



EMERGENCY

City of Cincinnati

JRS

AWB

An Ordinance No. _____ - 2021

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 1333 Arlington Street in the Camp Washington neighborhood from the MG, “Manufacturing General,” zoning district to Planned Development District No. 90, “Crosley Building.”

WHEREAS, Crosley Renaissance, LLC, by and through its attorney, Sean S. Suder, Esq. (“Petitioner”), has submitted a petition to rezone the real property located at 1333 Arlington Street in the Camp Washington neighborhood (“Property”) to Planned Development District No. 90, “Crosley Building,” which property is generally sited at the southeast corner of the intersection of Arlington Street and Sassafras Street and contains approximately 1.562 acres; and

WHEREAS, the Property is the site of the former Crosley Radio factory, which is listed on the National Register of Historic Landmarks; and

WHEREAS, Petitioner seeks to develop the Property by restoring the long vacant Crosley Radio factory and converting it to mixed use, including light commercial use on the first floor and potentially the ninth floor and between 175 and 250 dwelling units (“Project”); and

WHEREAS, the Petitioner has sufficient control over the Property to effect the proposed plan, and rezoning the Property from the MG, “Manufacturing General,” zoning district to Planned Development District No. 90 would permit the construction of the Project and assist with the Petitioner’s pursuit of Low-Income Housing Tax Credits from the Ohio Housing Finance Agency; and

WHEREAS, the Petitioner has submitted a concept plan and development program statement for the Project, which concept plan and development program statement describe the land use and development regulations that will govern the Project and which documents otherwise meet the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, on January 15, 2021, the City Planning Commission approved the rezoning of the Property from the MG, “Manufacturing General,” zoning district to Planned Development District No. 90 upon a finding that: (i) the Petitioner’s concept plan and development program statement are consistent with applicable plans and policies and are compatible with surrounding development; (ii) the concept plan and development program enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved; (iii) deviations from the base district regulations applicable to the property at the time of the Petitioner’s application are justified by compensating benefits of the concept plan and development program statement; and (iv) the concept plan and development

program statement include adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design, and building location; and

WHEREAS, additionally, though the Property is less than the minimum required area under the Cincinnati Zoning Code Chapter 1429-05(a), the City Planning Commission recommended approval of the Planned Development finding that special site characteristics exist and the proposed land uses justify development of the property as a planned development; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the rezoning, finding it in the interest of the general public's health, safety, morals, and welfare; and

WHEREAS, the Project is consistent with the "Live" Initiative Area of *Plan Cincinnati* (2012), which has a goal to "Provide a full spectrum of housing options, and improve housing quality and affordability" (p. 164) and the Strategy to "Provide quality healthy housing for all income levels" (p. 165); and

WHEREAS, the Project is also consistent with many aspects of Camp Washington's *Made in Camp* neighborhood plan which identifies the Crosley Radio Building as a key structure for conversion from industrial use to other uses that would further the goals of the neighborhood (p. 24, 41); and

WHEREAS, Council considers the establishment of Planned Development District No. 90, "Crosley Building," to be in the best interests of the City and the general public's health, safety, morals, and welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Council hereby adopts as its own independent findings the Department of City Planning and the Cincinnati Planning Commission's findings that the planned development proposed by Crosley Renaissance, LLC for the real property located at 1333 Arlington Street in the Camp Washington neighborhood ("Property"), which property is generally sited at the southeast corner of the intersection of Arlington Street and Sassafra Street and contains approximately 1.562 acres, conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11 except as addressed in Section 2 below.

Section 2. That, although it contains less than the minimum acreage requirement established by Cincinnati Municipal Code 1429-05, the Council finds that approval of the proposed planned development is appropriate because it will facilitate the remediation of the Property's special site characteristics, namely an usually large and conspicuous vacant building, and it will facilitate the establishment of uses that are consistent with the Camp Washington neighborhood's plans.

Section 3. That the shape and area of the City's official zoning map in the location of the Property, which real property is identified on the map attached hereto as Exhibit "A" and made a part hereof, and which real property is more particularly described on Exhibit "B," attached hereto and made a part hereof, is hereby amended from the MG, "Manufacturing General," zoning district to Planned Development District No. 90, "Crosley Building" ("PD-90").

Section 4. That the development program statement, attached hereto as Exhibit "C" and made a part hereof, and the concept plan, attached hereto as Exhibit "D" and made a part hereof, are hereby approved. The approved development program statement and concept plan shall govern the use and development of the Property during the effective period of PD-90.

Section 5. That, should PD-90 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the Property shall revert to the MG, "Manufacturing General," zoning district in effect immediately prior to the effective date of PD-90.

Section 6. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is immediate need to allow the petitioner to make timely application to the Ohio Housing Finance

