Structural steel col covered
in 2 layers of gyp and painted

Pendant light fixtures
Suspended from LED cove

Wood faux columns covered
in 2 layers gyp and painted

Glass tile backsplash



TV recessed in wall

A1

LivingToKitchen

SCALE: 1/8" = 1'-0"

Sliding opening into Prep Kitchen



A1

LivingToGaming

SCALE: 1/8" = 1'-0"



A1 Gathering/Kitchen/Living

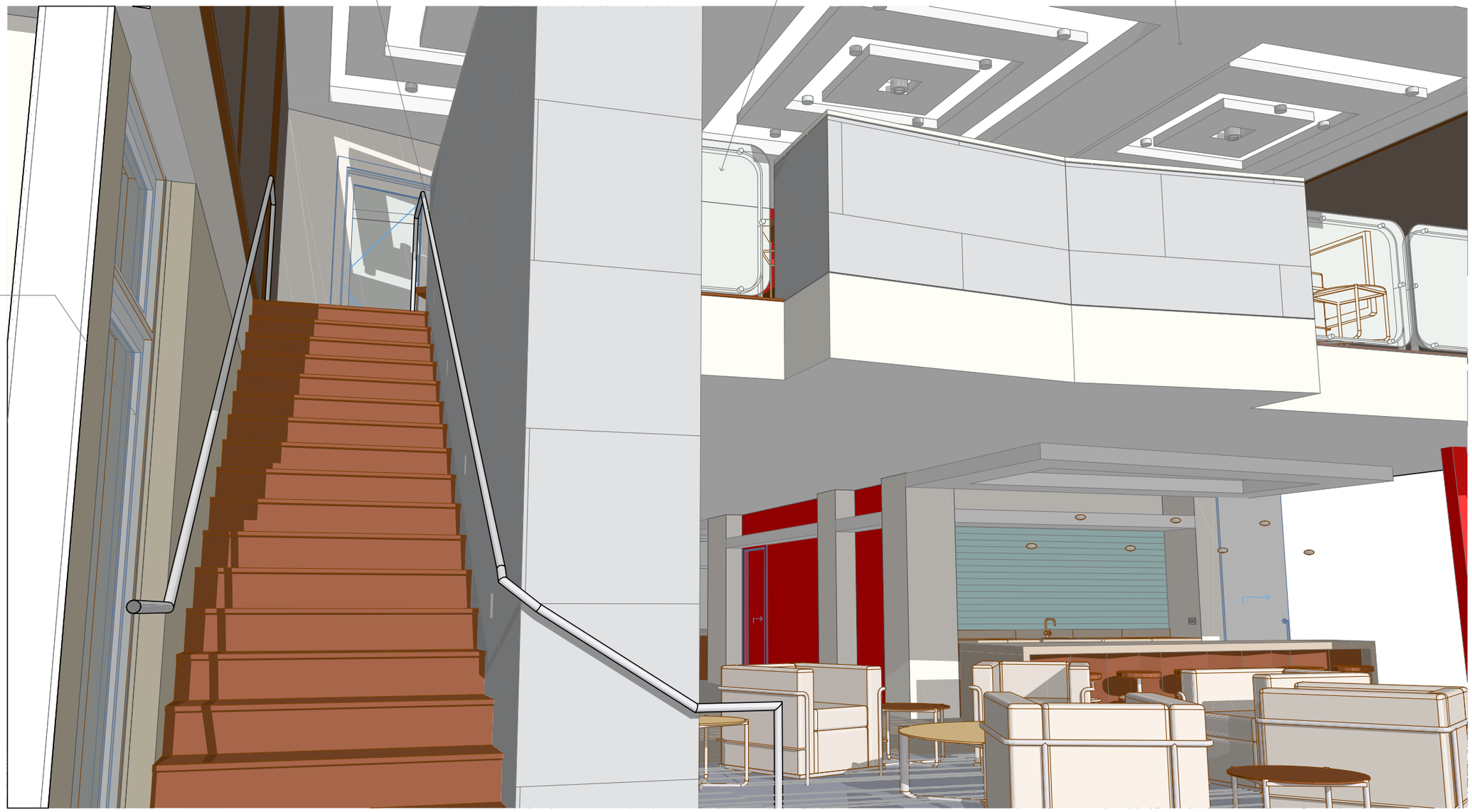
SCALE: 1/8" = 1'-0"

Painted steel and glass railing. Wood stairs

Glass and painted steel railing

Painted gyp furrdown with perimeter LED lighting and Decorative strip light fixtures at center of bays.

