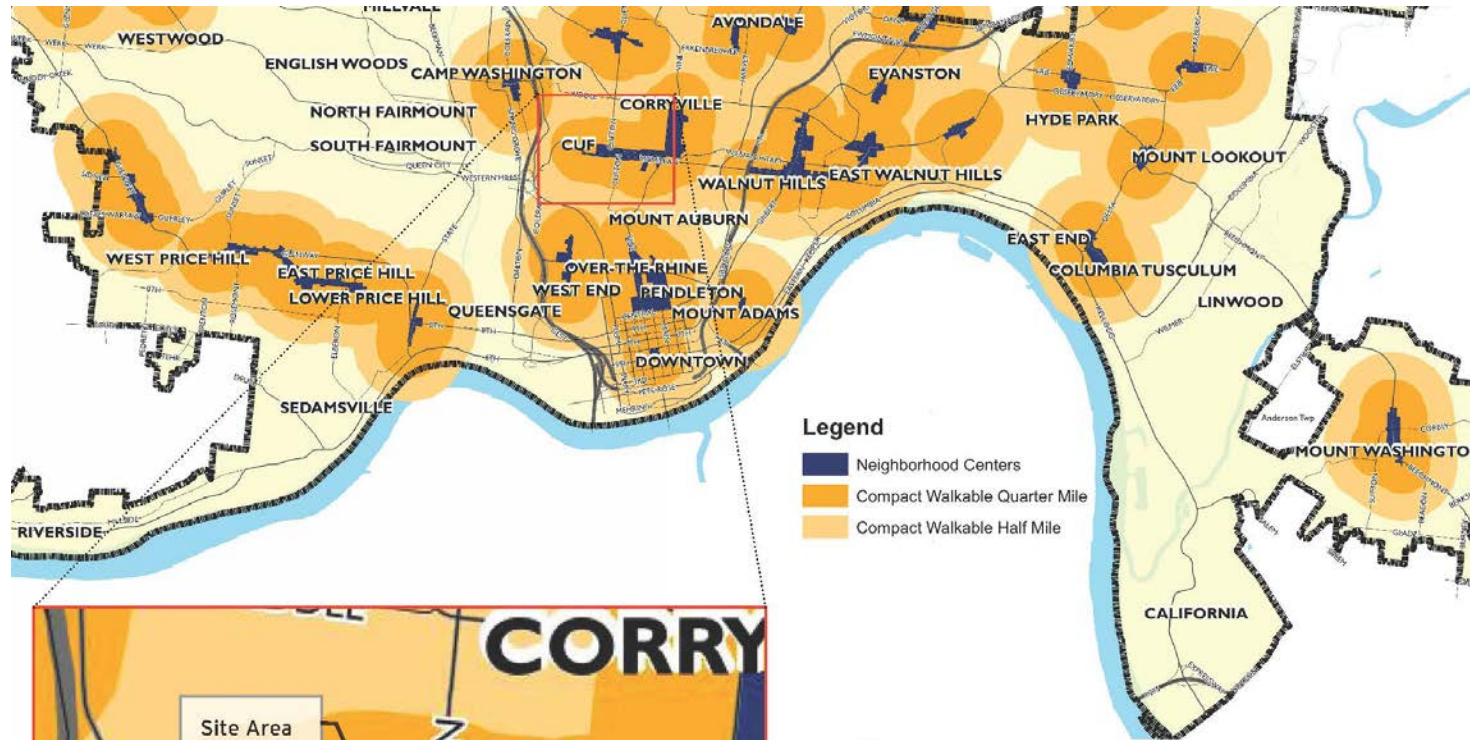


1895

Fairview Heights Souvenir



Guiding Plans – Plan Cincinnati



Guiding Plans – Plan Cincinnati – Target Opportunities



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Guiding Plans – University Impact Area Study



University Impact Area Solutions Study

A Strategic Plan for the Neighborhoods
Surrounding the University of Cincinnati



Approved by City Planning Commission on September 30, 2016 and Cincinnati City Council on October 19, 2016

The vision for the future of the study area is to preserve the unique character of these diverse, multi-generational neighborhoods through appropriate density of new development, more efficient communication, education, and collaboration between neighborhood stakeholders who identify and resolve problems and issues, while working together to create realistic and implementable solutions, capitalize on existing resources, resulting in safe, clean, attractive, connected, and well-maintained neighborhoods.

GOALS

Retain and promote unique cultural and architectural characteristics of the older urban neighborhoods surrounding the University of Cincinnati.

Develop and maintain quality housing.