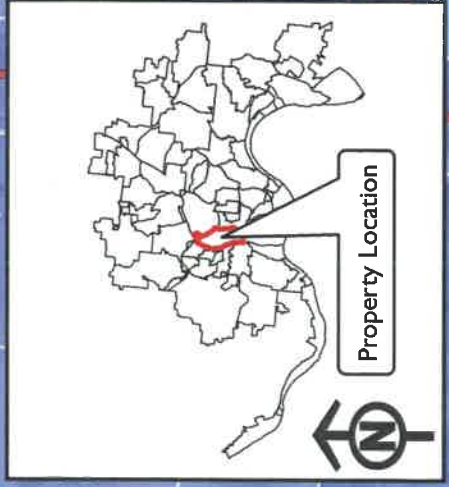
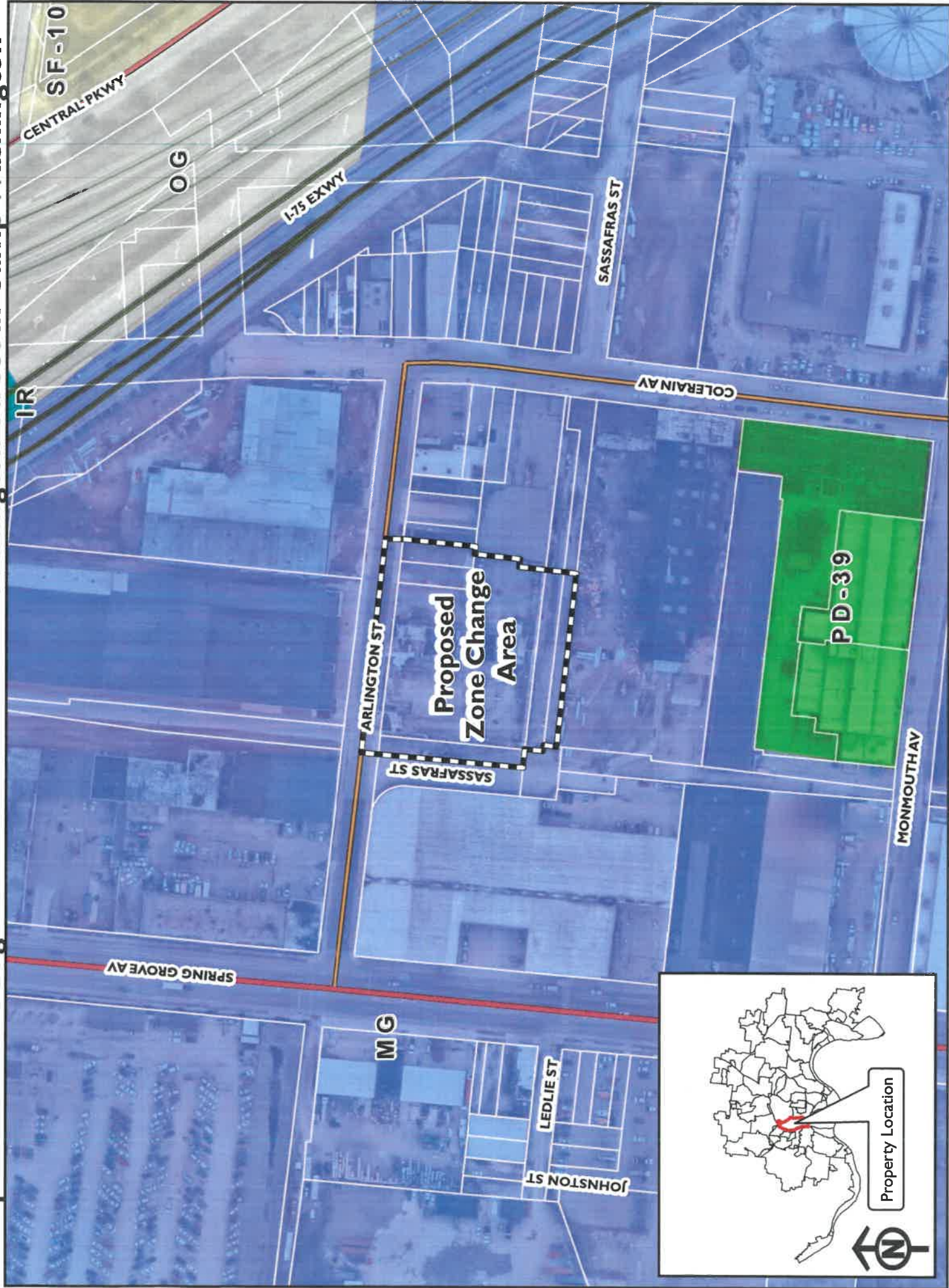
Agency for the upcoming round of Low-Income Housing Tax Credit award before the February 11, 2021 deadline.

Passed: _____, 2021

John Cranley, Mayor

Attest: _____
Clerk

Proposed Zone Change from MG to PD at 1333 Arlington Street in Camp Washington





**DESCRIPTION OF
CROSLY BUILDING-TRACTS I & III
1.7305 ACRES
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO**

Auditor's Parcel Nos. 190-0029-0173 thru 0179, 0195 thru 0202, 0240, 0241, 0243, 0251 thru 0254, consolidated and 190-0029-0180, 0181, 0247, 0256

Situate in the City of Cincinnati, Hamilton County, Ohio, being all of Lots 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, and part of Lots 157, 158 and 176 of Isaac Bate's Second Subdivision as recorded in Plat Book 5, Page 100, of the Hamilton County, Ohio, Records and being more particularly described as follows:

Commencing at intersection of the existing Southern right of way line of Arlington Street and the existing Western right of way line of Colerain Avenue;

North 87 degrees 45 minutes West a distance of 215.90 feet to a cross notch at the Northeast corner of subject parcel and being the **Real Point of Beginning** for the lands herein described;

Thence leaving the existing Southern right of way line of Arlington Street with the Eastern line of subject parcel the following seven (7) courses and distances:

Thence South 00 degrees 50 minutes West a distance of 100.00 feet to a point;

Thence North 87 degrees 45 minutes West a distance of 10.18 feet to a point;

Thence South 01 degrees 49 minutes a distance of 2.72 feet to a point;

Thence North 87 degrees 45 minutes West a distance of 1.11 feet to a point;

Thence South 01 degrees 43 minutes West a distance of 60.57 feet to a point;

Thence North 87 degrees 37 minutes West a distance of 9.56 feet to a point; and,

Thence South 01 degrees 43 minutes West a distance of 79.87 feet to a mag nail at the Southeastern corner of subject property.

Thence with the Southern line of subject property, North 87 degrees 45 minutes West a distance of 239.08 feet to a mag nail in the Eastern line of vacated Sassafras Street and also being the Southwestern corner of subject property;

Thence leaving said Southern line with the Eastern line of vacated Sassafras Street and the Western line of subject property, the following three (3) courses and distances:

Thence 00 degrees 50 minutes East a distance of 18.15 feet to a mag nail;

Thence North 87 degrees 45 minutes West a distance of 8.71 feet to a mag nail; and,
Thence North 00 degrees 50 minutes East a distance of 25.00 feet to the Southeastern corner known as Tract III as recorded in Official Record 12529, Page 349 of the aforesaid records.

Thence with the Southern line of Tract III, North 87 degrees 45 minutes West a distance of 24.30 feet to the Southwestern corner of Tract III;

Thence leaving said Southern line with the Western line of Tract III, North 00 degrees 50 minutes East, passing a cross notch in the existing Southern right of way line of Arlington Street at 200.00 feet, a total distance of 225.01 feet to the centerline of Arlington Street;

Thence with the centerline of Arlington Street, South 87 degrees 45 minutes East a distance of 295.15 feet to a point, said point being the prolongation of the Eastern property line of subject parcel;

Thence leaving said centerline with the prolongation of said Eastern property line, South 00 degrees 50 minutes West a distance of 25.01 feet to the Point of Beginning. Together with easements and reservations as set out in Deed Book 3181, Page 258 of the Hamilton County, Ohio, Records.

Containing 1.7305 acres of land, more or less, and being subject to all legal highways and any and all easements of record.

The above description was prepared by Dennis T. Dinkelacker, Ohio Registration No. 7736, on December 17, 2020 and describes a portion of the lands owned by C.W. Development, LLC as recorded in Official Record 12529, Page 349 (known as Tracts I & III) and includes the Present Road Occupies (P.R.O.) of Arlington Street, of the Hamilton County, Ohio, Records.

This description is intended for zoning purposes only and is not to be used for the transfer of real property.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Dennis T. Dinkelacker, P.S. Date
Ohio Registered Professional Surveyor No. 7736

**CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT
ZONING CHANGE REQUEST
(FROM MG TO PD DISTRICT)
1333 ARLINGTON STREET, CINCINNATI, OHIO**

CROSLEY RENAISSANCE, LLC, owner of the Crosley building (see attached Limited Warranty Deed), is requesting a change in zoning from MG to PD for the property located at 1333 Arlington St., Cincinnati, OH. The requested change in zoning is for the following Auditor parcel Nos:

190-0029-0173 thru 0179, 0195 thru 0202, 0243, 0251 thru 0254, consolidated AND 190-0029-0180, 0181, 0247, 0256

The existing Crosley building structure and current utility infrastructure will be utilized for this project. However, if existing utilities are deemed to be in disrepair or undersized, new utilities will connect to the existing public infrastructure adjacent to the site. No off-site utility connections are anticipated with this project.