View into fitness



A1 Stair

SCALE: 1/8" = 1'-0"

Gyp over fire rated wall in wood frames with alternating Special Coatings

Accent wall behind shuffle board table

Vertical mount slot sconce light fixture

TV recessed in wall panel

Stone top

Painted gyp with reveals



Tempered Glass in painted steel frame

A1

Mezzanine2

SCALE: 1/8" = 1'-0"





AMENITIES & FEATURES

INTERIOR FEATURES & FINISHES

- Luxurious 1 and 2 bedroom floor plans
- 9 Foot Ceilings
- Granite Kitchen Countertops
- Kitchen islands in select units
- Black on Black Appliances
- Washer and dryer in every unit
- Wood/Ceramic Tile Floors
- Adjustable Track Lighting
- Private Entries
- Patios/Balconies
- Custom window treatments
- Ceiling fans
- Garden style bathtubs
- Upgraded Kitchen Cabinets
- Digital Cable TV available with high speed internet







COMMUNITY AMENITIES & SERVICES

- Urban Style Setting
- Lushly Landscaped
- 24 hour personalized maintenance service
- Maid services & dry cleaning drop off
- Private and Direct access garages
- Storage

CLUB AMENITIES INCLUDE

- Resort Style Pool
- Fire Pit
- Outdoor Grill
- Fitness Center w/Cardio & Weights
- On Demand Theater & Gaming Center
- Lounge with Billiards Table
- High Definition T.V. Area
- Wi-Fi Internet Cafe
- Coffee Bar
- Business & Conference Centers
- Concierge Service

Lofts at The Square, WEST CHESTER OH

PROJECT SUMMARY:

West Chester Township Development I, LLC, the partnership formed and owned by the principals of Anderson Birkla Investment Partners LLC, is requesting a zoning map amendment from CBD and C-PUD to SP-PUD. The 8.22 acre site is located at 9120 Union Centre Blvd.

Anderson Birkla Investment Partners, LLC (ABIP) is a mid-west based company with a primary focus in the Development, Construction, and Property Management of Class A luxury mixed use projects. ABIP currently owns approximately 900,000 square feet of mixed use properties in the Cincinnati region. (Latitude at Deerfield Crossing, Deerfield Township and AT580, Downtown Cincinnati).

The Square will be a mixed used of Office, Retail and Multifamily. The Square is different from other communities, as it delivers a living and working experience that introduces a new concept and new lifestyle defined by service and a Resort style living. Residents and visitors of The Square will enjoy an amenity package not currently found in West Chester. With an irreplaceable location and close proximity to parks, transportation, retail, and business this development creates a strong sense of place by utilizing many of the "Smart Growth Principles".

When communities choose smart growth strategies, they can create new neighborhoods and maintain existing ones that are attractive, convenient, safe and healthy. They can foster design that encourages social, civic, and physical activity. They can also protect the environment while stimulating economic growth. Most of all, they can create more choices for residents, workers, visitors, children, families, singles people and older adults. Choices in where to live, how to get around, and how to interact with people around them. When communities do this kind of planning they preserve the best of their past while creating a bright future for generations to come. The Square provides the one address to live, work and play. The location, access to employment, transportation, shopping and overall site amenities and architectural style will set it apart from all others.

Residential: 257 Residential Units
118 - 1Bed/ 139 - 2Bed
(46%) (54%)
Office: 100,000 SF
Retail: 20,000 SF
Garage: 406 space garage

PROJECT CHARACTERSTICS:

Q: What is the compatibility, (including, but not limited to that adjacent property values will not be adversely affected) with surrounding uses and compatibility with the surrounding neighborhood?
A: Lofts at The Square, with it's higher-density, architectural style and urban site location meets the integral components of smart growth. Lofts at The Square will reduce development pressure on the remaining undeveloped land in the area. Where alternatives to expensive single-family homes are not available, many employees of local businesses are forced to reside outside of West Chester employment centers to find the housing they desire.

Q: What the comparative size, floor area and mass of the proposed structure(s) in relationship to adjacent structures and buildings in the surrounding properties and neighborhood?
A: Lofts at The Square's compact design with parking garage allows for a higher density project incorporating 270 Residential units, 20,000sf of retail, and 100,000sf of Office. The mixed use development blends well with the surrounding hotels, Retail and office. Its height is similar to adjacent uses on Each side of the property.

Q: What is the frequency and duration of various indoor and outdoor activities and special events and the impact of these activities on the surrounding area?
A: The Lofts at The Square building is designed with internal courtyards for numerous reasons: To create more views of amenities for residents, to break up the façade on the building, and also to contain noise from community activities within the courtyards and to shelter those units from noise from other adjacent uses.

