



THE DISTRICT at Clifton Heights

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	

Regional Context



Regional Context



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Great Views



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Great Views



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Immediate Context



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

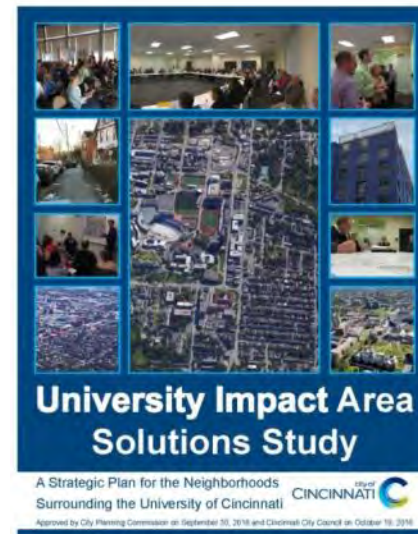
Plan Cincinnati

2016

University Impact
Area Solutions Study

1895

Fairview Heights
Souvenir



Existing Zoning

1703-6.4. IR Institutional Residential

A. Purpose

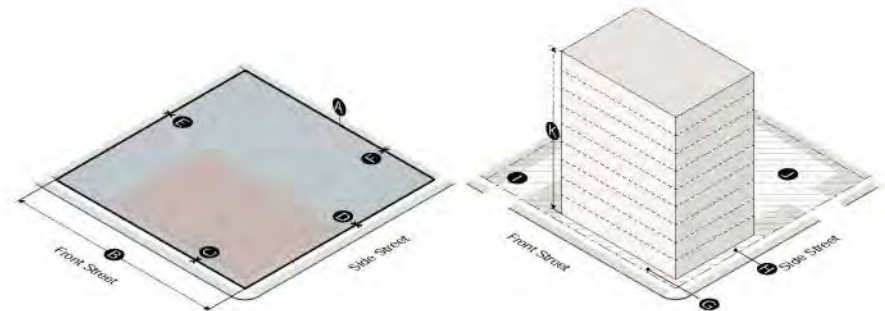
IR is intended to provide appropriate zoning for major institutions and support services that will allow for continuation and expansion without adverse impacts on adjacent residential neighborhoods. IR promotes the orderly development of institutional and residential land uses and establishes appropriate standards for reviewing proposals for new development of institutional uses and for expansion of existing institutional uses.



B. General

<u>Allowed-Permitted uses & use standards</u>	Sec. 1703-9
Landscaping and buffering	Sec. 1711-2
Nonconformities	Sec. 1752-7
Parking	Sec. 1711-1
Outdoor storage and display	Sec. 1711-5
Rules of measurement	Sec. 1703-10
Signs	Sec. 1711-3
Site lighting	Sec. 1711-4
<u>Use standards</u>	Sec. 1703-19

1703-6.4 IR Institutional Residential



C. Lot

Lot Dimensions		
Lot area	0 SF min.	A
Lot width	0' min.	B

D. Placement

Building Setbacks		
Front street	0' min.	C
Side street	0' min.	D
Side interior	0' min.	E
Rear	0' min.	F

E. Parking

Location of Parking		
Front yard	Permitted	G
Corner yard	Permitted	H
Side yard	Permitted	I
Rear yard	Permitted	J

F. Height

Building Height		
All buildings/structures	200' max.	K

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]