The parcels proposed for rezoning contain an existing nine-story building with a partial basement. The building is proposed for adaptive reuse into a multifamily apartment property with light commercial use and will restore the building's historic architectural integrity. The proposed unit mix will consist of studios, one-, two-, and three-bedroom units, with the unit count between 175 and 250 dwelling units. With a total area of 1.562 acres included in the parcels proposed for rezoning, this will result in a density of 112 - 160 units per acre. The total proposed number of units and the mix of unit types therein has not been finalized and is subject to change. The largest floor area of the building is 44,043 square feet, resulting in an existing 35% open space ratio (23,997.72 SF/68,040.72 SF). Parking will be both onsite and at an adjacent surface lot at Colerain and Sassafras; also owned by CROSLEY RENAISSANCE, LLC. The overall estimated parking ratio is .75 – 1.5 spaces per unit. Vehicular entry and exit for the building will be at Arlington/Sassafras Streets. Construction will be in one 18 - 24-month construction phase.

Estimated Timeline:

9% & 4% LIHTC Applications:	February 2021
9% & 4% LIHTC Award:	May 2021
State & Federal Historic Applications:	September 2021
State & Federal Historic Awards:	March 2022
Est. City of Cincy HOME:	TBD
Est FHLB:	TBD
Closing:	October 2022
Construction begin:	October 2022
Construction Completion:	July 2024

RENOVATION AND ADAPTIVE REUSE OF THE CROSLY BUILDING CINCINNATI, OHIO

TWG
 TWG DEVELOPMENT
 1301 E WASHINGTON ST
 SUITE 100
 INDIANAPOLIS, IN 46202
 317-264-1633
 CONSULTANT



LOCATION MAP



CONTEXT MAP



PROJECT DESCRIPTION
 CHANGE OF USE OF AN EXISTING MANUFACTURING BUILDING INTO A MULTIFAMILY RESIDENTIAL BUILDING WITH PARKING GARAGE ON THE FIRST TWO LEVELS. THE NUMBER OF PROPOSED RESIDENTIAL UNITS HAS NOT YET BEEN FINALIZED. RENOVATION WORK TO INCLUDE SELECTIVE DEMOLITION, EXTERIOR REPAIRS, ROOF REPLACEMENT, WINDOW REPLACEMENT, INTERIOR RENOVATION, AND THE CREATION OF NEW APARTMENT DWELLING UNITS AND ASSOCIATED AMENITY AND LEASING SPACE. NEW MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS WILL ALSO BE CONSTRUCTED THROUGHOUT.

ZONING	
EXISTING	PROPOSED
MG - MANUFACTURING GENERAL	POD - PLANNED DEVELOPMENT DISTRICT

USE GROUP	
EXISTING	PROPOSED
R-1	PARKING AREA: R-2 APARTMENTS AND ASSOCIATED SPACES: R-2

AREA MATRIX	
FLOOR	AREA
BASEMENT	18,532 SF
1ST FLOOR	36,719 SF
2ND FLOOR	44,843 SF
3RD FLOOR	44,843 SF
4TH FLOOR	44,843 SF
5TH FLOOR	44,843 SF
6TH FLOOR	44,843 SF
7TH FLOOR	36,719 SF
8TH FLOOR	18,571 SF
ROOF DECK	2,865 SF
TOTAL	353,428 SF

TYPE	CURRENT PROPOSED UNIT MATRIX								TOTAL
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	
STUDIO			2	2	2	2			8
1-BEDROOM			18	18	18	18	1	1	66
1-BEDROOM ACCESSIBLE			1	1	1	1	1	1	6
2-BEDROOM			12	12	12	12	11	11	76
2-BEDROOM ACCESSIBLE			1	1	1	1	1	1	6
3-BEDROOM			2	2	2	2			8
TOTAL			38	38	38	38	19	19	182

SHEET INDEX	
GENERAL	
0000	COVER SHEET
CIVIL	
C100	SITE PLAN
ARCHITECTURAL	
A100	FIRST FLOOR BUILDING PLAN
A102	SECOND FLOOR BUILDING PLAN
A103	THIRD FLOOR BUILDING PLAN
A104	FOURTH FLOOR BUILDING PLAN
A105	FIFTH FLOOR BUILDING PLAN
A106	SIXTH FLOOR BUILDING PLAN
A107	SEVENTH FLOOR BUILDING PLAN
A108	EIGHTH FLOOR BUILDING PLAN
A109	NINTH FLOOR BUILDING PLAN
A200	DEMOLITION EXTERIOR ELEVATIONS
A202	DEMOLITION EXTERIOR ELEVATIONS
A203	NEW WORK EXTERIOR ELEVATIONS

DATE: _____

PROJECT TITLE: _____

RENOVATION AND ADAPTIVE REUSE OF
 THE CROSLY BUILDING
 1327 ARRLINGTON STREET
 CINCINNATI, OH 45202

SCALE: _____

REVISIONS: _____

DO NOT SCALE PRINTS - USE PRINTED DIMENSIONS ONLY

DATE: 10/15/2009
 DRAWN BY: _____
 CHECKED BY: _____
 SHEET TITLE: COVER SHEET

SHEET NUMBER: **G000**



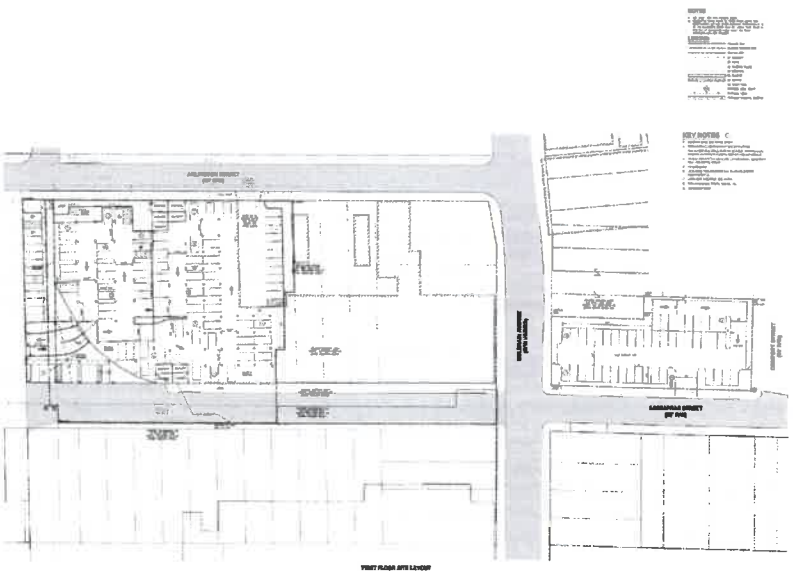
DATE: 11/13/2020
PROJECT TITLE:

