



THE DISTRICT at Clifton Heights

Regional Context



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Regional Context



Immediate Context



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 Resid 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

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

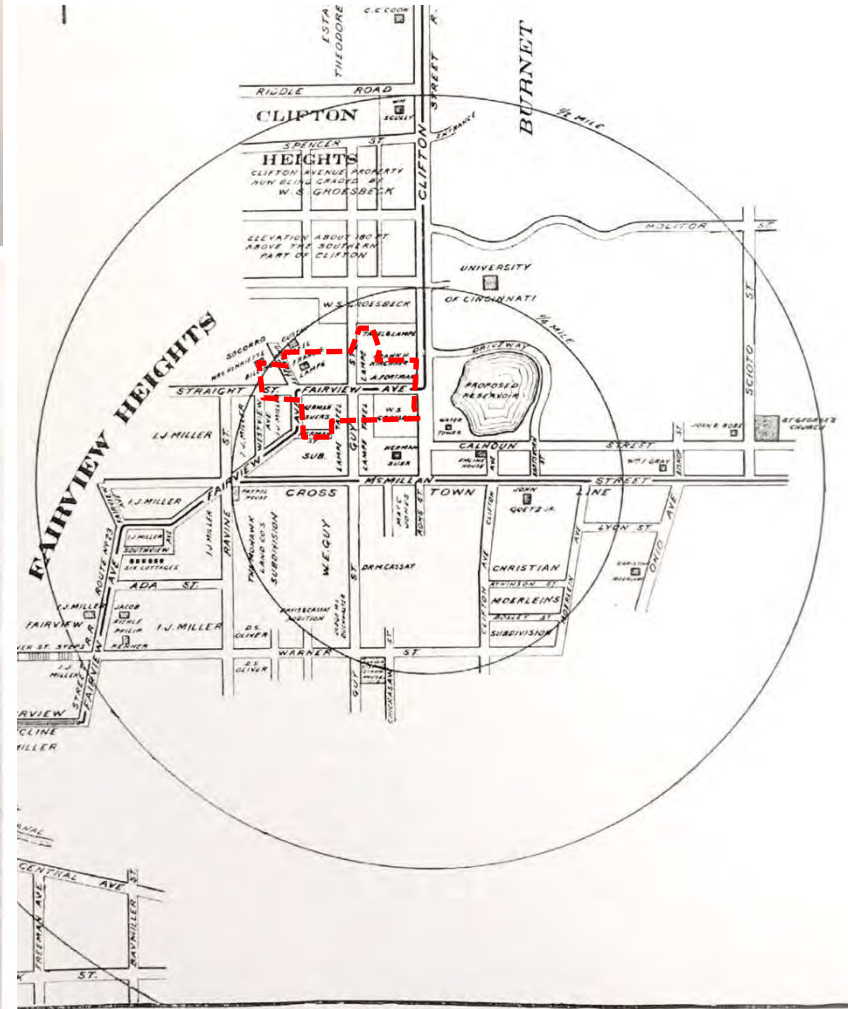
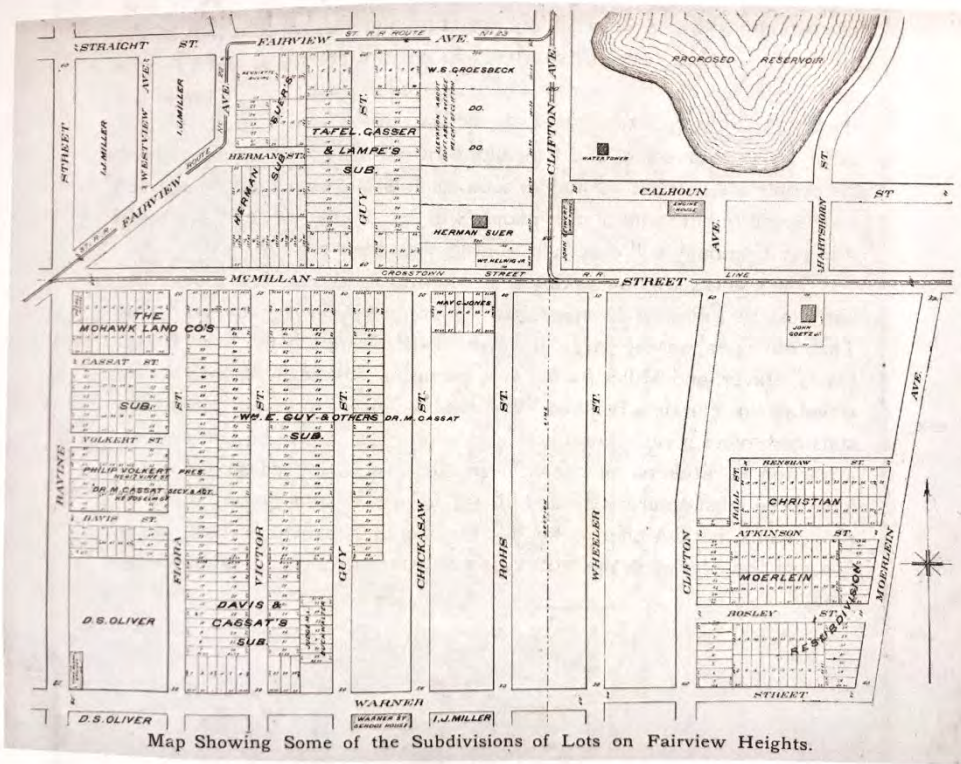
University Impact
Area Solutions Study