What We've Heard

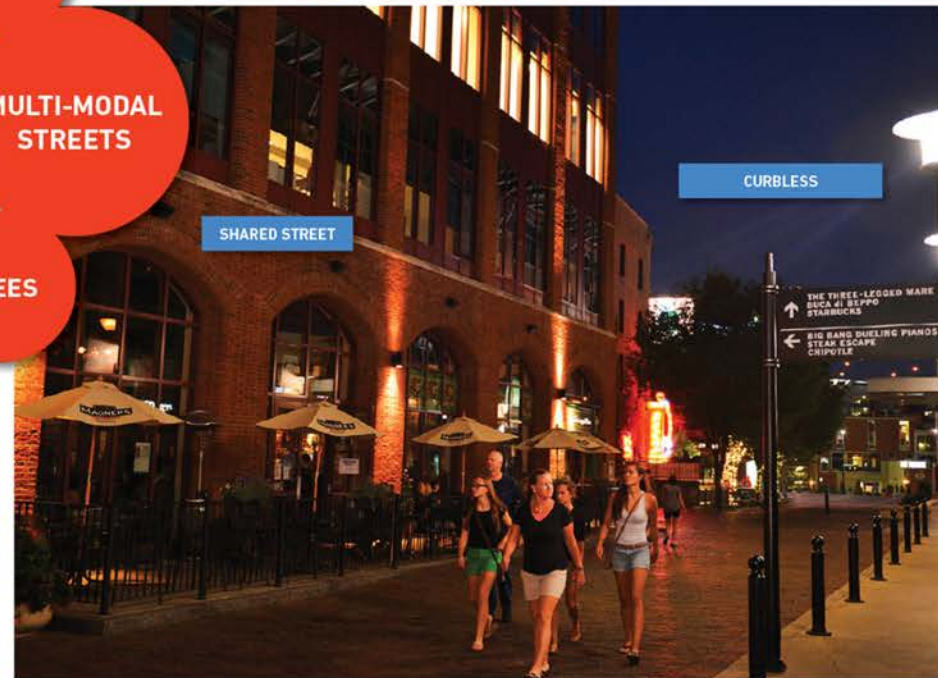


What We've Heard

- 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



Placemaking



Placemaking



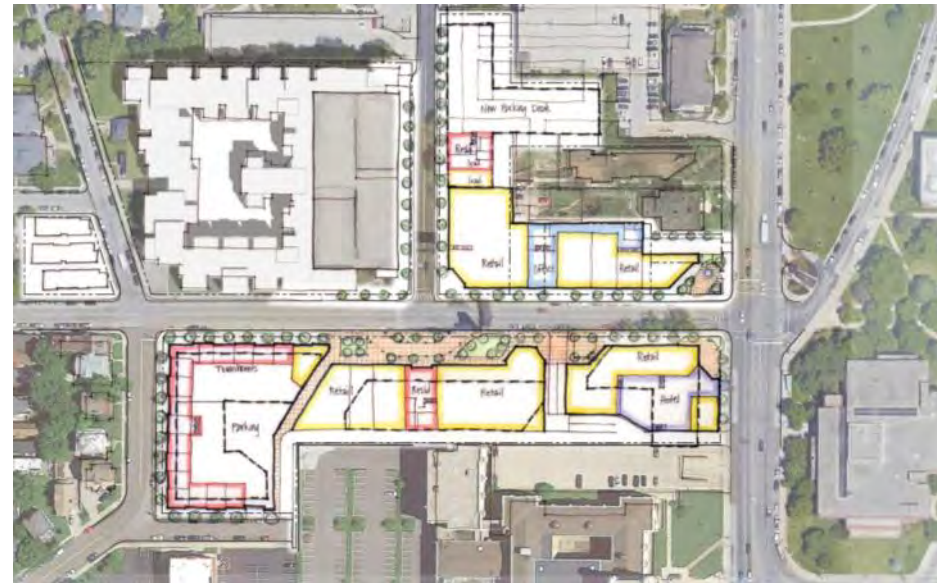
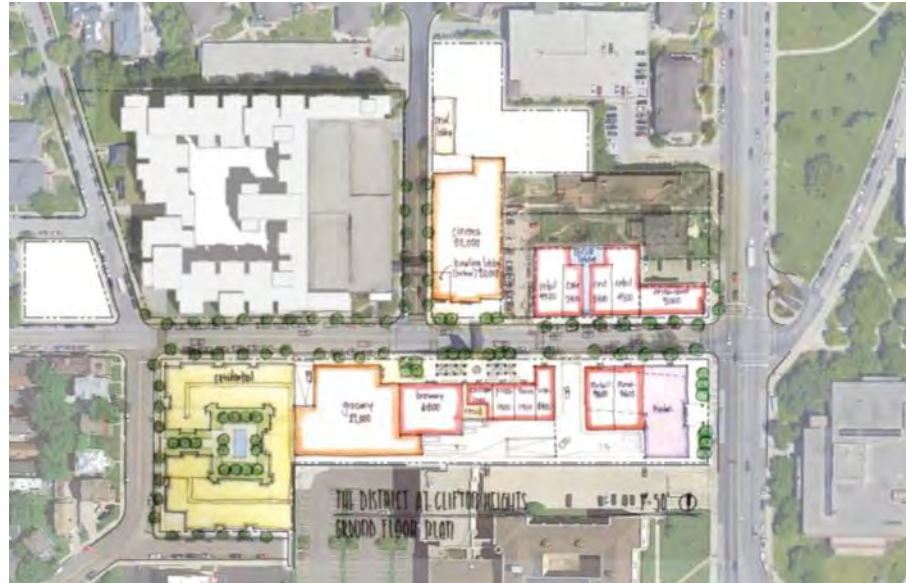
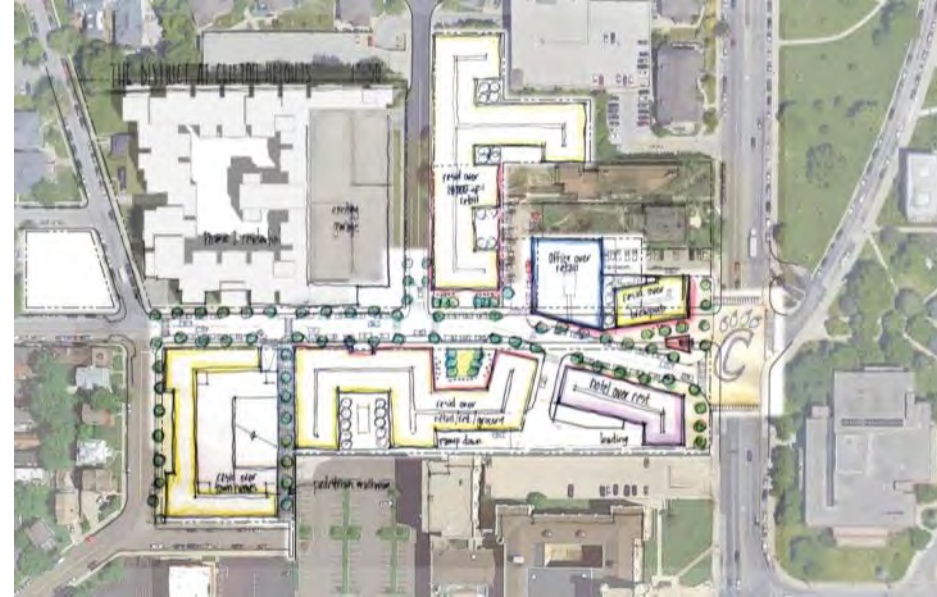
MULTI-LEVEL DINING