RENOVATION AND ADAPTIVE REUSE OF
THE CROSBLEY BUILDING
1400 W. WASHINGTON STREET
CINCINNATI, OH 45225

NO.	DESCRIPTION	DATE

DATE: 11/13/2020
DRAWN BY:
CHECKED BY:

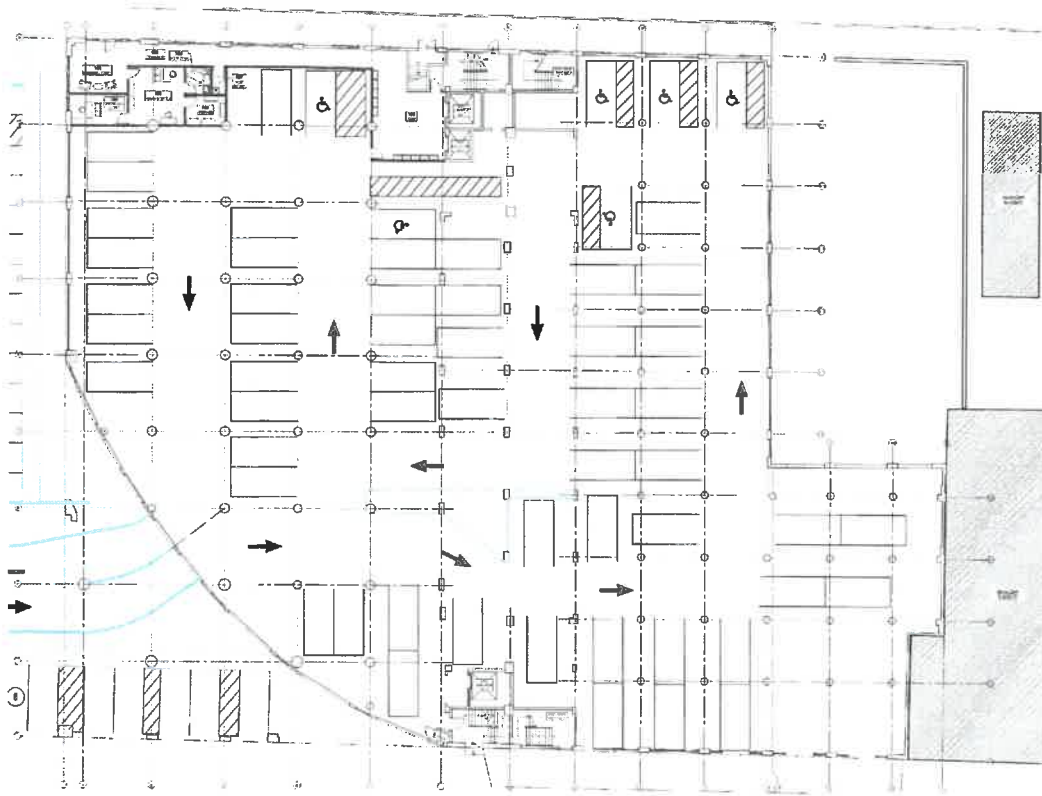
PROJECT TITLE
SITE PLAN
BUILDING NUMBER
C100



NOTES
1. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
2. SEE CIVIL ENGINEERING DRAWINGS FOR UTILITY LOCATIONS.
3. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR PLANTING SCHEDULES.
4. SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS.

REV HISTORY
C
1. REVISED FOR PERMITS
2. REVISED FOR UTILITY LOCATIONS
3. REVISED FOR PLANTING SCHEDULES
4. REVISED FOR FOUNDATION DETAILS





1 FIRST FLOOR BUILDING PLAN
SCALE: 3/32" = 1'-0"

TWG
 TWG DEVELOPMENT
 1301 E WASHINGTON ST
 SUITE 100
 INDIANAPOLIS, IN 46202
 317-264-1833
 CDR/BAT/WT

TITLE

PROJECT FILE

RENOVATION AND ADAPTIVE REUSE OF
 THE CROSBY BUILDING
 1301 E WASHINGTON ST
 CINCINNATI, OH 45225

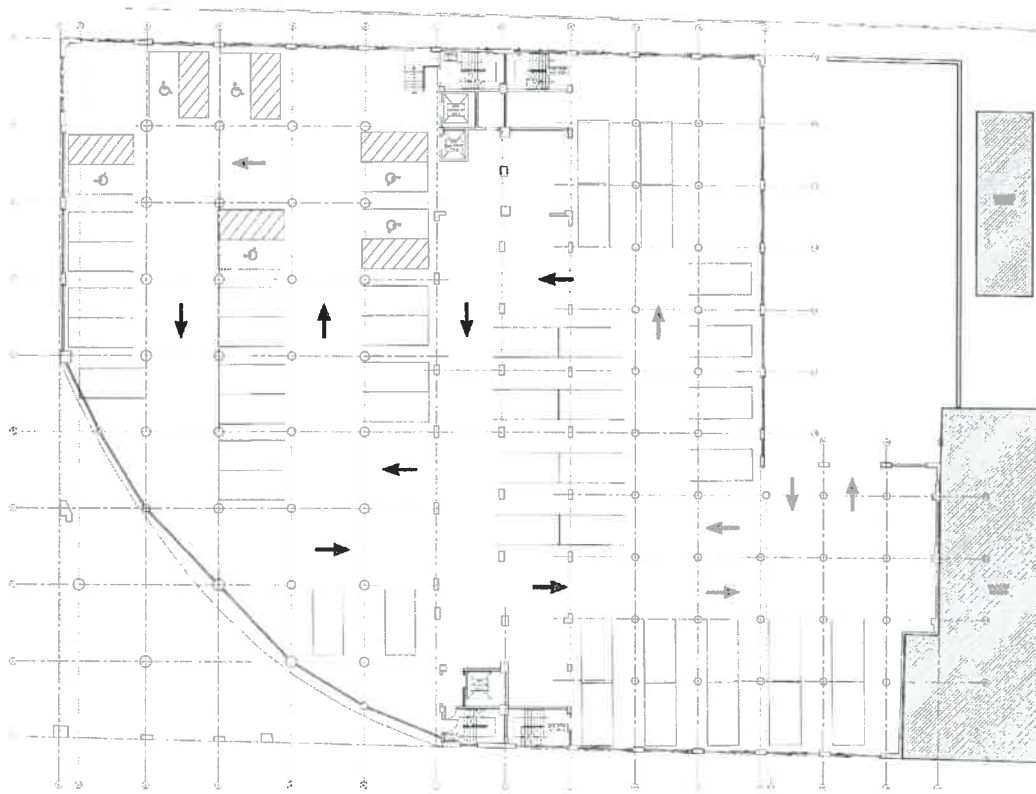
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DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