1895

Fairview Heights
Souvenir

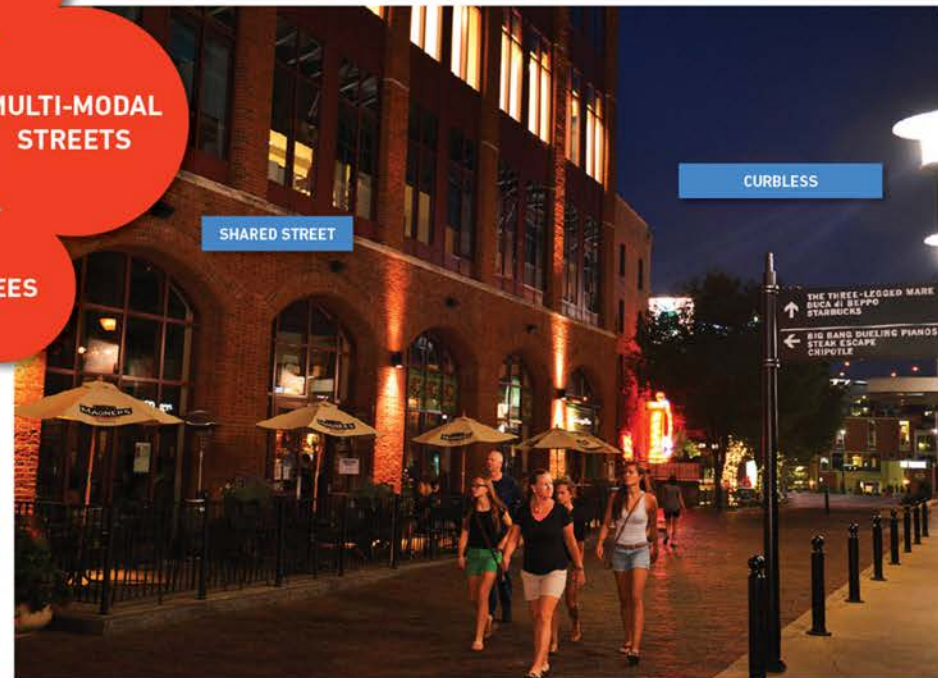


Guiding Plans –Souvenir– Prospect / Connectivity





Placemaking



Placemaking



MULTI-LEVEL DINING