RETAIL SPILL-OUT SPACE

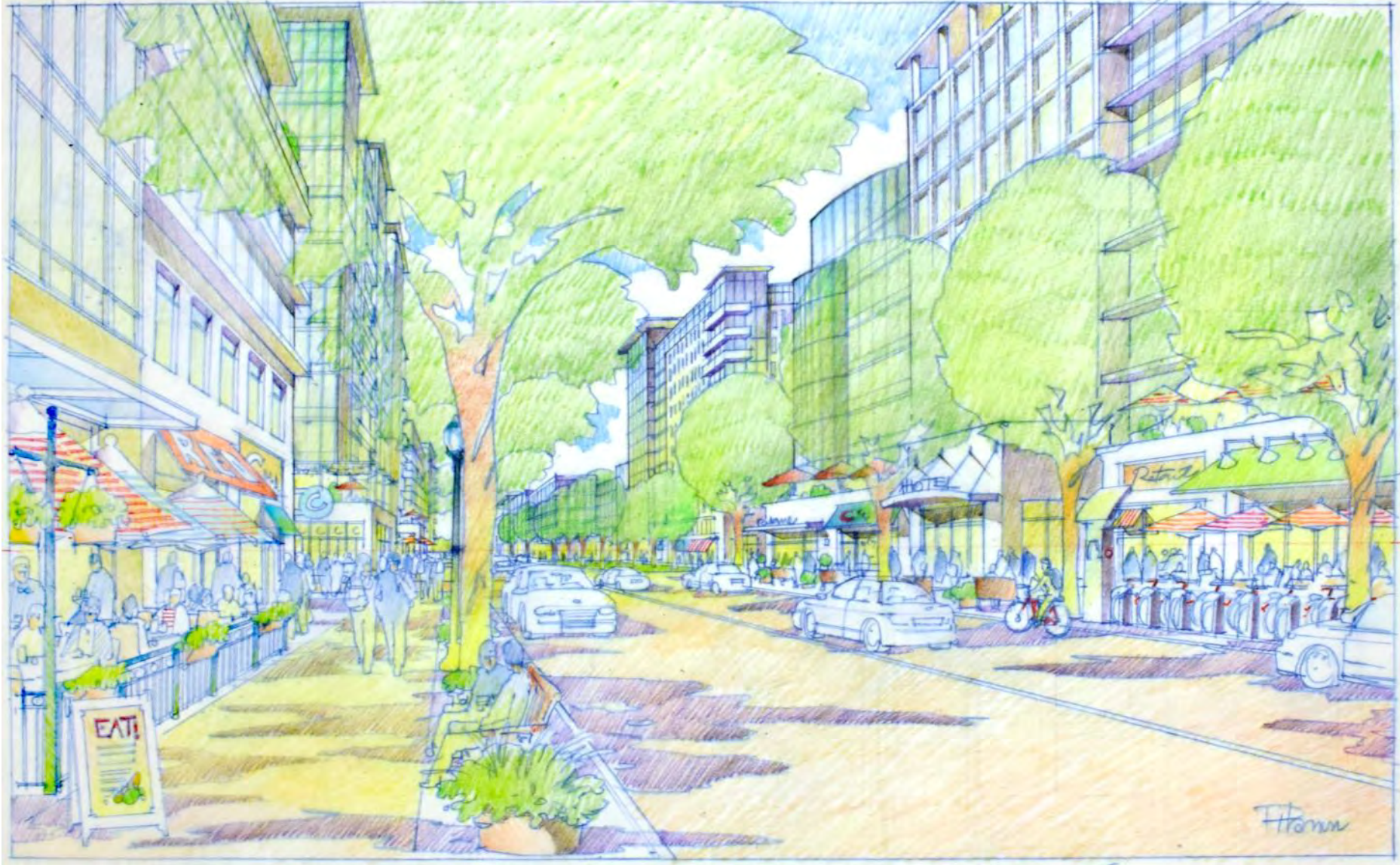
OUTDOOR DINING



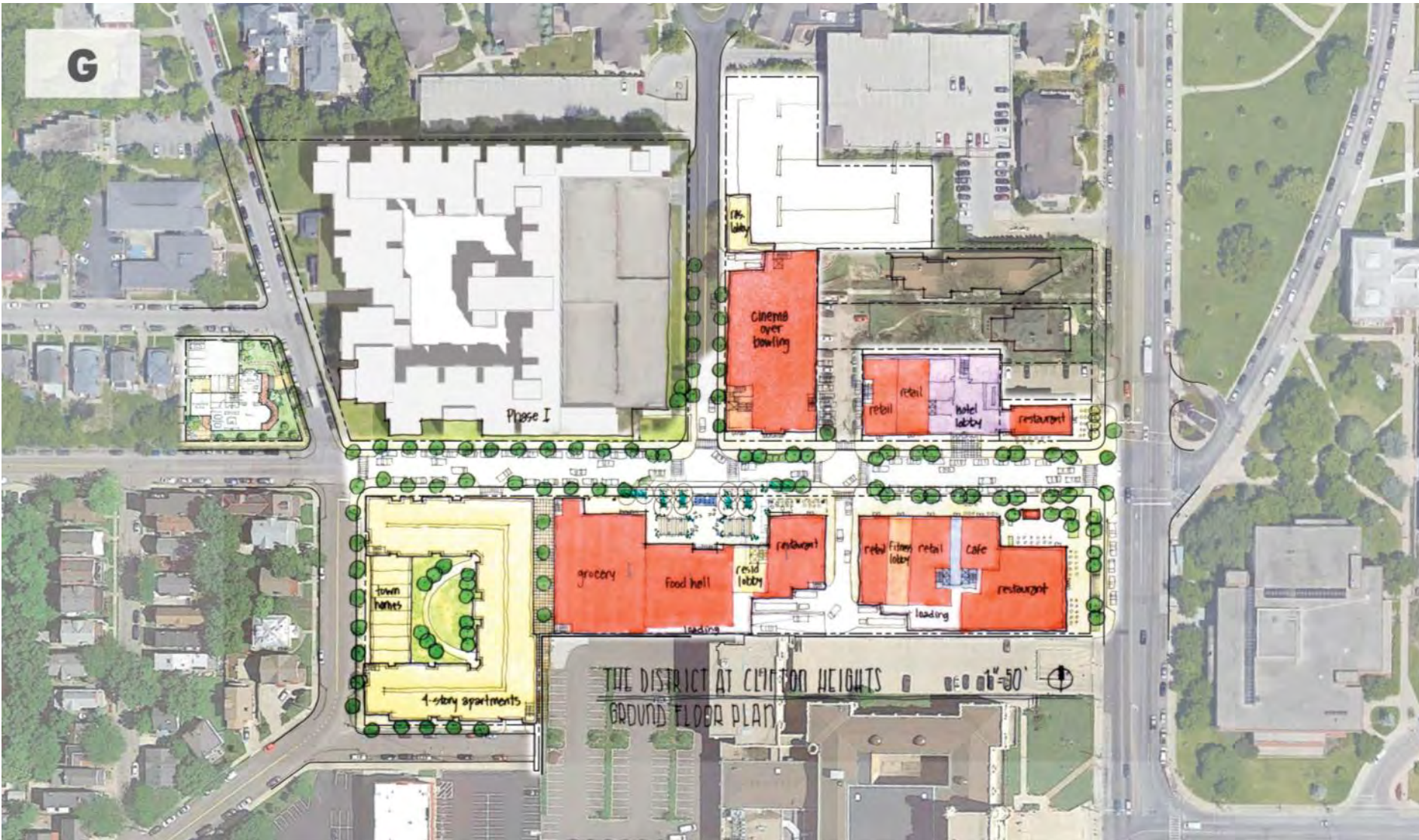
Initial Ideas



Straight Street - Great Street



Preferred Plan – Ground Floor



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Preferred Plan – Upper Floor



