

## Copper Creek Apartments



Copper Creek Apartments was planned as a large-scale, market-rate multifamily development on a greenfield site. The challenge was to deliver a design that could be constructed efficiently at scale while maintaining quality, livability, and long-term value for the developer.

AVID designed a highly standardized building and unit layout that streamlined construction across the entire development. Design decisions were made with constructability and operational efficiency in mind, including exterior stairways that are covered but located outside the building envelope. This approach reduced interior finishes, simplified stair construction, and minimized the need for conditioned common space while preserving a positive resident experience.

Completed through three of the planned four phases, Copper Creek Apartments includes 11 residential buildings totaling 184 units. The community features a clubhouse with a fitness room and outdoor patio, a pool, three covered parking garages, and dog park. The project demonstrates how streamlined, repeatable design strategies can support successful large-scale residential development.

| LOCATION | NUMBER OF UNITS | SIZE               | YEAR COMPLETE |
|----------|-----------------|--------------------|---------------|
| Kent, OH | 184             | 4,000 SF Clubhouse | 2017          |