RETAIL SPILL-OUT SPACE

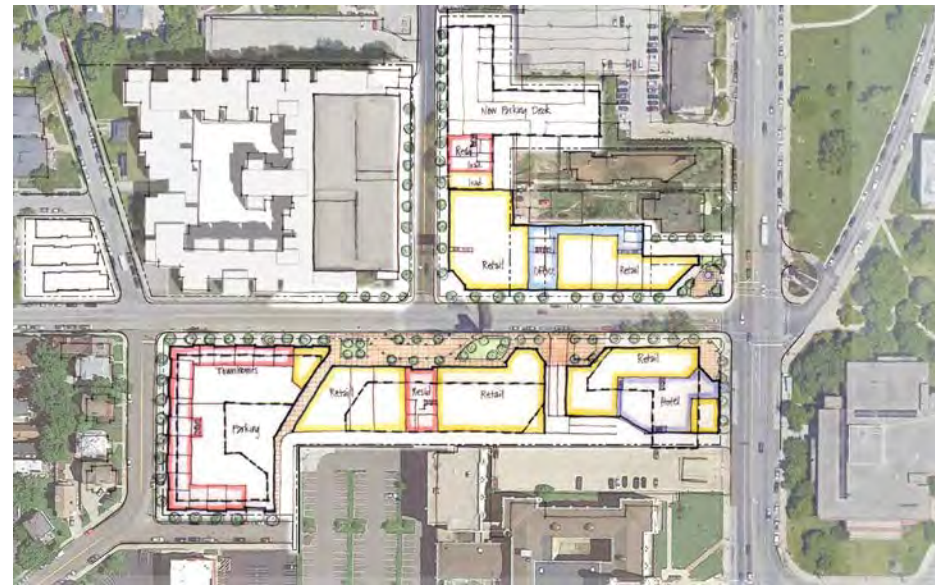
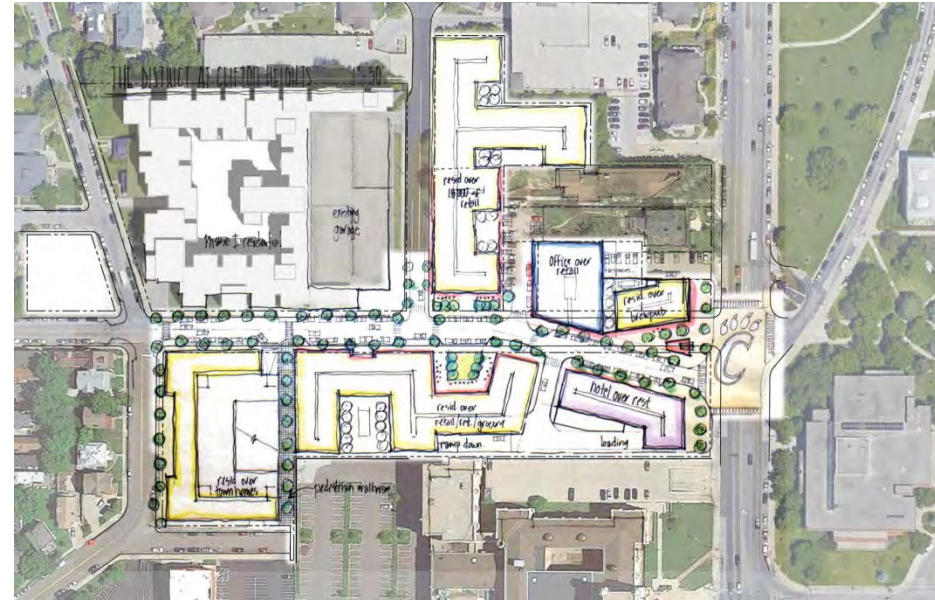
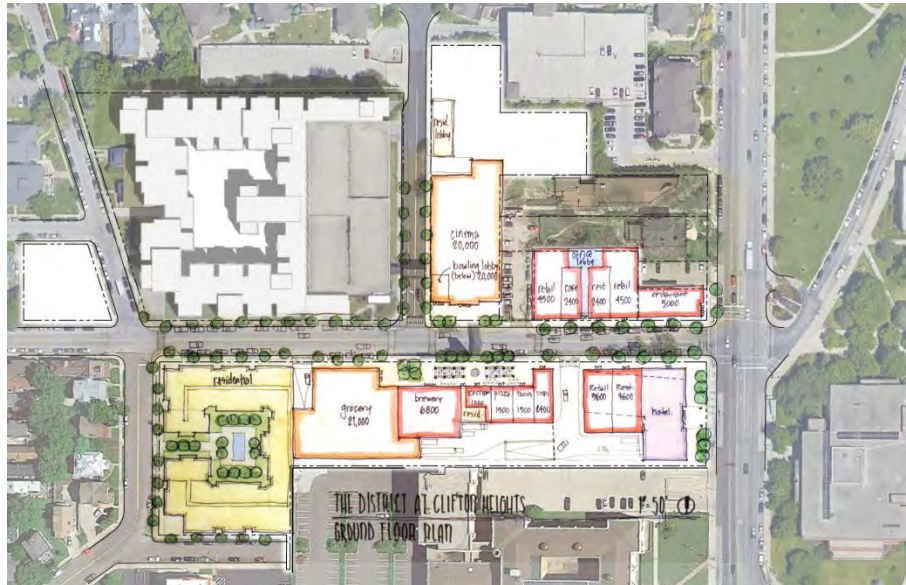
OUTDOOR DINING