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3D Existing



3D Proposed



Looking up Fairview



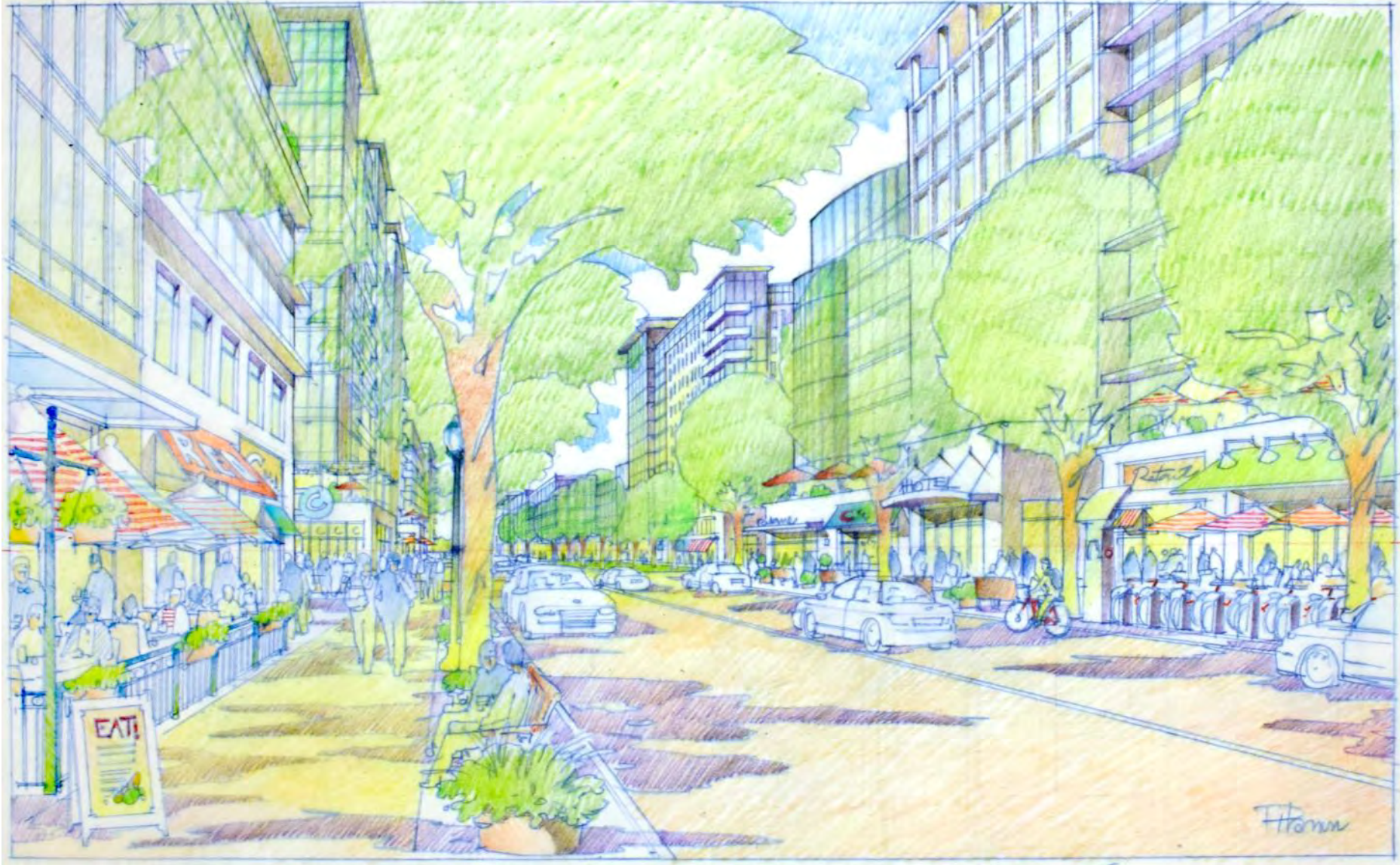
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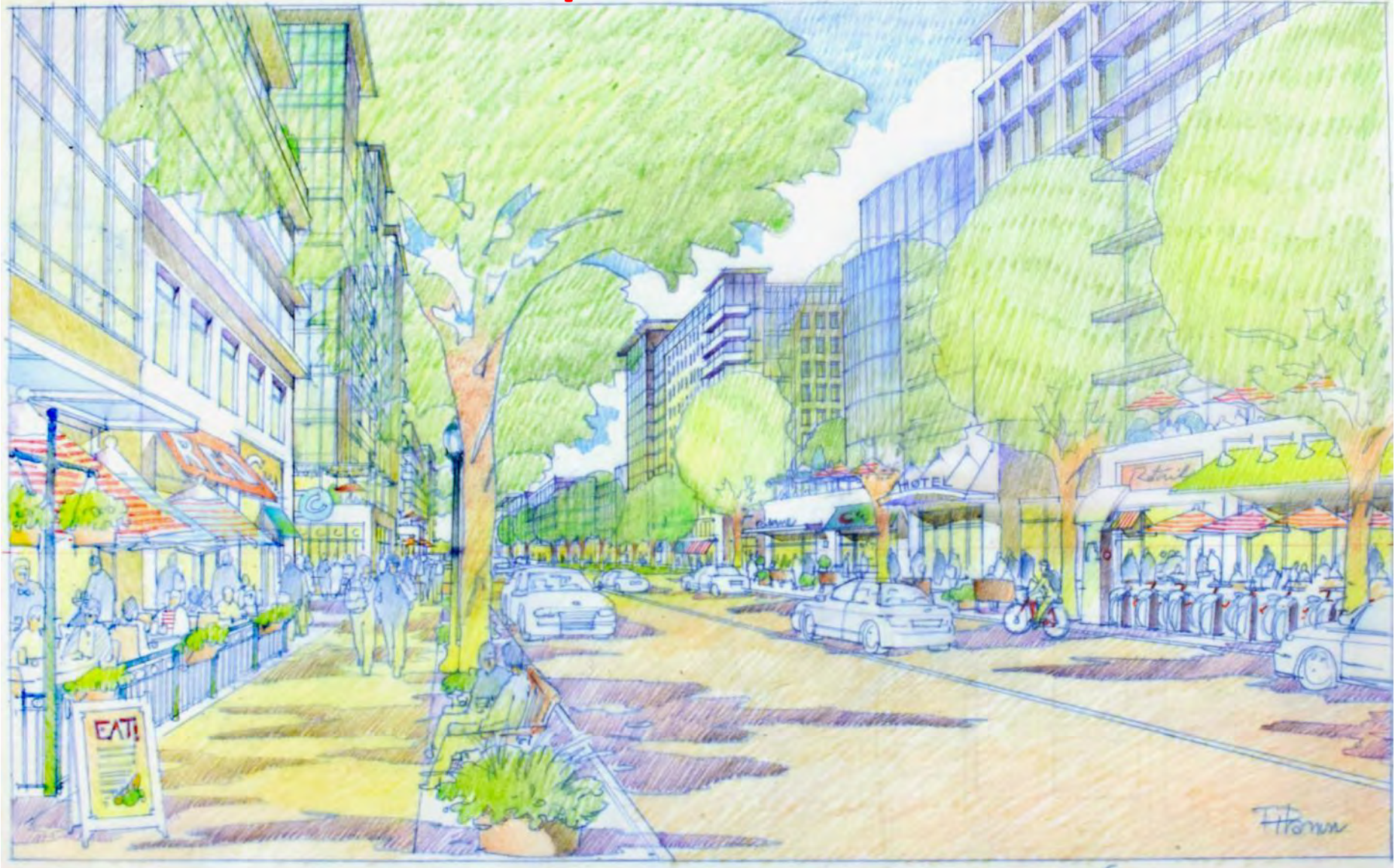
Clifton Avenue – Elevation