DATE: 11/10/08
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 CHECKED BY:
 SHEET TITLE
 FIRST FLOOR PLAN

SHEET NUMBER
A101





1 SECOND FLOOR BUILDING PLAN
SCALE: 3/32" = 1'-0"

TWG
 TWG DEVELOPMENT
 1301 E WASHINGTON ST
 SUITE 100
 INDIANAPOLIS, IN 46202
 317-254-1833
 CONSULTANT

DATE

PROJECT TITLE

RENOVATION AND REARTEIF RISE OF
 THE CROSLEY BUILDING
 1209 ARLINGTON STREET
 CINCINNATI, OH 45225

REVISIONS	
NO.	DESCRIPTION

DO NOT SCALE PRINTS - USE
 FOURED DIMENSION ONLY

DATE: 1/15/2006

DRAWN BY:

CHECKED BY:

SHEET TITLE
 SECOND FLOOR
 PLAN

SHEET NUMBER
A102



DATE

PROJECT TITLE

RENOVATION AND ADAPTIVE REUSE OF
 THE CROSBLEY BUILDING
 1301 E WASHINGTON STREET
 INDIANAPOLIS, IN 46202

PROJECT NO.	013	
REVISIONS		
NO.	DATE	DESCRIPTION

DO NOT SCALE PRINTS - USE
 PRINTED DIMENSIONS ONLY

DATE: 11/13/2009

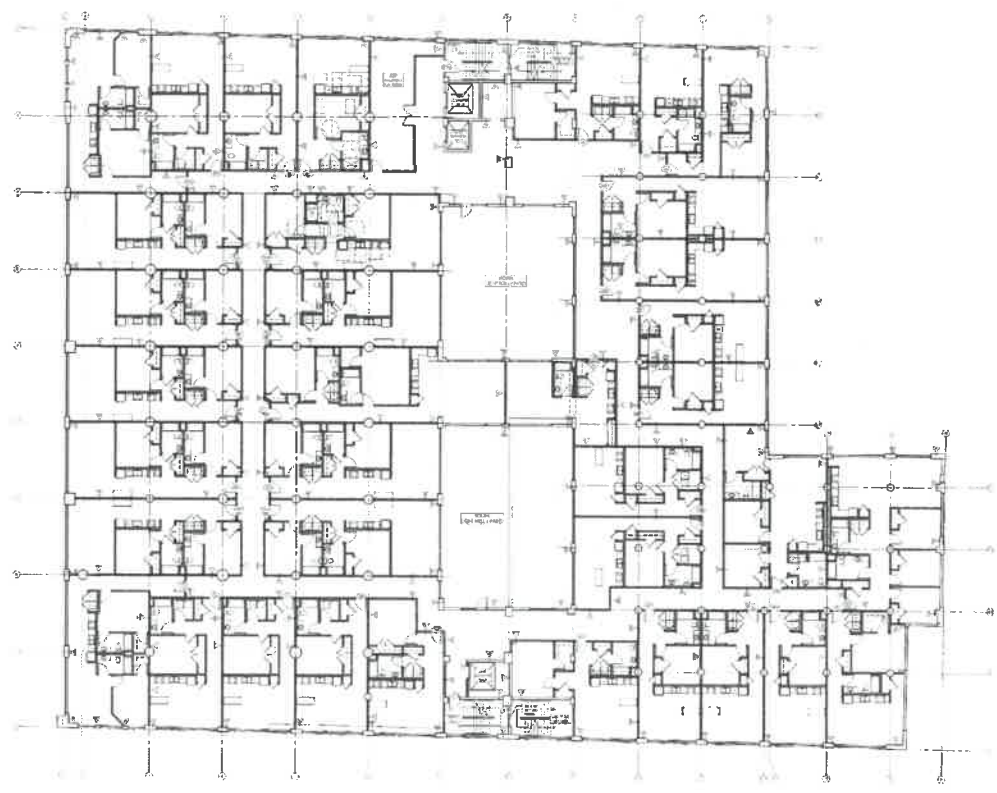
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THIRD FLOOR PLAN

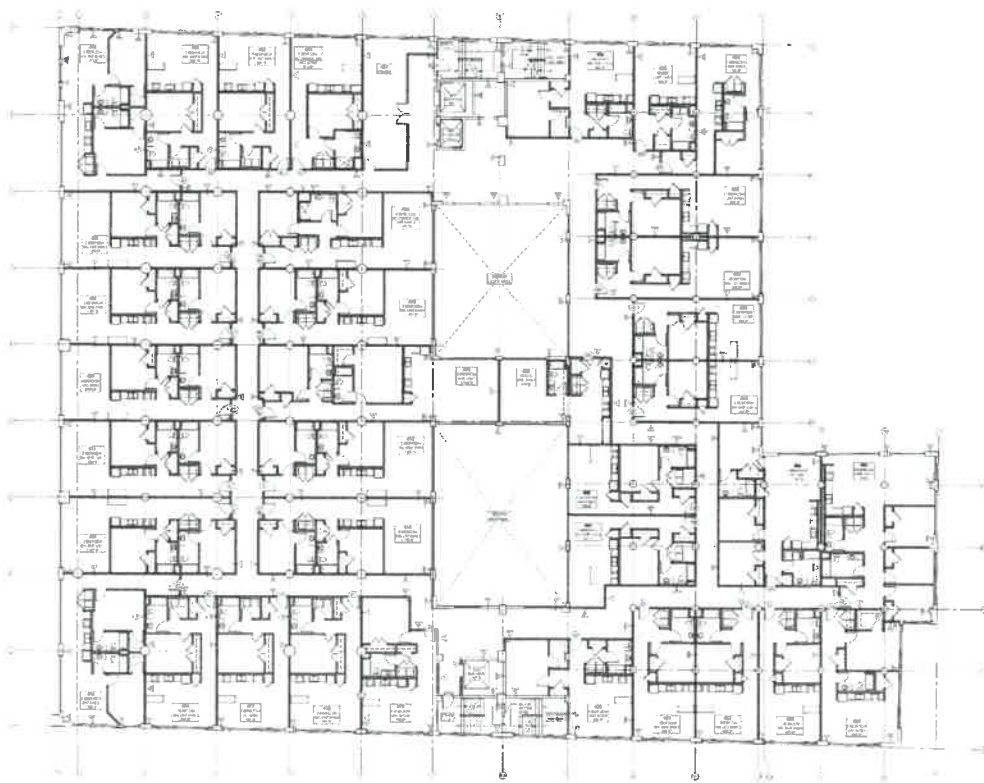
SHEET NUMBER

A103



1 THIRD FLOOR BUILDING PLAN
 SCALE: 3/32" = 1'-0"





1 FOURTH FLOOR BUILDING PLAN
SCALE: 3/32" = 1'-0"



TWG DEVELOPMENT
1301 E WASHINGTON ST
SUITE 100
INDIANAPOLIS, IN 46202
317-264-1633

CONTRACT

DATE

PROJECT TITLE

RENOVATION AND ADAPTIVE REUSE OF
THE CROSLY BUILDING
1301 E WASHINGTON ST
INDIANAPOLIS, OH 46225

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

DATE: 11/13/2009

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CHECKED BY:

SHEET NO.