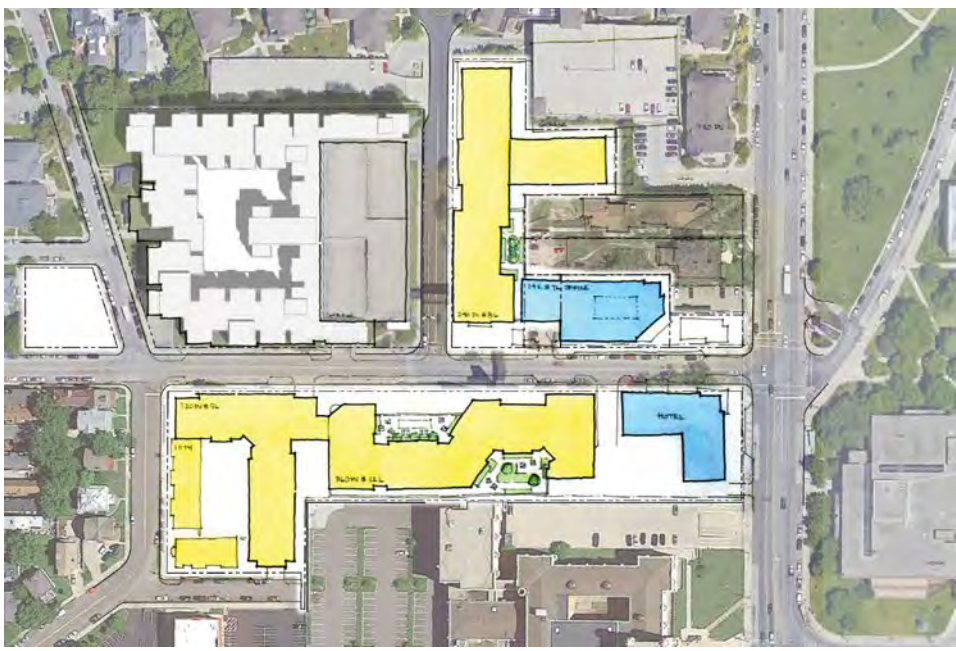
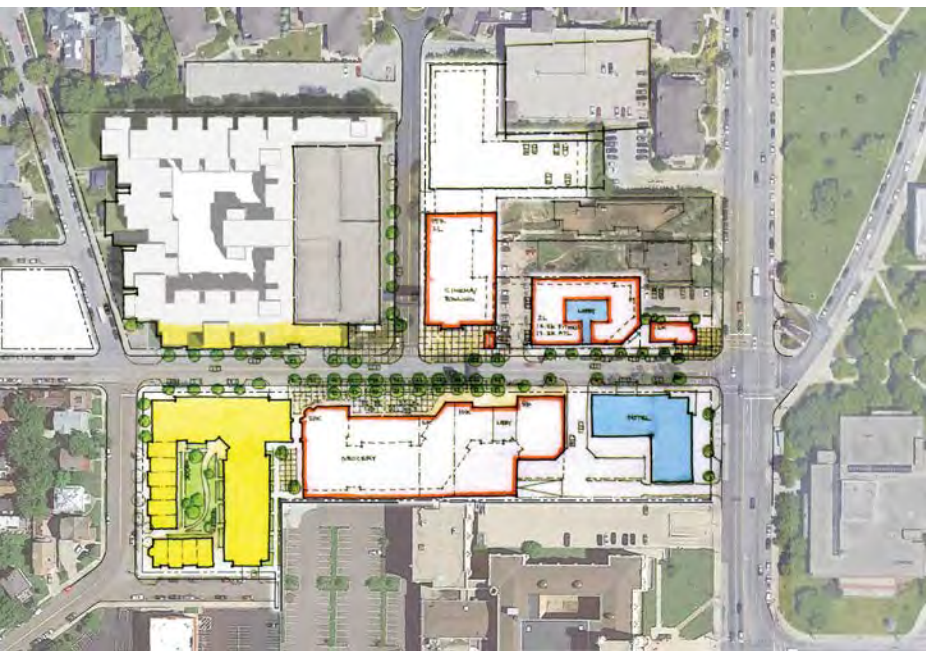
Market Demand

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 + 1/2]
+ 300 SP. [EXISTING]