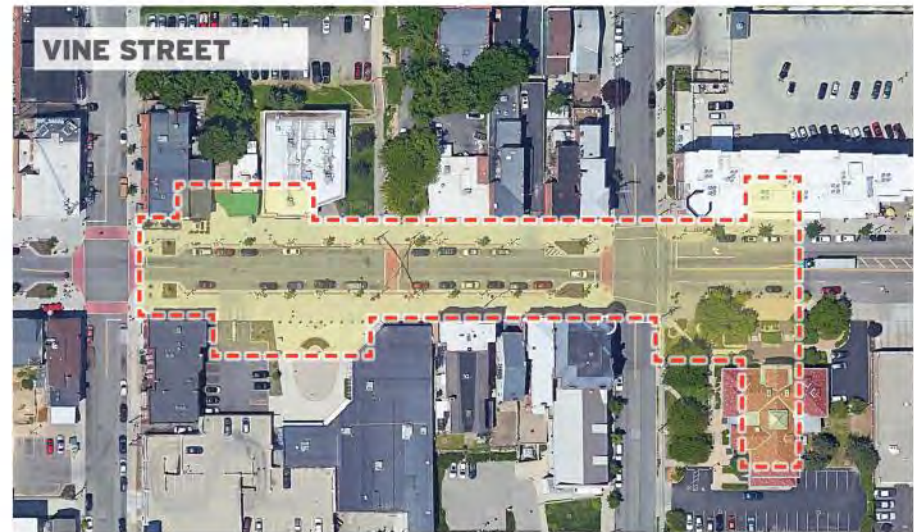
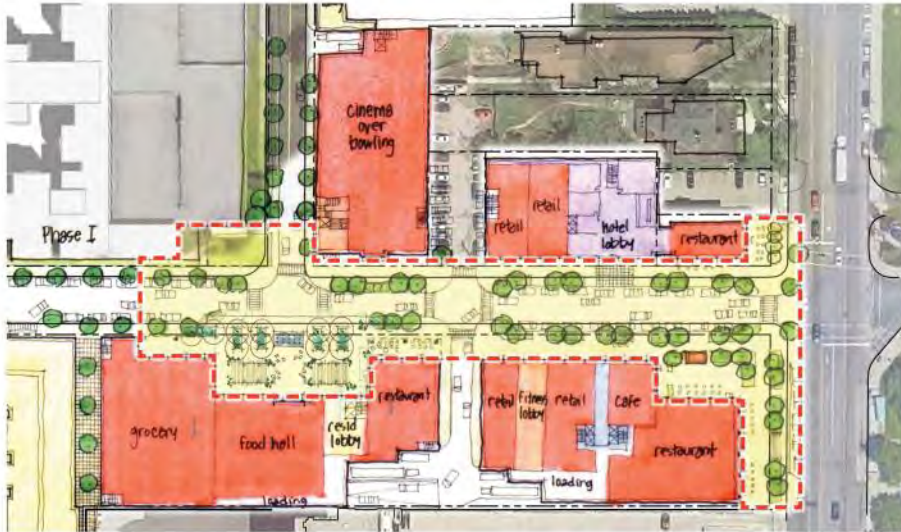
Straight Street - Great Street