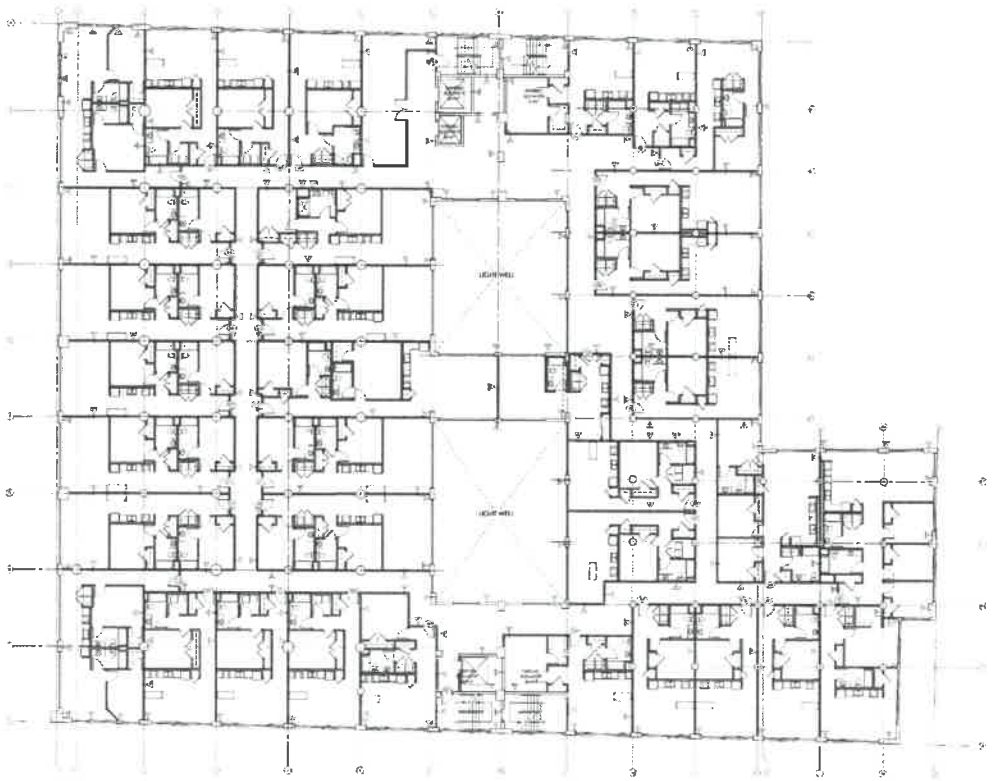
FOURTH FLOOR

PLAN

SHEET NUMBER



A104



1 FIFTH FLOOR BUILDING PLAN
SCALE: 3/32" = 1'-0"

TITLE
PROJECT TITLE

REVISION AND DATE IN THE MIDDLE OF THE PLAN AND ADDING THE 1301 WASHINGTON STREET CINCINNATI, OH 45225

REVISION	DATE

DO NOT SCALE PRINTS - USE DIMENSIONED DIMENSIONS ONLY

DATE: 11/15/2009
DRAWN BY:
CHECKED BY:
PROJECT TITLE:
FIFTH FLOOR PLAN





TWG DEVELOPMENT
1301 E WASHINGTON ST
SUITE 100
INDIANAPOLIS, IN 46202
317-264-1833

CONSULTANT

DATE

PROJECT TITLE

RENOVATION AND ADAPTIVE REUSE OF
THE CROSLY BUILDING
1301 EAST WASHINGTON STREET
CINCINNATI, OH 45225

NO.	REVISION	DATE

NO.	REVISION	DATE

DO NOT SCALE PRINTS - USE
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DATE: 10/16/2009

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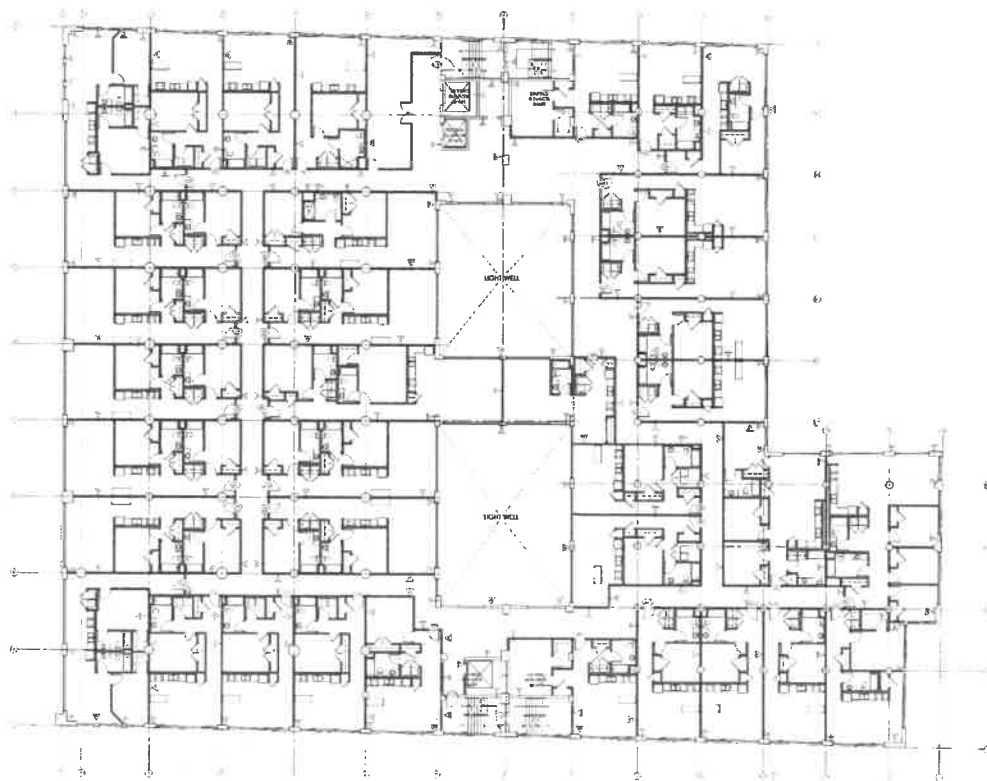
SHEET TITLE

SIXTH FLOOR PLAN

SHEET NUMBER



A106



① SIXTH FLOOR BUILDING PLAN
SCALE: 3/32" = 1'-0"