Design and implement a safe and integrated pedestrian network.

Manage the overall flow of traffic and encourage other modes of transportation.

Mixed-Use – Walkable, Bikeable, Appropriately Scaled



NOTE: Photos shown here as precedents and some of these images are courtesy of others.

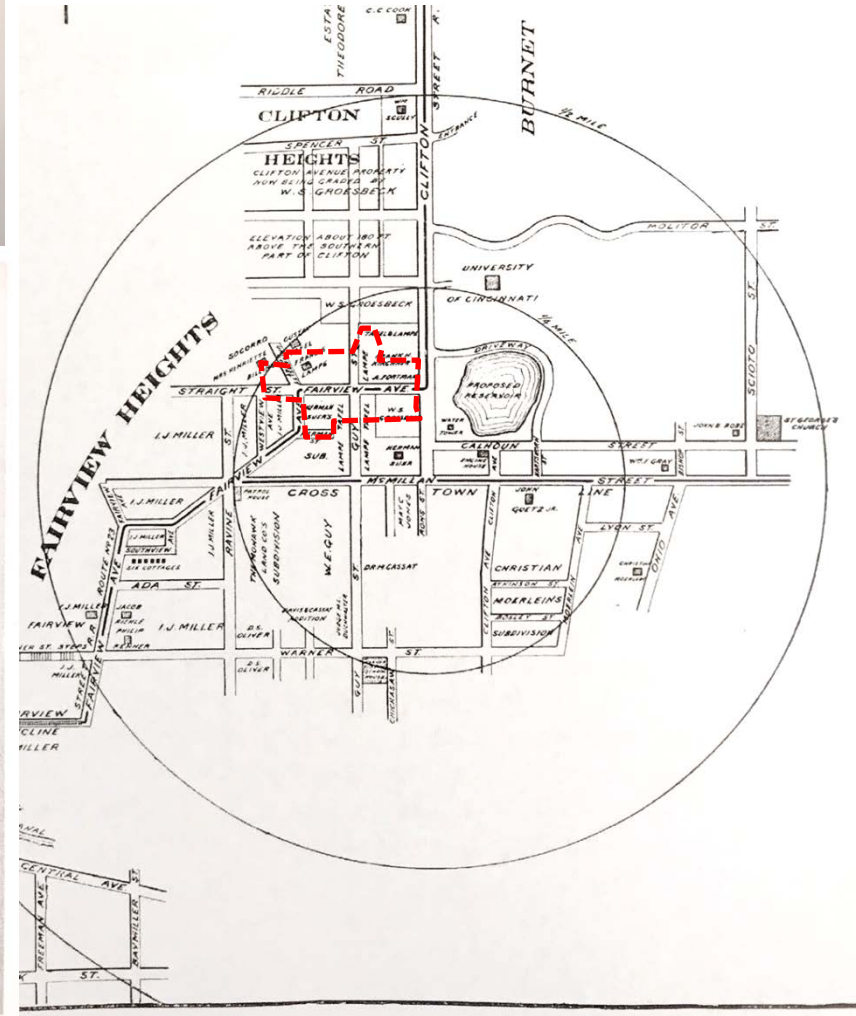
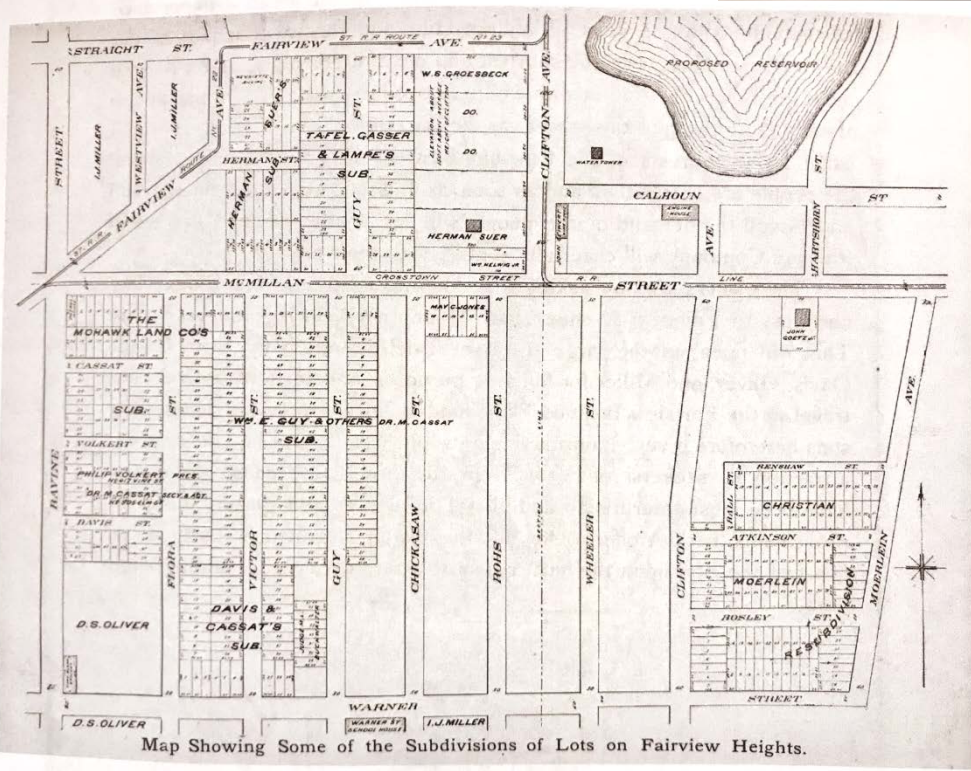
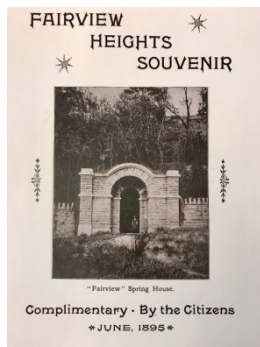
Placemaking