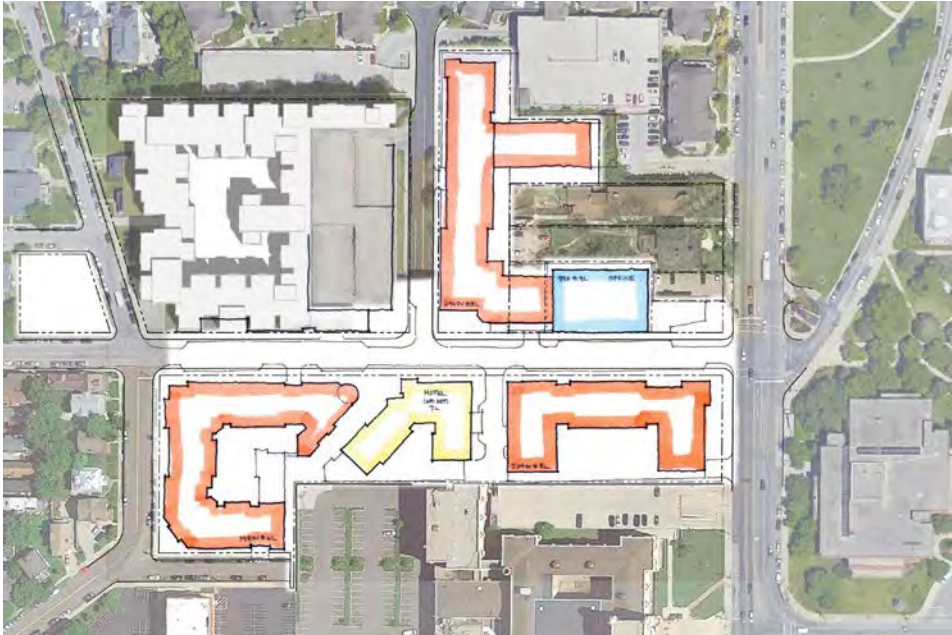
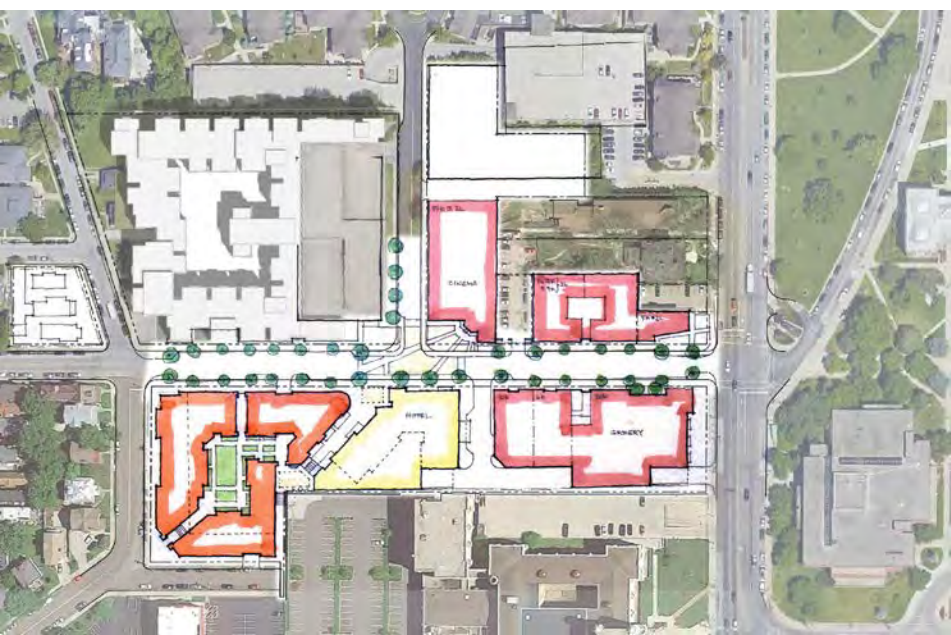
Scheme A



