

# WARSAW FEDERAL INCLINE THEATRE

CINCINNATI, OHIO

## *Services Provided*

Boundary Survey  
Survey Mapping  
Record Plat  
Site Design  
Water and Sanitary Sewer  
Plan  
Construction Staking  
Construction Administration  
As-Built Plans

## *Dates Performed*

2015-2016

## *Owner*

Cincinnati Landmark  
Productions  
4990 Glenway Avenue  
Cincinnati, Ohio 45238

## *Developer*

Design Build Solutions

## *Architect*

Phoenix Architecture

## *AA Team Members*

Craig Abercrombie, PS –  
Project Manager  
Bob Rothert, PE – Principal  
Engineer  
Steve Cahill, PS – Principal  
Surveyor  
Doug Piepmeier – Project  
Surveyor  
Gary Renzenbrink -  
Draftsperson

Abercrombie & Associates provided the Civil Site Plan and the Site Utility Plan for the \$5.9 million project.

The project scope included the construction of a new 229-seat theater building, with 12,000 square feet, and 100 space, two-level parking garage.

The parking garage was a privately and publicly-funded project as it serves the theater, adjacent condominium building and has a public/pay entrance for parking related to the neighboring businesses. The three entrances/exits had to be carefully placed, so as to allow the various uses to function independently of each other. Since the site previously provided the vast majority of the parking for the adjacent condominium tower, the project had to be situated as to still allow parking to be utilized on-site during part of the construction prior to the garage being open. This configuration also had to meet the needs of the project upon completion.

Stormwater management was also an important aspect of the site design as the detention system under the garage had to be able to fit around the structural components as well as meet the requirements for connection to a combined sewer.

The theatre itself is a unique design, placed on the site as to allow site line views from the lobby area windows to downtown Cincinnati and the river between two buildings.