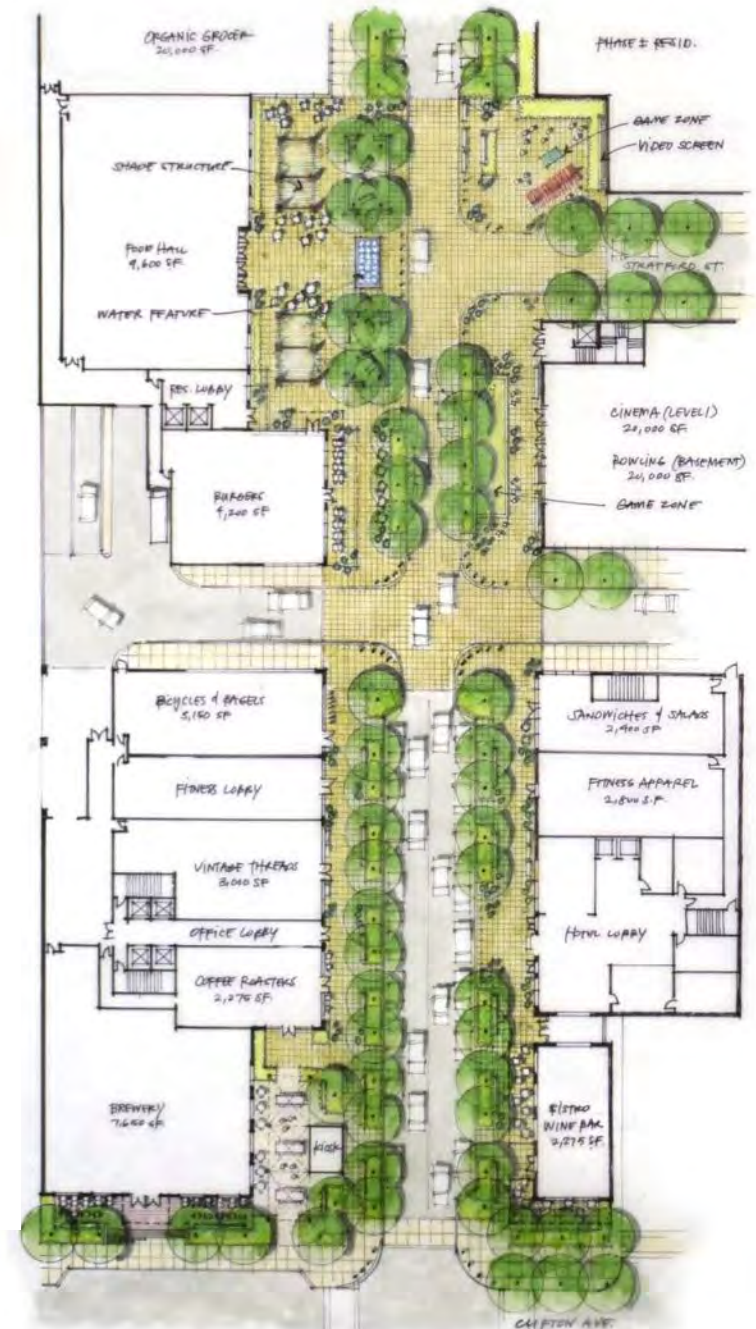
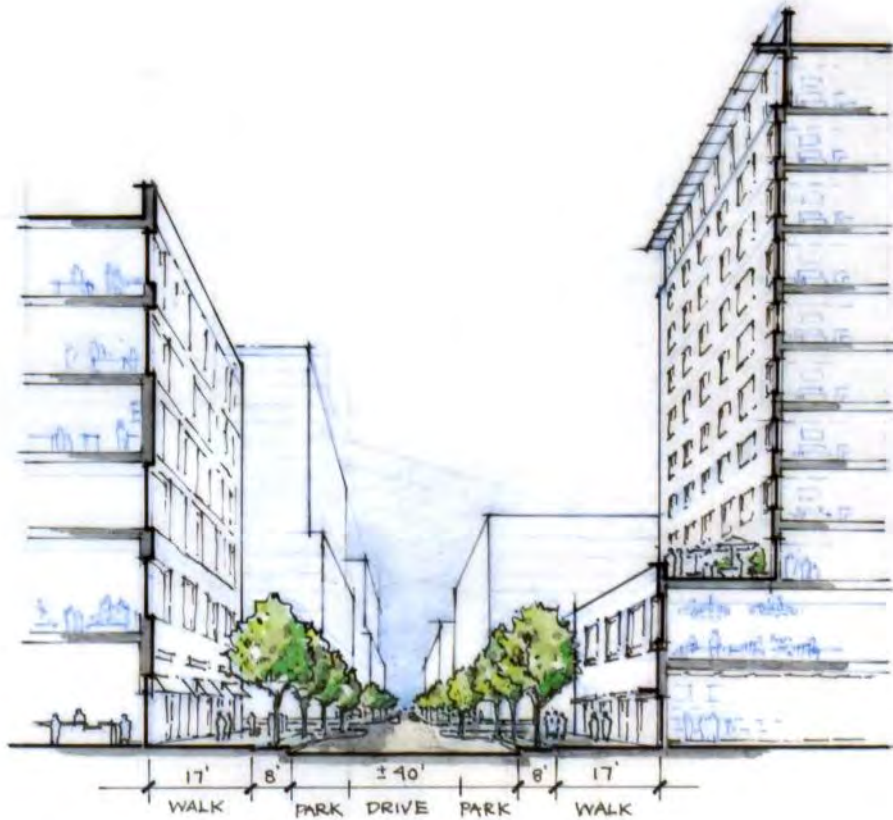
Great Street – in Response to Comments