Q: What is the number of transit movements generated by the proposed use and relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood, not in terms of the street's capacity to absorb the additional traffic, but rather in terms of any significant increase in hourly or daily traffic levels?
A: National Statistics provided by The Urban Land Institute show that the Lofts at The Square residents will average one motor vehicle per household, while owner-occupied households average two vehicles. The availability of recreational facilities—including fitness centers, pools, and picnic areas—within the Lofts at The Squares and its placement adjacent to employers, community parks and pedestrian connectivity reduces the need for auto trips as most residents can walk to these amenities from this location.

Q: What is the capacity of adjacent streets to handle increased traffic in terms of traffic volume.
A: Lofts at The Square will provide housing for employers adjacent to the site location, reducing the need for some residents to utilize vehicles. Multifamily housing typically requires less public infrastructure, including roads, sewer and water pipes, and electricity and gas lines.

Q: What is the added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood.
A: The property will have seasonal community activities and the outdoor amenities and designed to create privacy for the residents by utilizing the buildings to buffer noise to and from the outdoor recreational areas.

Q: Are the requirements for public services where the demands of the proposed use is in excess of the individual demand of adjacent land uses in terms of police and fire protection, and the presence of any potential or real fire or other hazards created by the proposed use.
A: Lofts at The Square's location and density creates efficiencies that make it easier and more

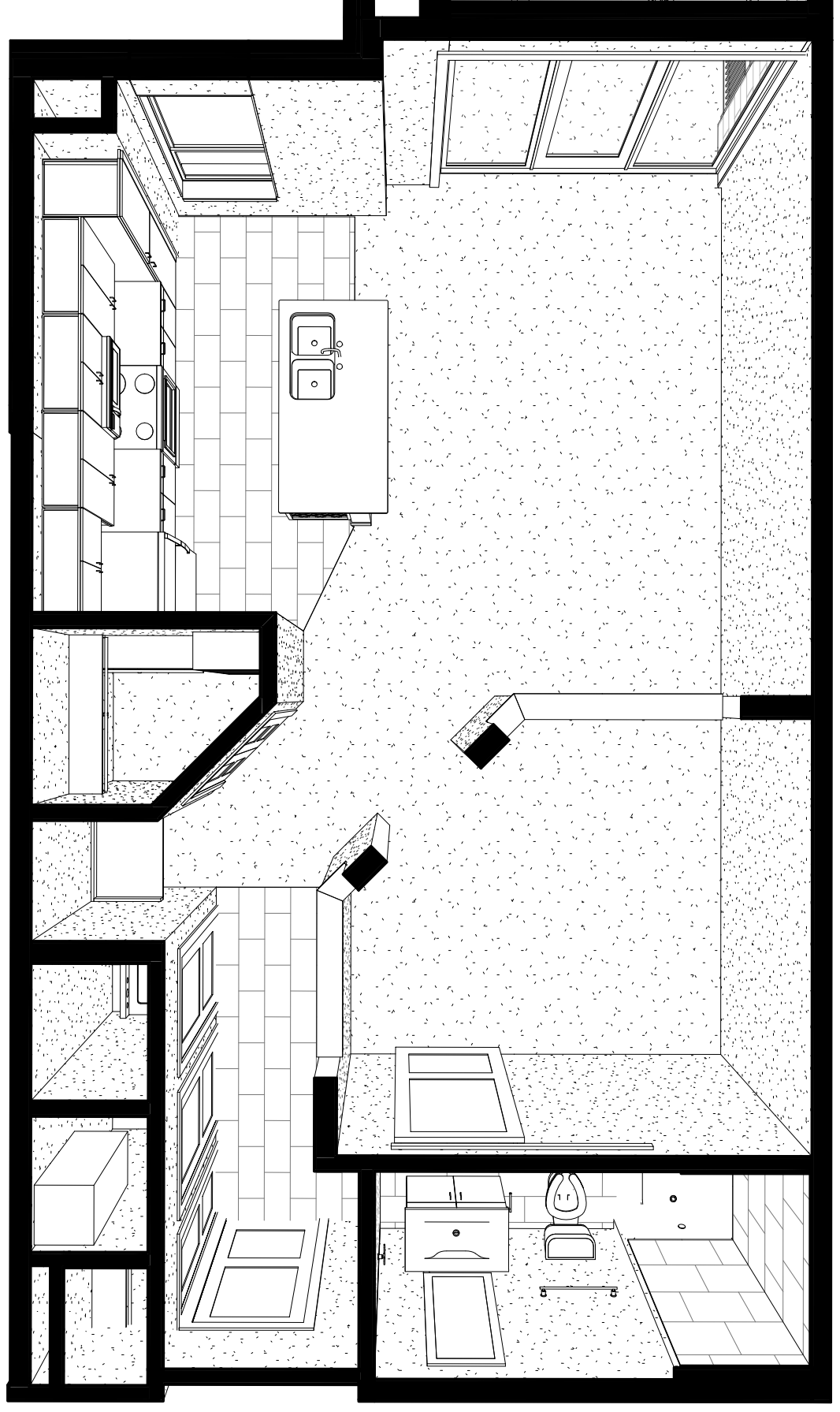
affordable to pick up trash and recyclables, and to pick up and deliver mail. All proposed buildings are fully sprinklered buildings and, public services have easy access around all sides of the structure.

