

## Terra Hilliard Bluffs



Overlooking the Cleveland Metroparks Rocky River Reservation, the Terra Hilliard Bluffs site presented a rare but highly constrained development opportunity. The project required a vertical design approach to deliver density while remaining sensitive to both the site's topography and the surrounding community.

AVID Architects designed a seven-story residential building with five stories of apartments above two levels of structured parking. AVID led a collaborative approval process, working closely with multiple City of Rocky River boards to resolve site constraints and advance a design aligned with community expectations. Energy-efficient strategies, including a high-performance envelope, packaged VRF systems, centralized domestic hot water, and a solar array, enabled the project to qualify for Ohio Air Quality Development Authority tax credits.

Nearing completion, the 117,000 SF building will deliver 71 residential units and 109 indoor parking spaces. Terra Hilliard Bluffs represents a significant investment in Rocky River and advances the city's master plan through thoughtful, sustainable infill development.

| LOCATION        | SIZE       | YEAR COMPLETED |
|-----------------|------------|----------------|
| Rocky River, OH | 117,000 SF | 2026           |

