DESIGN ARCHITECT: Hord Coplan Macht Inc.

ARCHITECT OF RECORD: Indovina Associates Architects

CIVIL ENGINEERING: Langan

TRANSPORTATION PLANNING: Trans Associates
PROJECT ADDRESS: 3213-3215 PENN AVENUE
NEIGHBORHOOD: STRIP DISTRICT

The project is located in the Strip District, adjacent to the Lawrenceville neighborhood, and was designed to reflect the area’s industrial history with a modern take on a warehouse-style brick building.

ZONING DISTRICT: RIV-IMU

- Building Height: 6-stories / 69'-3" ( < 60' Base height + 10' height bonus permitted)
- 10' setback provided at 6th floor (above 65' height)
- Parking: 47 spaces (> 40 spaces minimum required with bike parking reduction)
- Bike Parking: To exceed minimum of 38 bike parking spaces required
- Public entrance along primary street frontage (Penn Avenue)

BOUTIQUE PROPERTY

- 114 apartment units plus amenity space
- Lobby, parking and bike parking at-grade
- Designed to cater to walkability and alternative transportation options of location

INTRODUCTION
ELEVATIONS
NORTH COURTYARD ELEVATION

EAST COURTYARD ELEVATION

WEST COURTYARD ELEVATION

LEVEL 2 - COURTYARD ELEVATIONS
PERSPECTIVES
EXTERIOR 5 - AERIAL PERSPECTIVE VIEW AT CORNER OF PENN AVENUE + 32ND STREET
Storm Water Management

Required Volume Captured
First 1-inch of rainfall over site impervious areas 1,866 CF stored

Provided Volume Captured
1,334 CF stored

Required Release Rates (Rate Control)
1-yr, 24-hr storm: 1.6 CFS
2-yr, 24-hr storm: 2.1 CFS
5-yr, 24-hr storm: 2.6 CFS
10-yr, 24-hr storm: 3.2 CFS
25-yr, 24-hr storm: 3.9 CFS
50-yr, 24-hr storm: 4.3 CFS
100-yr, 24-hr storm: 5.4 CFS

Provided Rate Control
1-yr, 24-hr storm: 1.5 CFS
2-yr, 24-hr storm: 1.8 CFS
5-yr, 24-hr storm: 2.3 CFS
10-yr, 24-hr storm: 2.8 CFS
25-yr, 24-hr storm: 3.3 CFS
50-yr, 24-hr storm: 3.6 CFS
100-yr, 24-hr storm: 4.4 CFS

Owner’s Energy Performance Targets
Targeting better than baseline (ASHRAE 90.1)
High Performance HVAC
High Performance Windows with Low-E Coating
14% reduced Energy Use as per IEC 2015
ACCESSIBLE UNIT COUNT

ANSI Type A Units: 3
ANSI Type B Units: 111

Total Units: 114

ANSI Type A units provided are 2% of the total unit count.
Oxide Real Estate Development
421 West Street Street
Columbus, OH 43215

Dear Mr. Kichline:

Thank you and the Oxide Real Estate Development team for meeting with the Strip District Neighbors (SDN) on May 14, 2020 and September 10, 2020 to share plans for your proposed project of new multi-family residential units at 32nd and Penn.

We appreciate the thoughtfulness of design and the amenities this project will bring to the community, especially the sidewalk and streetscape enhancements, the bus stop bench and shelter, real time transportation information, bike storage, and no curb cuts on Penn Avenue.

SDN is pleased to produce a letter of support for this project, subject to the following conditions:

- Coordinate loading preferences with delivery providers and tenants to avoid unnecessary stopping on or in the travel lanes along Penn Avenue or 32nd Street
- Ensure Mulberry Way can accommodate the proposed sidewalks and loading activity, as the current width is very narrow

If you have any questions or need anything else, please feel free to contact us anytime.

Respectfully,

Chris Watts
Chair, Community Development Committee