Public Space Comparison



Straight Street

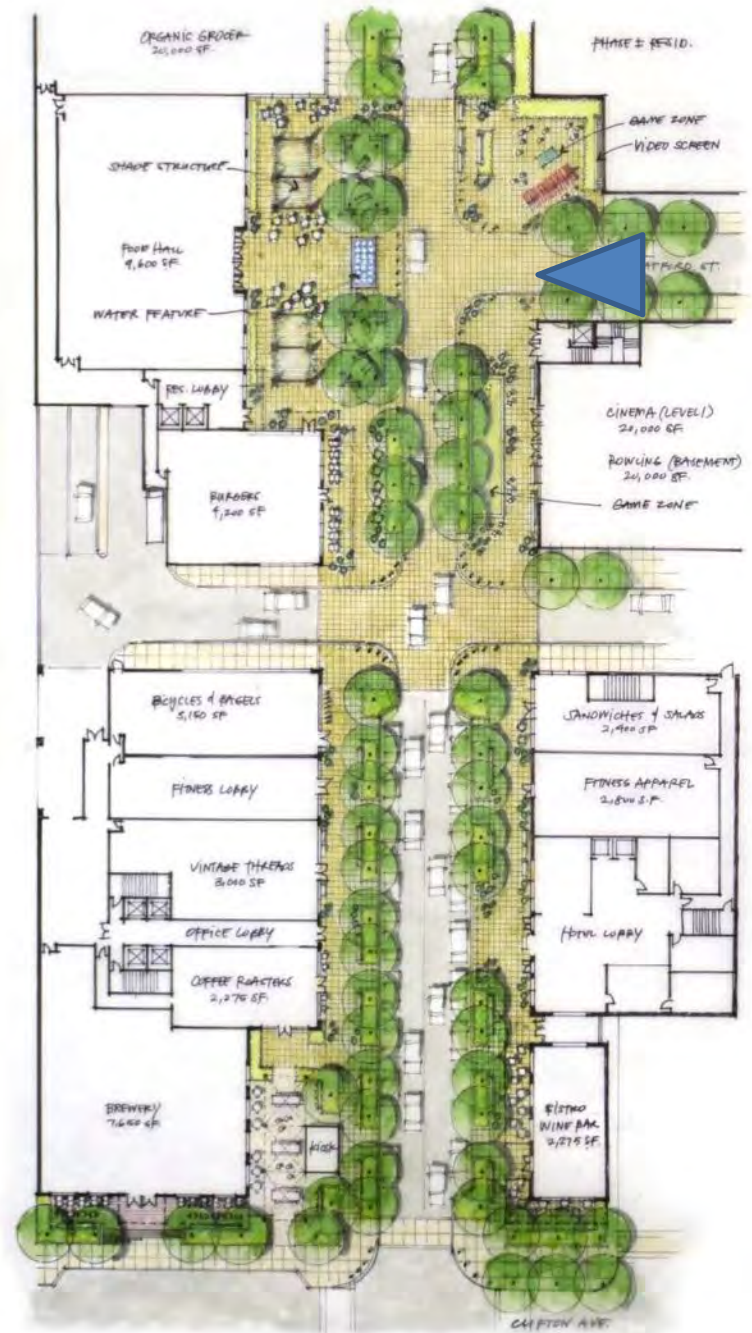


Clifton Avenue

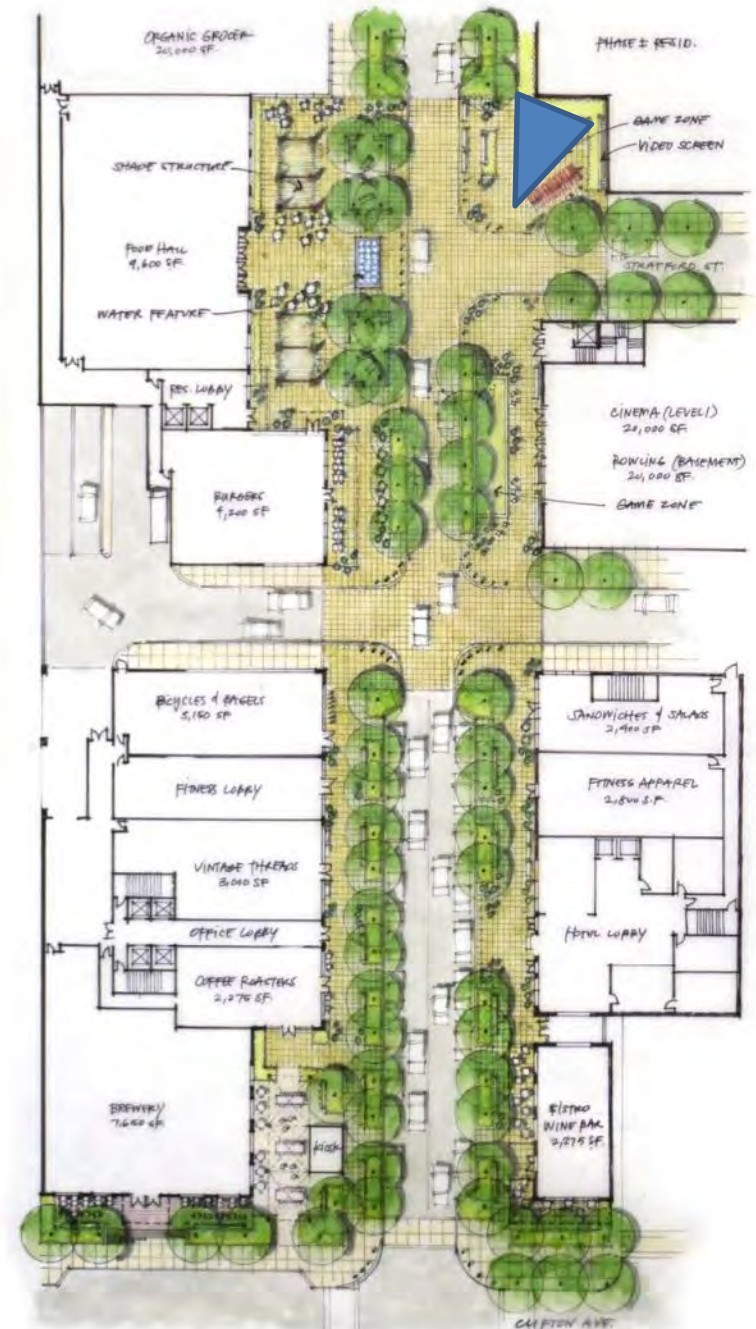
Straight Street at Clifton

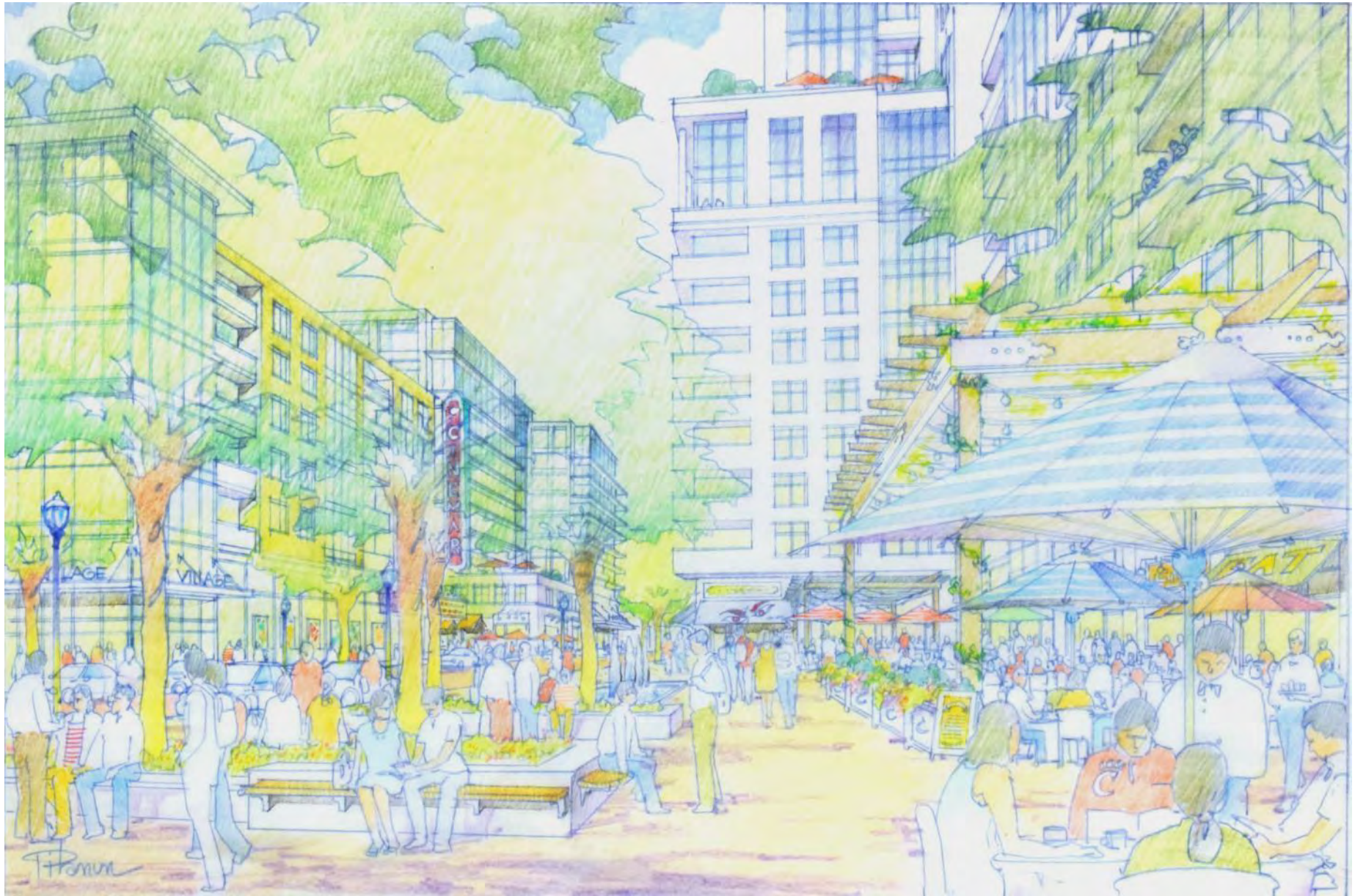


Straight Street at Stratford



Straight Street Plaza

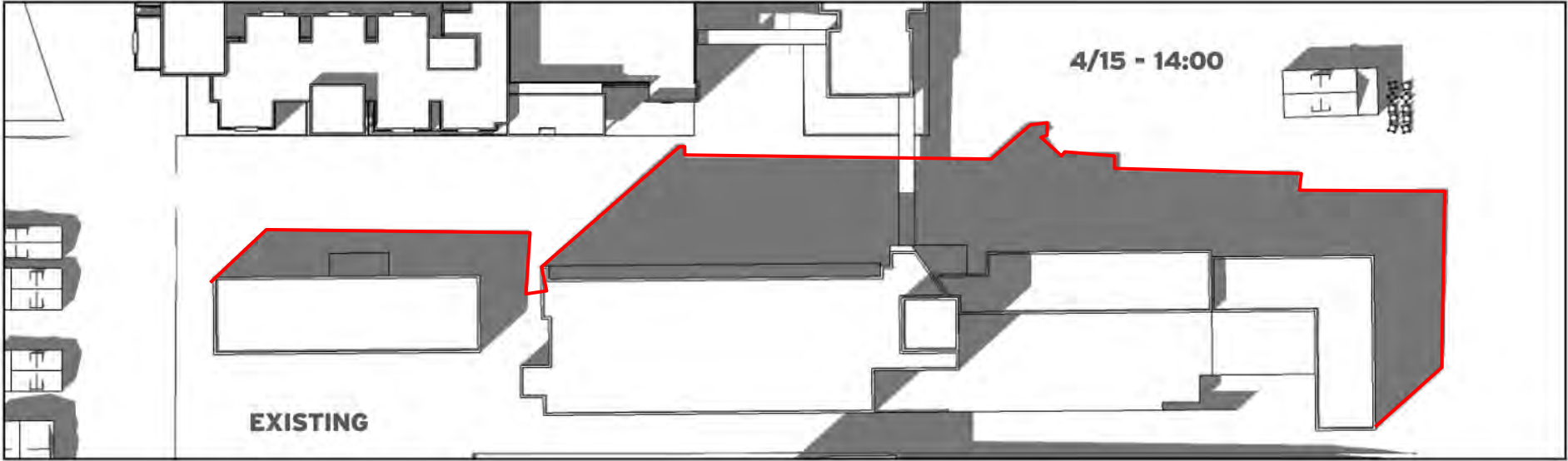




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Straight Street Shadow Comparison



Proposed Massing



Proposed Massing – Compared to Existing



Proposed Massing



Proposed Massing – Compared to Existing







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