Placemaking



Guiding Plans –Souvenir– Prospect / Connectivity





CONCEPTUAL VISION THEMES

1. CREATE A VIBRANT GATEWAY TO THE UNIVERSITY OF CINCINNATI.
2. ACHIEVE A GREAT MIX OF HOUSING (MARKET RATE). COMPLIMENT AREA'S STUDENT HOUSING.
3. INTRODUCE NEIGHBORHOOD SERVING RETAIL & MIXED USE TO BUILD ON THE UPCOMING AMBIANCE.
4. CONTRIBUTE TO THE CUF NEIGHBORHOOD CORE BY DEVELOPING STRAIGHT STREET INTO A MIXED USE PEDESTRIAN-FRIENDLY CORRIDOR
5. LOCATE STRATEGIC TOWERS TO SERVE AS BEACONS AND TAKE ADVANTAGE OF THE VIEWS.
6. BRING STATE OF THE ART AMENITIES TO THIS COMMUNITY & CLIFTON HEIGHTS.
7. CREATE BUILDING TYPES THAT RESPOND TO MARKET AND CONSTRUCTION ECONOMICS.



Market Demand

PROGRAM.

HOTEL - 170 KEYS
OFFICE - 100,000 SF
RESID. - 750 DU. [750,000 GSF]
RETAIL - 106,500 SF
PARKING - 1,100 SP. [385,000 SF +/-]
+ 300 SP. [EXISTING]

Charrette Schedule

Note: Blue indicates time slots open for stakeholder interviews. Orange indicates public presentations. Purple indicates times not open to public.

Monday, July 30		Tuesday, July 31		Wednesday, August 1		Thursday, August 2	Friday, August 3
9AM - 12PM Site & Neighborhood Tour Torti Gallas team tours Clifton Heights site and surrounding neighborhood		9AM - 12PM Design Team Works Open to the public	9AM - 12PM Stakeholder Interviews 45 minute meeting time slots	9AM - 12PM Design Team Works - Joined by Landscape Architect Open to the public	9AM - 12PM Stakeholder Interviews 45 minute meeting time slots	9AM - 12PM Design Team Works Open to the public	9AM - 12PM Design Team Works Open to the public
12PM - 1PM Lunch		12PM - 1PM Lunch		12PM - 1PM Lunch		12PM - 1PM Lunch	12PM - 1PM Lunch
1PM - 5PM Set-up Charrette Space + Briefings from Civil Engineer and Parking Consultant	1PM - 5PM Stakeholder Interviews 45 minute meeting time slots	1PM - 8PM Design Team Works Open to the public	1PM - 5PM Stakeholder Interviews 45 minute meeting time slots	1PM - 5PM Design Team Works Open to the public	1PM - 5PM Stakeholder Interviews 45 minute meeting time slots	1PM - 8PM Design Team Works Open to the public	1PM - 5PM Design Team Works
5PM - 6PM Prepare for Meeting				5PM - 6PM Prepare for Meeting			5PM - 6PM Prepare for Meeting
6PM - 8 PM Kick-off Presentation & Discussion				6PM - 8 PM Interim Public Presentation			6PM - 8 PM Public Presentation