Q: Will the general appearance of the neighborhood not be adversely affected by the location of the proposed use on the parcel.
A: Lofts at The Square has been designed as a new urbanism style along with borrowed elements to blend with the retail and office proposed and uses adjacent to the site. Portions of the first floor space contain commercial lobby and amenity space for residents and have been designed to look and feel commercial in nature.

Q: What is the impact of night lighting in terms of intensity and duration and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood.
A: The parking garage reducing large amounts of parking fields and parking lighting. Parking lighting will be designed to meet the zoning standards and shielding requirements. Building lighting and wayfinding lighting will be designed for safety and strategically to not blind drivers and neighbors.

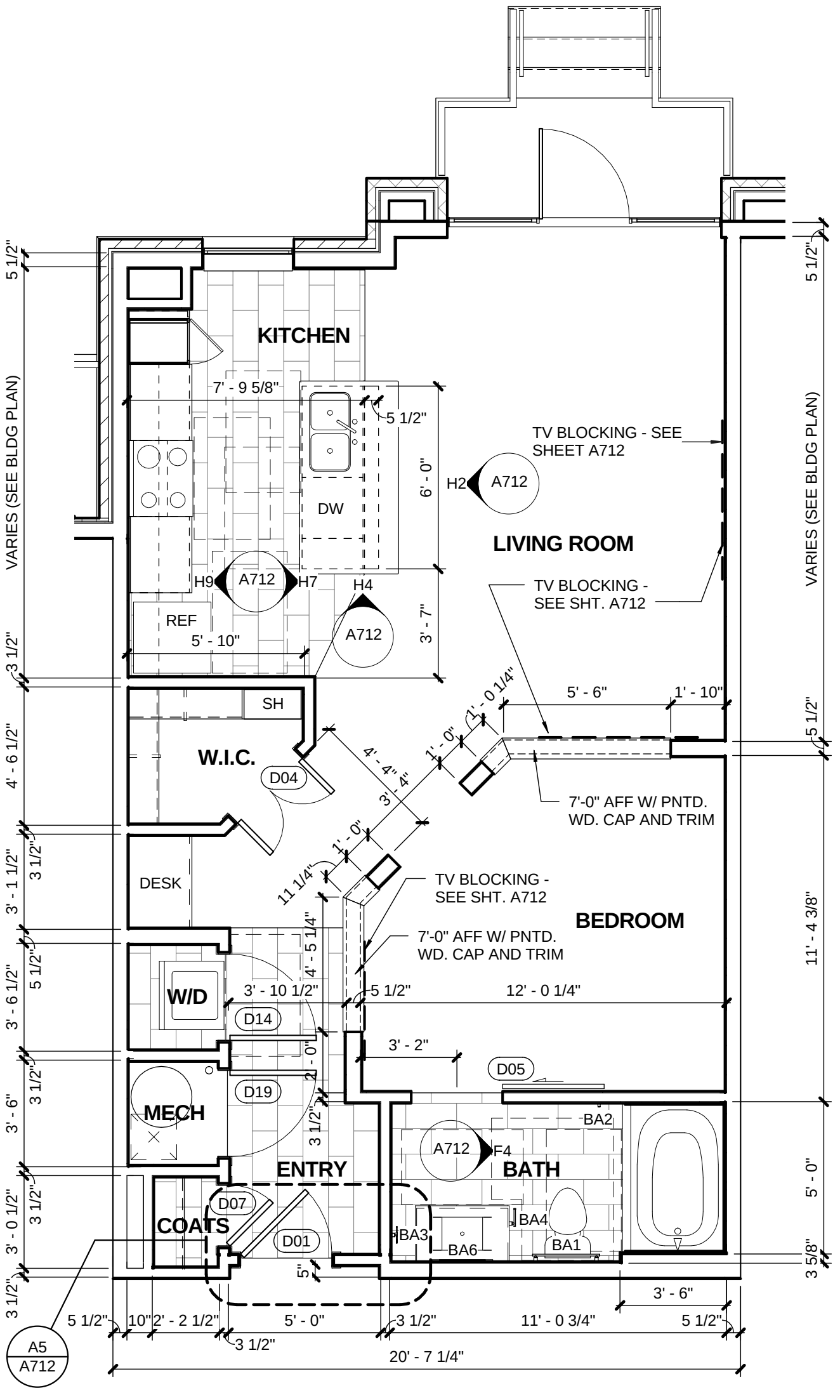
Q: What is the impact of the landscaping of the proposed use in terms of maintained landscaped areas versus areas to remain in a natural state, and the openness of landscaped versus the use of buffers and screens.
A: Lofts at The Square has significant perimeter landscaping and buffering at parking areas including quality streetscapes and hardscapes that compliment and continue the approved streetscape plans for this area. The internal courtyards are heavily landscaped with a variety of outdoor architectural and hard-scape features. The property will be contracted with a Landscape Maintenance company to maintain landscaping.