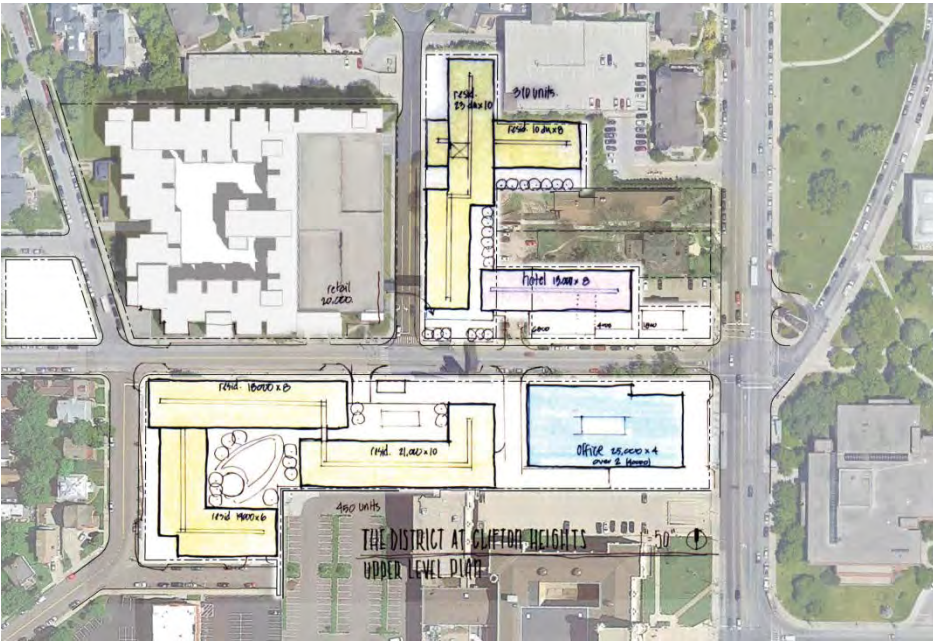
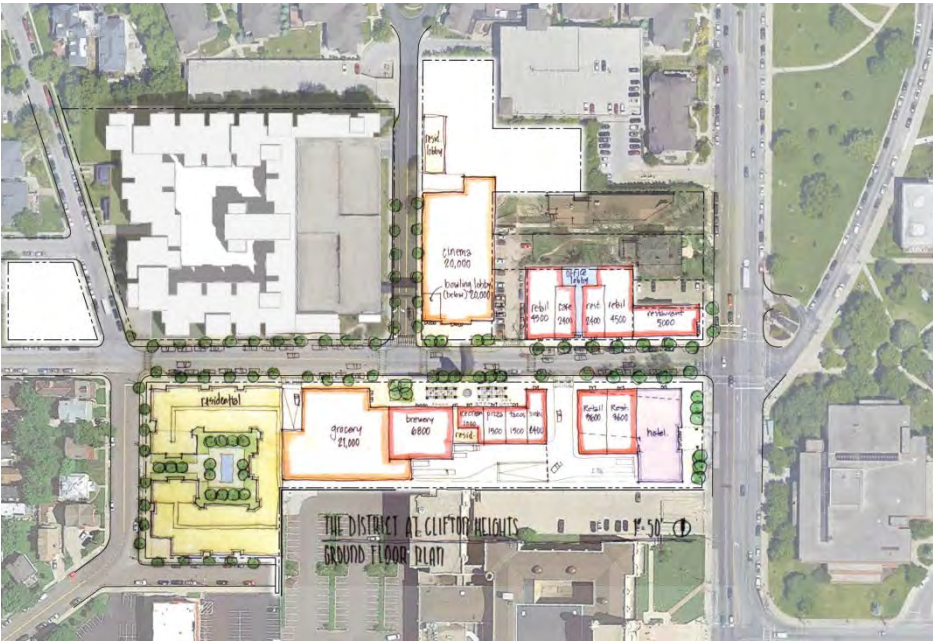
Scheme B