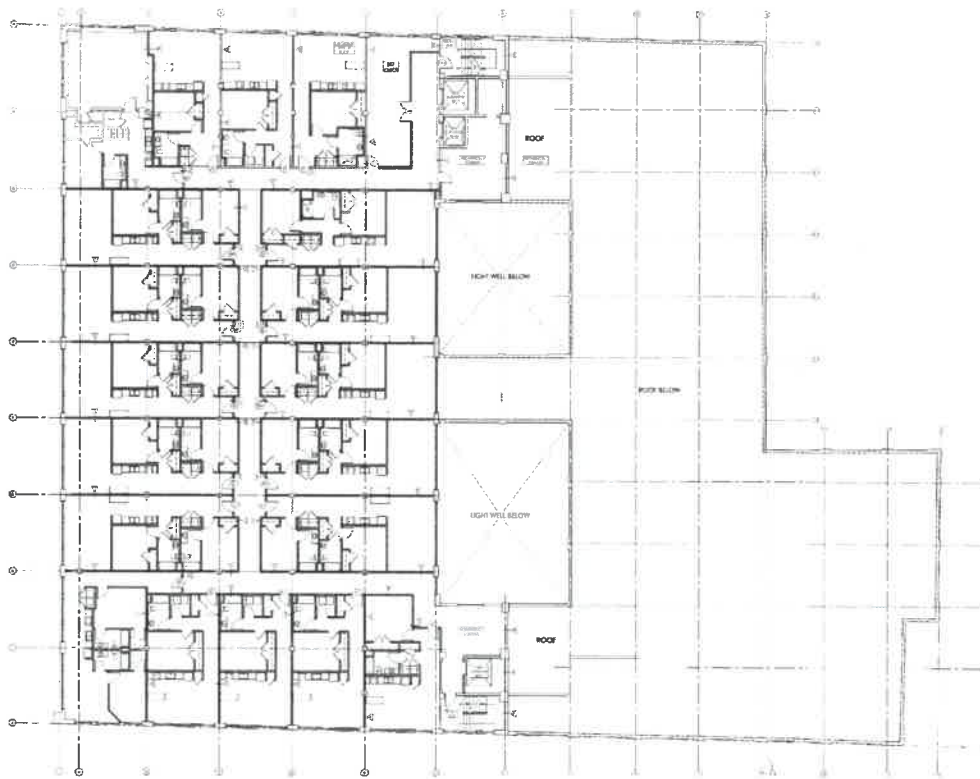
① SEVENTH FLOOR BUILDING PLAN
 SCALE: 3/32" = 1'-0"

DATE _____
 PROJECT TITLE _____

RENOVATION AND ADAPTIVE REUSE OF
 THE
 1249 ARLING STREET
 CINCINNATI, OH 45225

NO.	REVISION	DATE

DO NOT SCALE PRINTS - USE
 FIGURED DIMENSIONS ONLY
 DATE: 11/16/2008
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 SHEET TITLE
 SEVENTH FLOOR
 PLAN



1 EIGHTH FLOOR BUILDING PLAN
SCALE: 3/32" = 1'-0"

TWG
 TWG DEVELOPMENT
 1301 E WASHINGTON ST
 SUITE 100
 INDIANAPOLIS, IN 46202
 317-264-1833
 CONSULTANT

TITLE

PROJECT TITLE

RENOVATION AND ADAPTIVE REUSE OF
 THE CROSBY BUILDING
 1301 E WASHINGTON ST
 INDIANAPOLIS, IN 46202

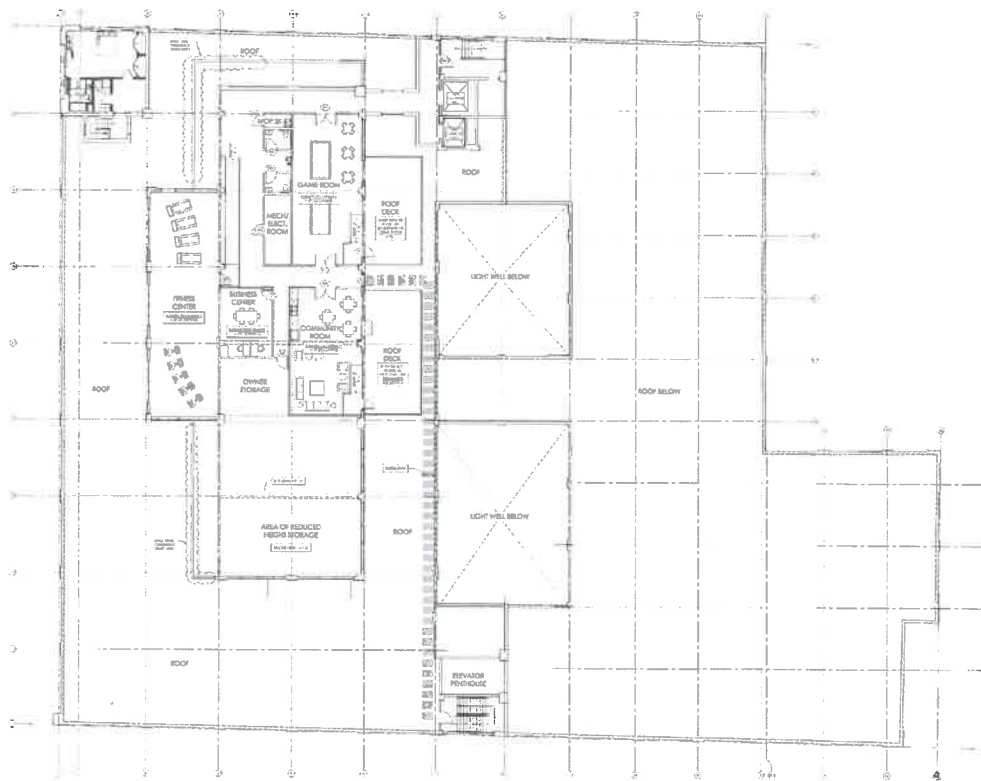
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DO NOT SCALE PARTS - USE
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DATE: 10/10/2010
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 CHECKED BY:
 PROJECT TITLE
 EIGHTH FLOOR PLAN

SHEET NUMBER
A108





1 NINTH FLOOR BUILDING PLAN
 SCALE: 1/32" = 1'-0"

TITLE
 PROJECT TITLE

RENOVATION AND ADAPTIVE REUSE OF
 THE CROSLY BUILDING
 1239 WASHINGTON STREET
 CINCINNATI, OH 45225

NO.	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

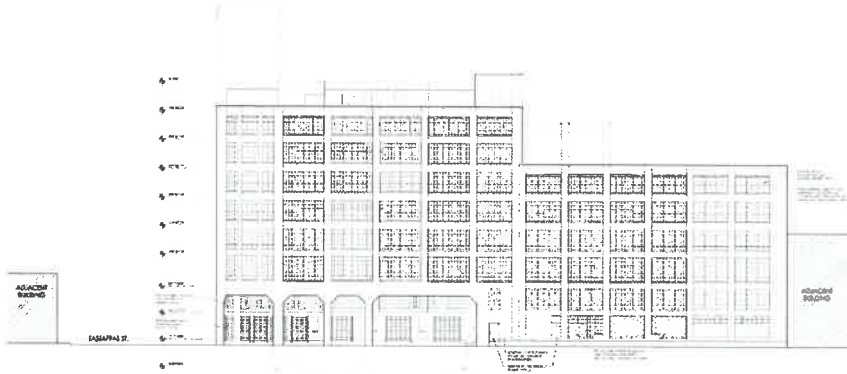
DATE: 11/13/2009
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 CHECKED BY:
 PROJECT TITLE
 NINTH FLOOR PLAN