Q: What is the impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas in terms of noise transfer, water runoff and heat generation.
A: The Lofts at The Square site is master planned for Mixed Use: Residential, Office and Retail . The proposed design allows for buffer yards to be maintained, creates internal hard and soft-scape landscaping, has pedestrian connectivity to the existing sidewalks and has all services positioned in the least visible locations from the public streets. The Parking is located primarily in a 406 space parking garage that is shared between all uses. Office needs are complimentary to the Residential as they each are occupied at different times of the day. There is also some convenience parking for the office, retail, and leasing at the street and in the motor court.



E2
A201

UNIT A1 - PERSPECTIVE

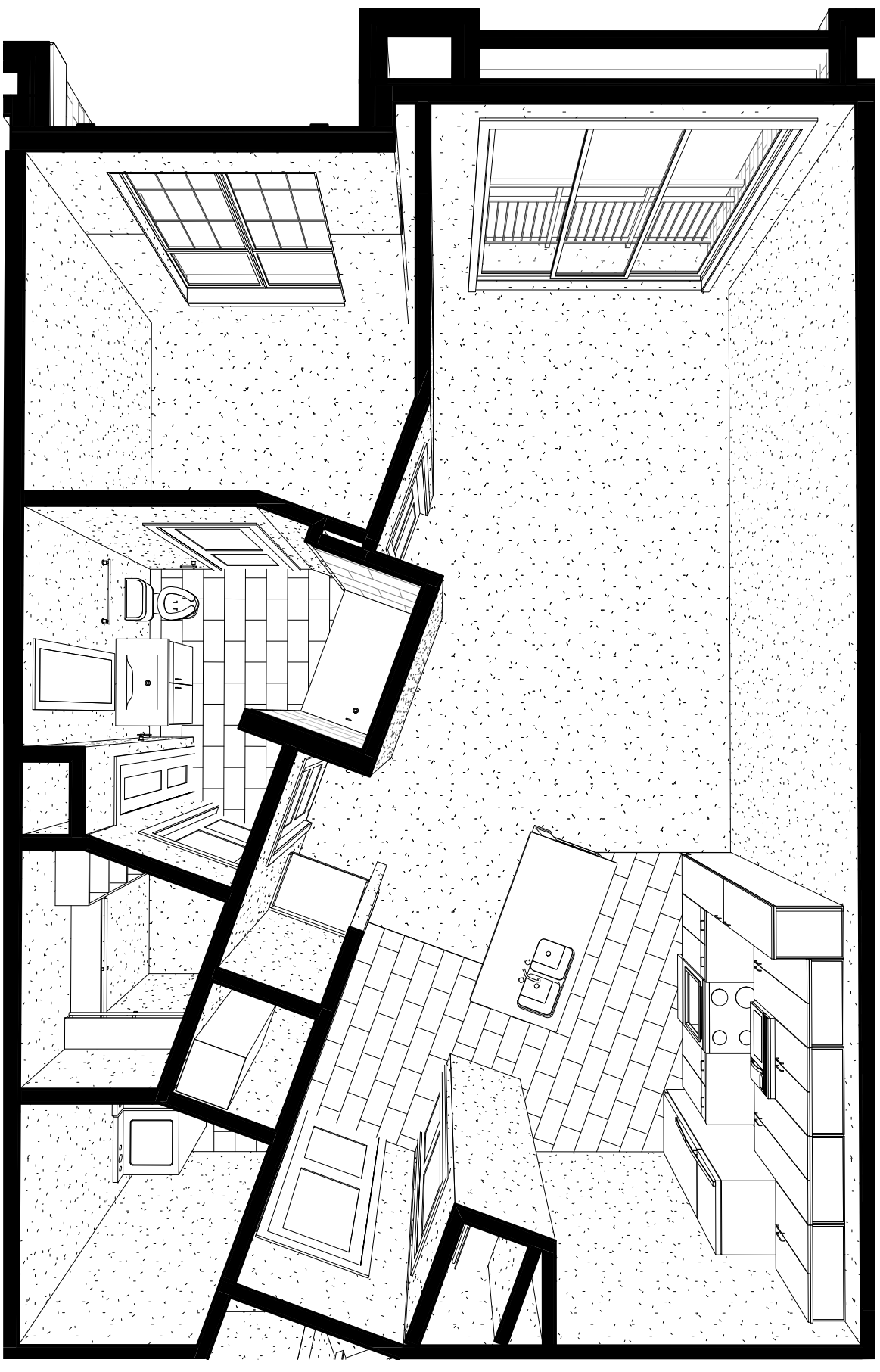


1

A2
A201

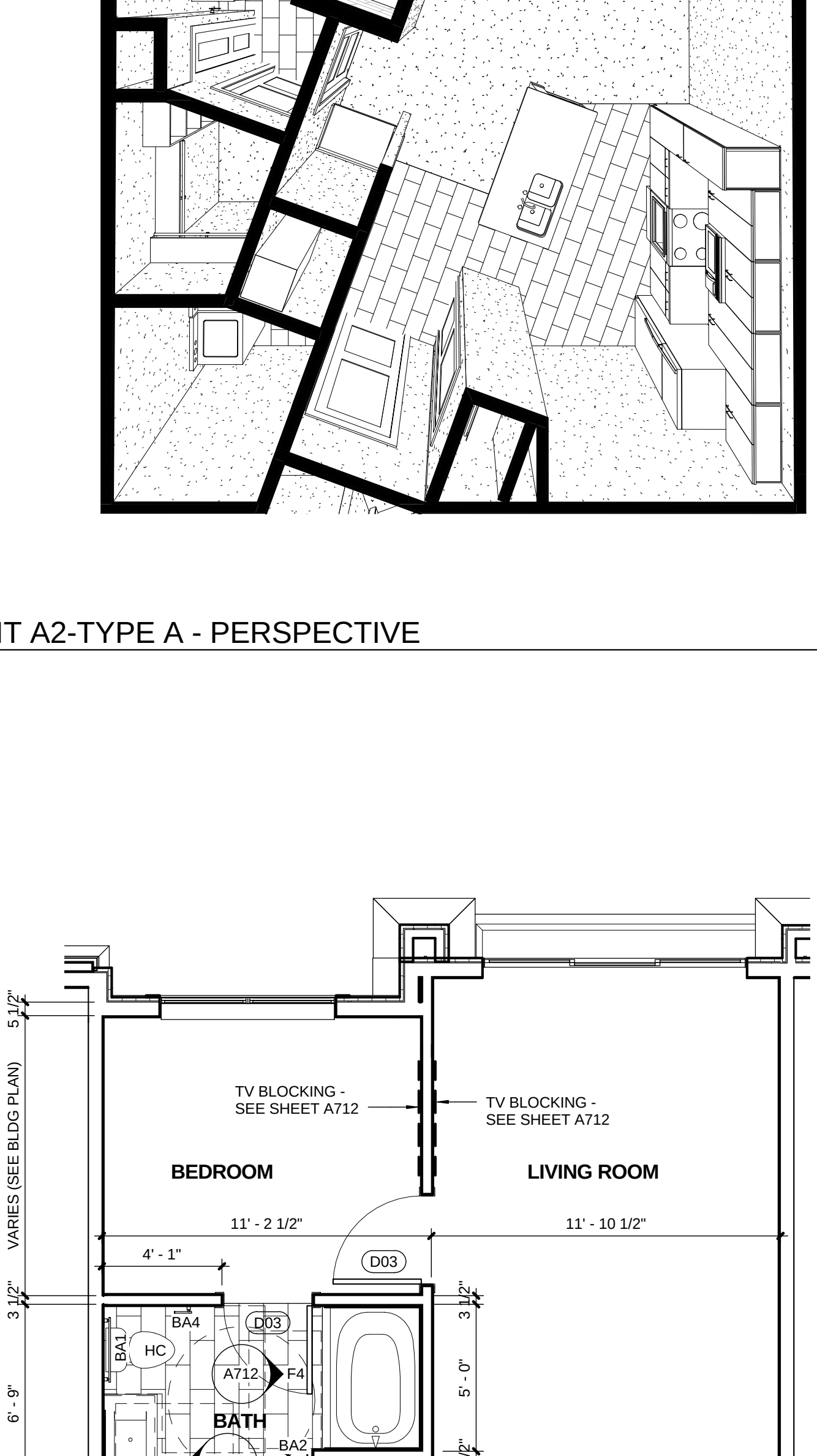
UNIT A1 - ONE BED EFFICIENCY

1/4" = 1'-0"