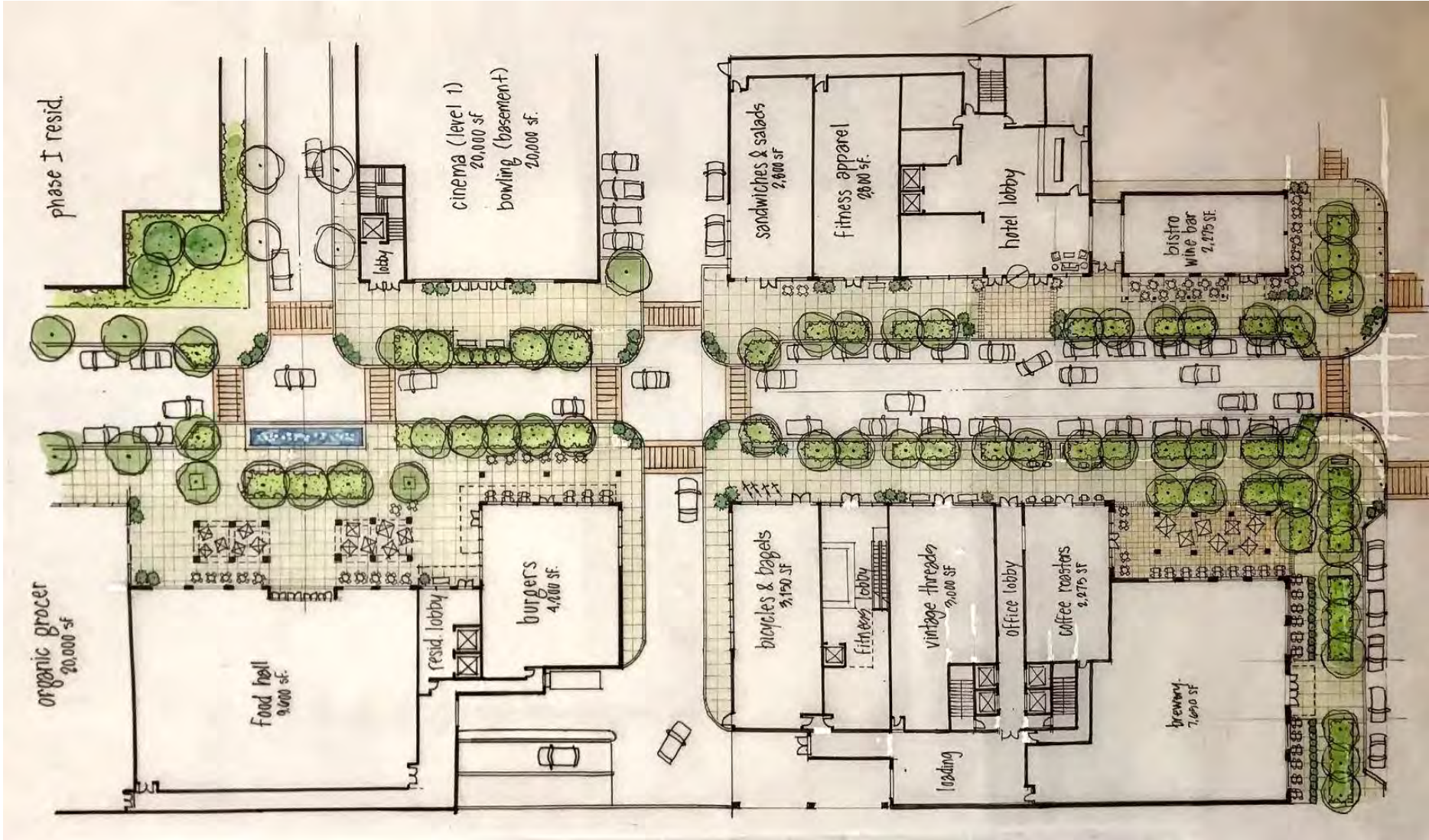
Scheme C



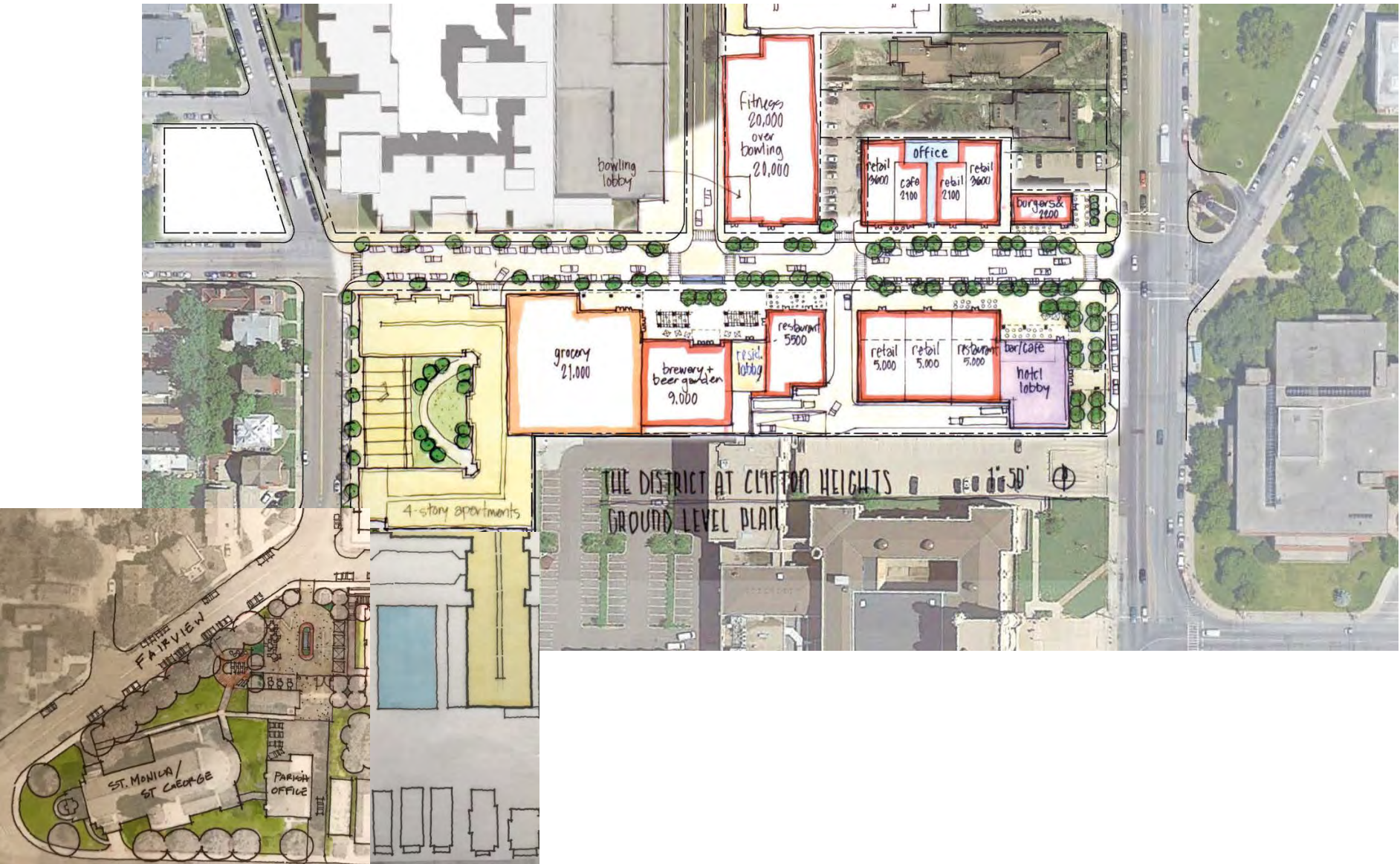
Scheme D



Scheme D



Collaborating with St. Monica / St. George Church



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Looking up Fairview



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NE Existing



SE



NW



SW



NE Scheme A



SE



NW



SW



NE Scheme B-1



SE



NW



SW