SHEET NUMBER
A109





2 DEMOLITION WEST ELEVATION
SCALE: 1/16" = 1'-0"



1 DEMOLITION SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



KEY PLAN



TWG DEVELOPMENT
1501 E WASHINGTON ST
SUITE 100
INDIANAPOLIS, IN 46202
317-264-1833

CONTRACTOR

TITLE

PROJECT TITLE

RENOVATION AND ADAPTIVE REUSE OF
THE CROSLY BUILDING
AT THE CORNER OF
WASHINGTON STREET
CINCINNATI, OH 45225

NO.	REVISION	DATE

DO NOT SCALE PARTS - USE
FOOTED DIMENSIONS ONLY

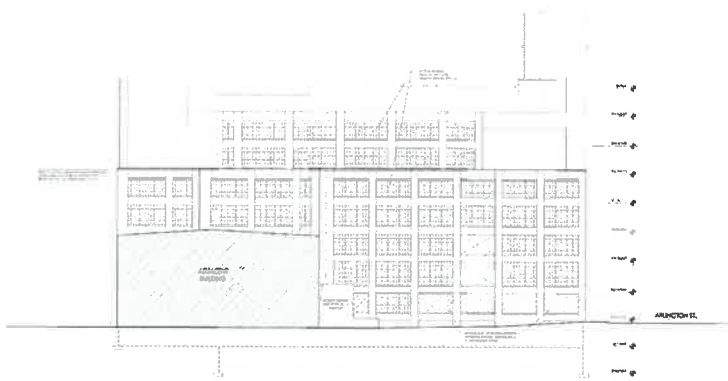
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SHEET TITLE
EXTERIOR DEMO
ELEVATIONS

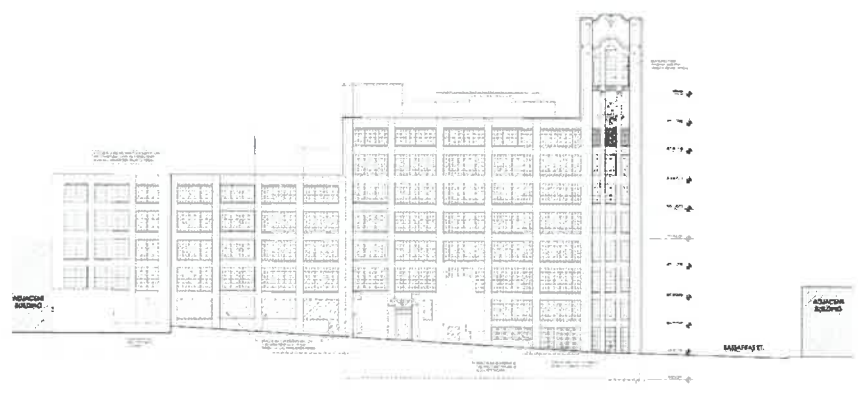
SHEET NUMBER

A201





2 DEMOLITION EAST ELEVATION
 SCALE: 1/8" = 1'-0"



1 DEMOLITION NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



DATE: _____
 PROJECT TITLE: _____

RENOVATION AND ADAPTIVE REUSE OF
 THE CROSBY BUILDING
 1301 E WASHINGTON ST
 INDIANAPOLIS, IN 46202

DATE	BY

REVISIONS	DATE

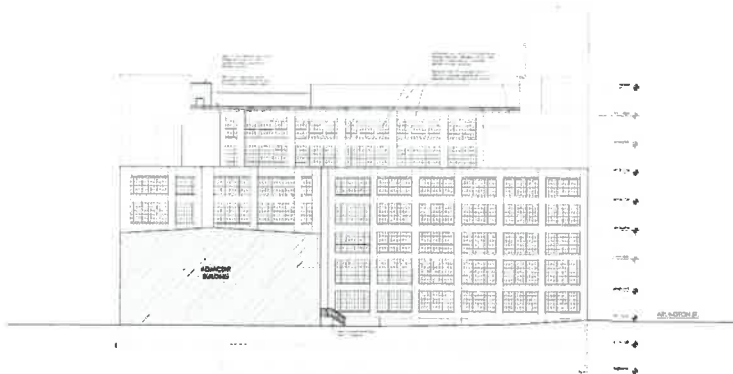
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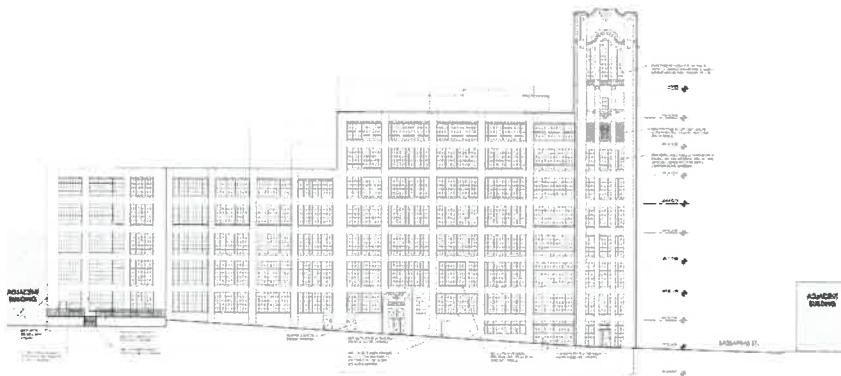
CROSBY BUILDING
 EXTERIOR DEMO
 ELEVATIONS

PROJECT NUMBER
A202

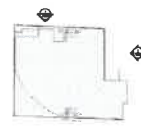




2 NEW WORK EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NEW WORK NORTH ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN

TWG
 TWG DEVELOPMENT
 1301 E WASHINGTON ST
 SUITE 100
 INDIANAPOLIS, IN 46202
 317-264-1833
 CONSULTANT

DATE

PROJECT TITLE

RENOVATION AND ADAPTIVE REUSE OF
 THE GROSLEY BUILDING
 1301 E WASHINGTON ST
 CINCINNATI, OH 45225

NO. SHEETS

NO. SHEETS

NO. SHEETS

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DO NOT SCALE PRINTS - USE
 PAIRED DIMENSIONS ONLY

DATE: 11/13/2020

DRAWN BY:

CHECKED BY:

SHEET TITLE

EXTERIOR
 ELEVATIONS

SHEET NUMBER

A203

SCALE

DATE

PROJECT

NO. SHEETS

NO. SHEETS

NO. SHEETS

NO. SHEETS