E1
A205

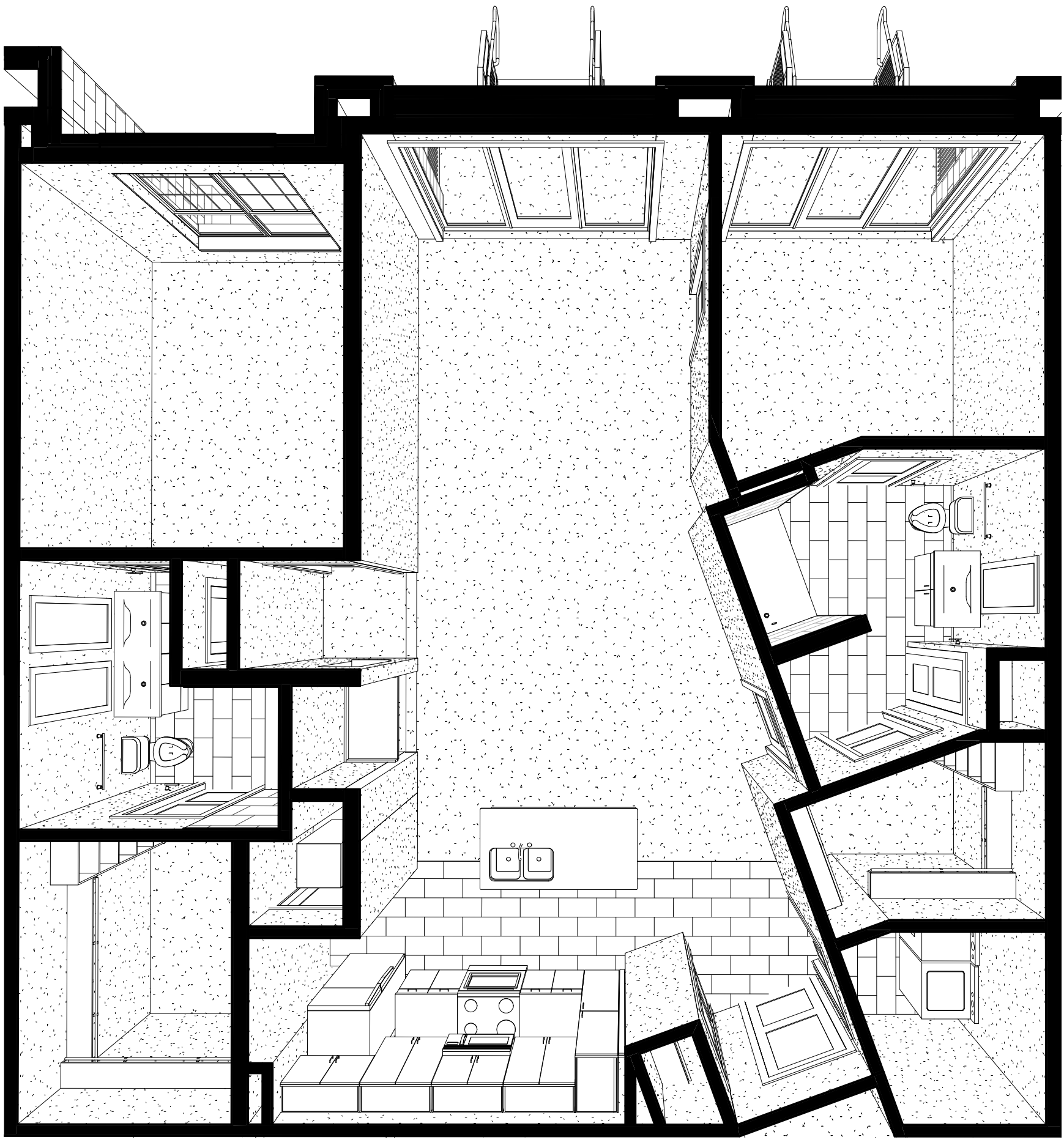
UNIT A2-TYPE A - PERSPECTIVE



A1
A205

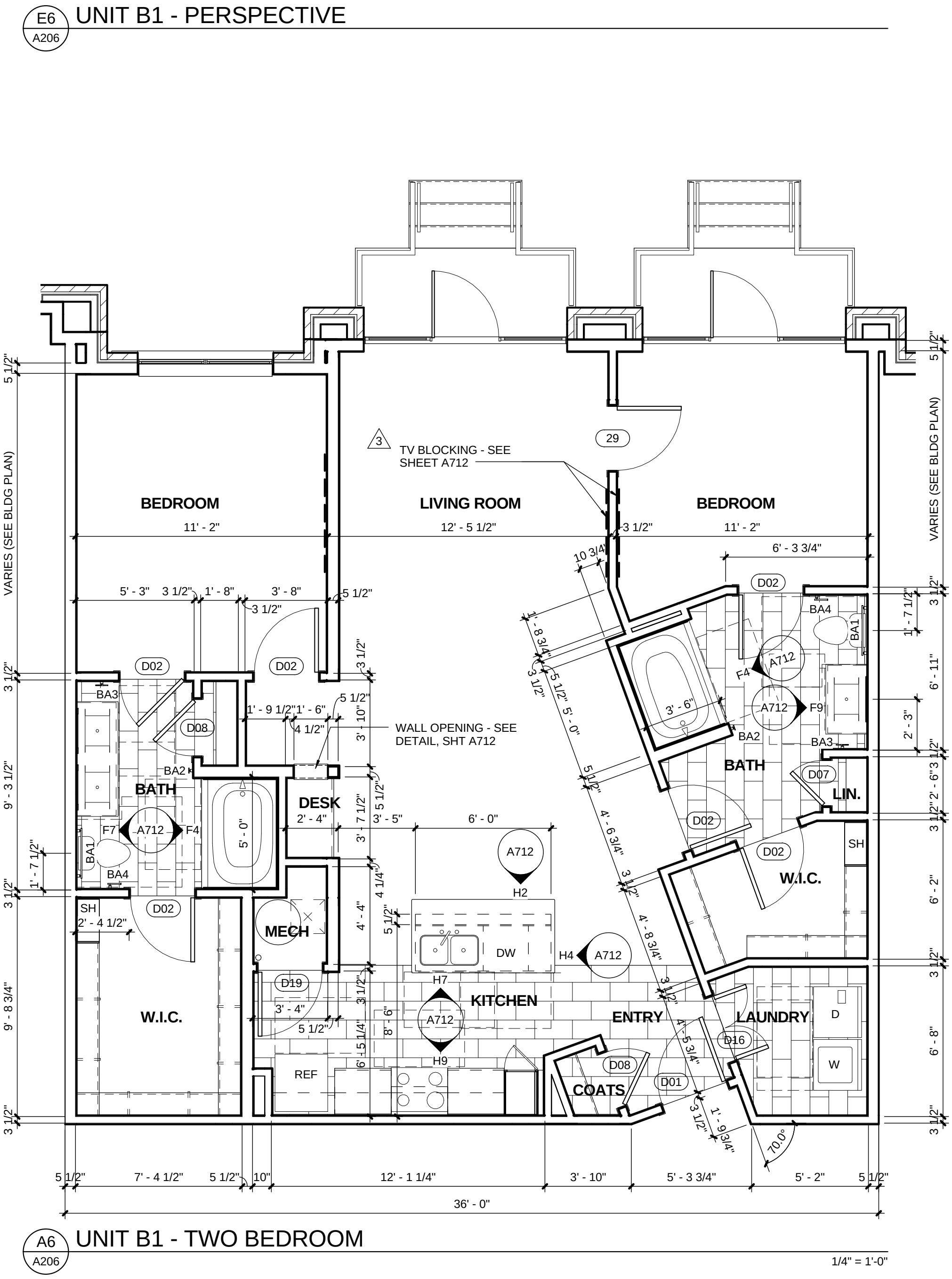
UNIT A2-TYPE A ACCESSIBLE - ONE BEDROOM

1/4" = 1'-



E6
A206

UNIT B1 - PERSPECTIVE



A6
A206

UNIT B1 - TWO BEDROOM

1/4" = 1'-0"