NE Scheme B-2



SE



NW



SW



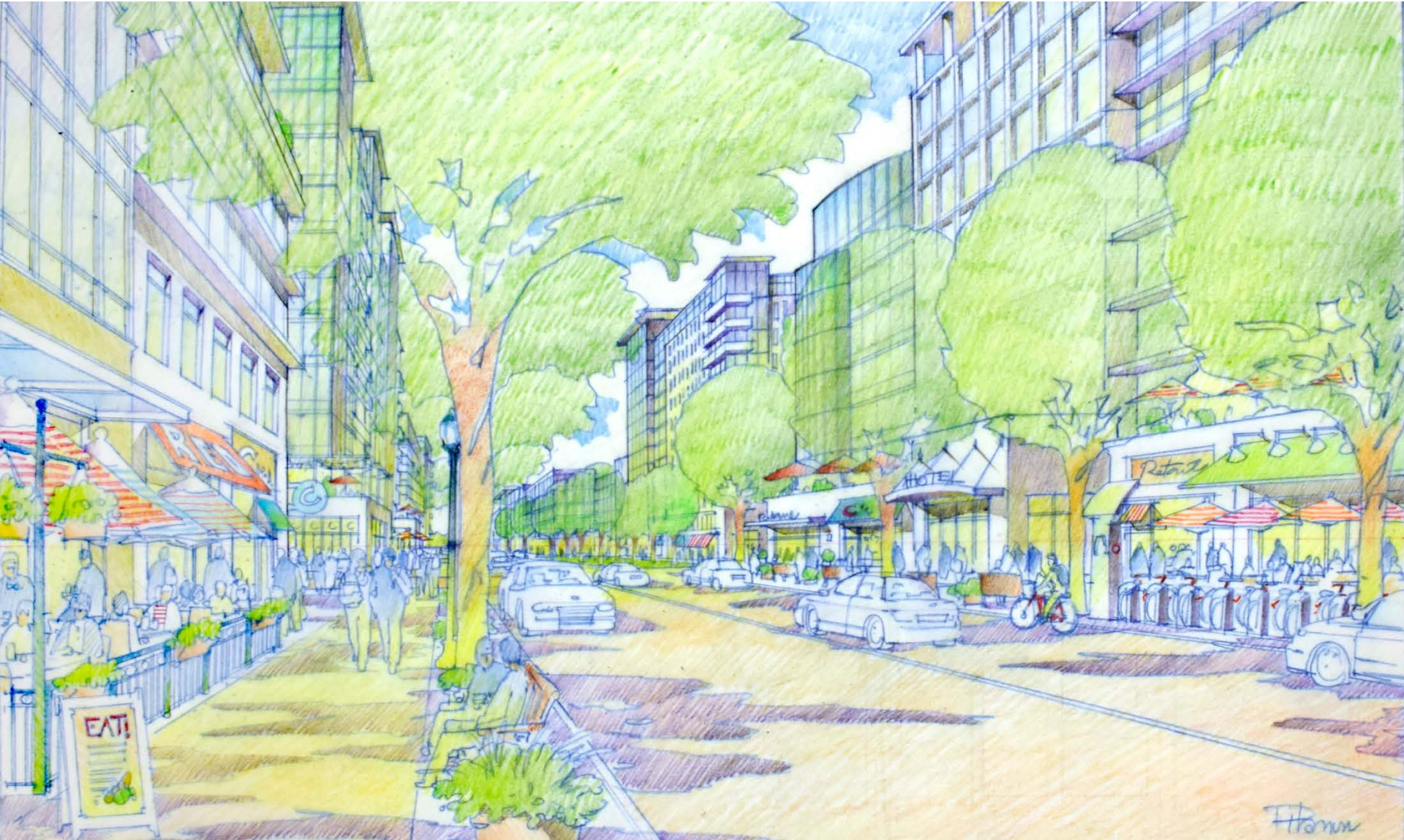
Character Sketch



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Placemaking



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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			
6PM - 8 PM Kick-off Presentation & Discussion				6PM - 8 PM Interim Public Presentation			
						6PM - 8 PM Public Presentation	